

MINUTES OF THE 478TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 17, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Tammy Koch, Erica Perry, Paul Zalucha, George Goodman

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, John Enos, Kris Olsson, 4 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by George Goodman, to approve the agenda as presented. Motion carried unanimously.

II. Approval of Minutes: Erica Perry moved, 2nd by Tammy Koch, to accept the minutes of the December 20, 2017 Webster Township Planning Commission meeting as written. Motion carried unanimously.

III. Township Board Report – John Westman related that the Township Board is working on establishing an email method to get information to township residents.

IV. Zoning Administrator Report – Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated January 17, 2018 (attached).

V. PDR Report – John Westman said he may have a conflict of interest so he is waiting to be replaced on the committee while his property is under consideration.

VI. Comments from Citizens:

A. Erica Perry said she would love to have due dates on the new Township email.

B. Martha Zeeb suggested using email addresses from the Township Webster Watch.

C. Scott Betzoldt suggested email addresses from various Associations he knows of.

D. John Westman said the communication needs to be a two way street.

VII. Public Hearing for proposed rezoning of 7495 Joy Road from Industrial to Commercial

A. Andrea Zamansky reviewed written communication from Connie Savander, dated 1-17-18 (attached) in favor of the rezoning provided the traffic on the corner is safe. She suggested a 4 way intersection and wants all the facts before a decision is made.

B. Scott Betzoldt, of Midwestern Consulting, presented the plans for Dexter Riverside Cellar which will be located north of the existing store. They plan gourmet food items, an outdoor dining area, and liquor license.

1. The corner lot has large setbacks. They plan parking in front of the 6000 square foot building with a detention pond in the southwest corner. The soil is sand and gravel and the lot is currently all trees. They plan to save trees on the edge and clear the Box Elder trees. They have met with the Road Commission who is requesting the driveways far from the intersection and sidewalks installed for foot traffic. The property is master planned for Commercial and the store is a Special Use Permit. They wish to have a public hearing at the March Regular Meeting for a preliminary and final site plan.

2. Pat Cavanaugh said they have 16 months left on the current lease of the existing building so they need to have the new store built by then. They have updated the inside of the current store and he plans to paint it so it looks nicer while they are using it. He can't buy that building and is not sure what will happen to it. He has lived in Dexter 35 years.

3. Janine Cavanaugh said they plan to build a nice looking store that fits the lot.

C. Paul Zalucha asked about the Road Commission and if a traffic study would increase likelihood of improvement. Scott Betzoldt said the Road Commission owns the property at the corner but there are not enough accidents there to warrant a round-about. John Enos said the square footage of the building, etc. would be provided to the Road Commission.

D. John Westman said the City of Dexter will not provide sewer and water unless it is zoned Industrial.

- E. John Enos said, based on the Master Plan and surrounding land use, this proposal is a reasonable request. It is down zoning as industrial use can be intense. They recommend approval.
 - F. Andrea Zamansky opened the public hearing to the public at 7:50 p.m.
 - 1. John Kingsley the Township has had that intersection on the County Road Commission to do list for the last 10 years. There was a traffic study done last year but he hasn't seen the results.
 - 2. John Scharf said he talked to the Road Commission chairman and learned it would raise the potential for improvement if they also got formal requests from the City of Dexter and Dexter Schools.
 - 3. Connie Savender said it would be good to change the zoning to commercial but traffic will get worse and she would like a round-about there. The existing store could become green space. She encouraged everyone to be proactive and not wait for a problem.
 - 4. As there were no further comments Andrea Zamansky closed the public hearing at 7:58pm.
 - G. Andrea Zamansky opened the meeting to questions from the Commissioners.
 - 1. John Westman said industrial uses can generate more traffic than commercial. We are looking at a concept that may work but we can't base our decision on it. There is no logical reason to prefer industrial there.
 - 2. Erica Perry liked the concept and asked what we can do to get the Road Commission to make this corner a priority.
 - a. John Enos said the Road Commission was good at working with the community and suggested they be invited to our meeting.
 - b. Andrea Zamansky said she talked to the Road Commission communication coordinator. They would be happy to have a meeting with Planning Commission members during their working hours and gather the data they have for us.
 - 3. Andrea Zamansky reviewed the standards in Section 3.70 B12 and the Commissioners agreed the factors are met.
 - 4. John Westman moved, as all standards are met, that we recommend to the Township Board of Trustees they approve rezoning the 2.72 acres at 7495 Joy Road from Industrial to Commercial. This was seconded by Erica Perry. A roll call vote was taken and it passed unanimously.
 - J. The Commissioners discussed requesting a traffic study but John Enos said the size and use of this property doesn't warrant one. George Goodman said we can't justify a traffic study when the Road Commission is on top of this corner already, and we should be careful of undue restraints when there is more traffic in the summer anyway.
 - K. John Westman moved, 2nd by George Goodman, to allow the applicant to combine the preliminary and final site plan for 7459 Joy Road. Motion carried unanimously.
- VII. Natural River District program:
- A. Andrea Zamansky presented potential revisions to the Zoning Ordinance – one for Section 16.30 Natural River Overlay District which includes the State rules (attached) and one for a Flag for Review approach (attached). The other option is to do nothing and let the State handle their program.
 - B. Kris Olsson said Green Oak, Hamburg and Scio Townships use the State rules for the Natural River District as another section in their zoning ordinance and give an annual activity report to the state. It is a one stop shop for the residents.
 - 1. John Enos said Green Oak Township has lots of lakes and the Huron River is important.
 - 2. Kris Olsson has marketing material to help people see the value of water and she would work with us to educate the public. Tammy Koch said she received a copy of the brochure and the zoning doesn't match with ours so it is confusing.
 - 3. John Westman said Webster Township does not have a lot of parcels in the Natural River District. We need to notify people of the State rules.
 - C. Kris Olsson discussed upcoming Change Maker Boot Camp workshops to get people involved in policy making for water quality. Erica Perry said she attended a workshop which is why she is on the Planning Commission.
- IX. Randy Raiford said he will have a draft Application Checklist for Preliminary and Final Site Plans in

next month's meeting packet.

X Public Comment: None

XI. Informational Items:

A. Andrea Zamansky said she and Randy Raiford are working on improving Article 8 of the Zoning Ordinance for Preliminary and Final Site Plans so it is not so confusing. Erica Perry volunteered to help.

B. John Enos encouraged the Commissioners to attend State Planning Conference and training sessions.

XII. Tammy Koch moved, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 9:08 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 21, 2018 at 7:00 p.m.

Respectfully Submitted,

Eric Perry, Secretary

EP:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 478TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 21, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Paul Zalucha, George Goodman, Tammy Koch

WTPC Members Absent: Erica Perry

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, and 3 citizens

I. Approval of Agenda: Andrea Zamansky said to add a new Item 10D – Discuss Setting public hearing date for the following proposed Zoning Ordinance Amendments 1) Natural River District provisions 2) Road related Definitions 3) Zoning Ordinance Escrow requirements.

George Goodman moved, 2nd by Charles Estleman, to accept the agenda as amended including items 1, 2, and 3. Motion carried.

II. Approval of Minutes of the Regular Meeting on January 17, 2018: Charles Estleman moved, 2nd by Tammy Koch, to approve as presented. Andrea Zamansky asked to add a “t” to the end of Scott Betzoldt’s name in items VI C, VII B, and VII C. Also in item F 4 on page 2 the time is 7:58. In item G 2 b in 2nd line change to “happy to have a meeting with Planning Commission members during their working hours”. Charles Estleman moved to approve with those corrections. This was 2nd by Tammy Koch. Motion Carried.

III. Township Board Report:

A. John Westman reported that about 100 people attended in opposition to Road Commission removing trees along Mast Road. Their biggest concern was that the Road Commission didn’t talk to the Township before submitting the grant proposal. John Kingsley said the purpose of having the Road Commission at the Township Board Meeting was so citizens had a forum for contact. The Federal grant was for safety and they will cut down about 50 trees in the road right of way. The Road Commission couldn’t explain that part of the grant will be used to provide a portion of the revenue needed to replace a culvert with a bridge over Arms Creek on Mast Road so the road isn’t closed indefinitely. The State requires a bridge which is very expensive.

B. The Board approved the rezoning of 7495 Joy Road to Commercial.

C. The Board approved festival permits for St Joseph church and Gordon Hall.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated February 21, 2018 (attached).

V. PDR Report: John Westman said he is still on the Board but Tom Bloomer was elected Chair for 2018.

VI. Comments from the Public:

A. Connie Savander wanted more open dialog with the Road Commission about trees so they know what people want. John Westman said we meet with the Road Commission once a year and people can attend.

B. Brant Savander said citizens can’t talk to the Road Commission and he has seen this problem over the years. He suggested Township Planning Commissions get together.

VII. Set Public Hearing date for preliminary site plan and special use permit for 7495 Joy Road.

A. Andrea Zamansky related that they don’t have all the required documents for final site plan public hearing yet.

B. Randy Raiford said a traffic study is in process and Carlisle Wortman is reviewing. He would like the Commissioner’s input on setting escrow deposit. John Kingsley said it is

the cost of consultant's and Planner's and engineer's review, how many hours Randy will devote, construction escrow, etc.

- C. Paul Zalucha moved, 2nd by Tammy Koch, to set a Public Hearing for the March Regular meeting for 7495 Joy Road. A roll call vote was taken and it carried unanimously.

VIII. Election of Officers.

- A. John Westman nominated Andrea Zamansky as Chairperson.
- B. Charles Estleman nominated Paul Zalucha as Vice-Chairson.
- C. John Westman nominated Erica Perry as Secretary. Andrea said she thinks Erica will agree but we will wait for her willing and voluntary consent.
- D. John Westman moved, 2nd by Tammy Koch, to elect the nominees. A roll call vote was taken and it passed unanimously.

IX. Natural River District – The Commissioners decided flagging the State of potential problems was best for now so there is less burden on Randy, and the concern with the State changing their requirements.

- A. Randy Raiford said there are 154 parcels in Webster Township so he will notify the owners they are in the Natural River District so they can apply to the State when needed. He would verify they have State's approval before issuing a zoning compliance permit.

- B. Charles Estleman wanted to look at the language at next month's meeting so Erica is here.

X. The Commissioners reviewed the Memo dated February 21, 2018 on Site Plan, Rezoning and/or Special Land Use Application Process (attached).

A. Andrea Zamansky said other Townships require materials submitted 30 days prior so they are reviewed and complete before going to the Planning Commission. Chris Atkin said Wireless Communication Towers would need to be an exception as the Zoning Enabling Act says they are automatically approved if 60 days is exceeded after their documents are administratively complete. Nothing says you need a meeting to set a public hearing date. Andrea Zamansky will make this fix in the Memo.

B. Paul Zalucha asked to remove item 10a so we don't cancel a Public Hearing that has been posted at the last minute. Andrea Zamansky asked to remove item 11 as our current zoning ordinance says we need other agency approval first.

XI. Andrea Zamansky presented the Zoning Ordinance Sections which need updating, as they use old road related terms, for the public hearing next month.(attached)

XII. Set Public Hearing Date for Natural River District, Road definition cleanup and Zoning Ordinance escrow language. Paul Zalucha moved, 2nd by Charles Estleman, to set a public hearing in the March Regular Meeting for Zoning Ordinance changes for language for escrow, road terms and Natural River District. A roll call vote was taken and it carried unanimously.

XIII. Public Participation: None

XIV. Information/Correspondence: None

XV. George Goodman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:35 pm

NEXT MEETING DATE:

Public Hearing: Wednesday, March 21, 2018 at 7:00 p.m.

Regular Meeting: Wednesday, March 21, 2018 at 7:00 p.m.

Respectfully Submitted,

Erica Perry, Secretary

WW:mlz
Copy to: J. Kingsley
B. Calleja
R. Raiford

MINUTES OF THE 480TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 21, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, Erica Perry, Paul Zalucha

Members Absent: John Westman, Tammy Koch, George Goodman

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Chris Atkin, and 7 citizens

I. Approval of Agenda: Erica Perry moved, 2nd by Charles Estleman, to accept the agenda as written. Motion carried unanimously.

II. Approval of Minutes: Paul Zalucha moved, 2nd by Charles Estleman, to approve the minutes of the February 21, 2018 Webster Township Planning Commission meeting as written. Motion carried unanimously.

III. Township Board Report: John Kingsley said they had an Annual Meeting with the Road Commission. The Regular Meeting approved the budget; approved moving forward on a fire hall; and held closed sessions with the Township attorney. Connie Savander was appointed the ZBA Alternate.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated March 21, 2018 (attached).

V. PDR Report: None as John Westman was absent.

VI. Comments from Citizens: None

VII. Public Hearing for 7495 Joy Road Preliminary Site Plan Application

A. Andrea Zamansky said she had received no written communication.

B. Scott Betzoldt, of Midwestern Consulting, explained the Dexter Riverside Cellar building may be reduced in size due to costs. They have approval from the Washtenaw County Road Commission and a traffic study; and approval from the Washtenaw County Health Department; but are waiting for approval from the Washtenaw County Water Resources Commission.

C. Andrea Zamansky opened the public hearing to comments from the public at 7:15 pm.

1. Phil Fox said he was in full support of this business. A driveway off both Joy and Mast Roads is good for safety. He encouraged the Commissioners to support this application.

2. As there were no further comments the Public Hearing was closed at 7:17 pm.

D. Chris Atkin said, in looking at what is presented, the proposal meets the requirements of the Zoning Ordinance and its Landscaping requirements. Reducing the building footprint would be good for impervious surfaces but, as he has not seen details for this proposed reduction, he is not sure what changes will be needed. He said a 3rd party engineering review is not needed due to the perk test results.

1. Pat Cavanaugh said they are reducing the building height and it will now be only 4800 square feet to reduce the cost. The Architect is working on the design now and should have them done by Friday.

2. Scott Betzoldt said the Commissioners would look at final details during the Final Site Plan review. He requested preliminary and final site plan conditions and approval at the next opportunity. Andrea Zamansky said we would need everything by April 2nd for Randy's review before the April meeting.

E. Randy Raiford said the rear setback is now opposite of Mast Road. He suggested changing the parcel to a Mast Road address. Per the Zoning ordinance it is the choice of the applicant of what is the front. Paul Zalucha asked if the setback was 120 feet from both roads and Randy said yes. The Road Commission has master planned a large right of way in case a round-about is eventually needed.

1. Randy said the escrow has been paid, but we need a new payment for the final site plan review.

2. Randy agreed with Scott Betzoldt that there is no good solution for pedestrians crossing from the river. Scott Betzoldt said they could stripe a crosswalk on the road but there are private property issues.

F. Andrea Zamansky had an email from John Westman who suggested listing the trees to be saved.

G. Paul Zalucha asked the store to not open before 9 am as most traffic is before then.

H. Andrea Zamansky said we need a lighting plan, a sealed site plan, parking and loading spaces

recalculated, and the other 13 items on Carlisle/Wortman Associates, Inc. review letter (attached). She asked if liquor would be consumed on site and Mr. Cavanaugh said no.

I. The Commissioners agreed to waive the Landscape Berm requirement due to the roads.

J. Paul Zalucha moved, based on Planner's input, to recommend postponing the Preliminary Site Plan approval application until next month. This was 2nd by Charles Estleman. A roll call vote was taken and it carried unanimously.

K. Erica Perry moved, 2nd by Paul Zalucha, to allow them to do a preliminary and final site plan approval whenever they present us with materials. Motion carried.

VIII. Public Hearing for 7495 Joy Road Special Use Permit

A. Andrea Zamansky said there are no written comments. She asked for comments from the applicant but Scott Betzoldt had no additional information.

B. Andrea Zamansky opened the public hearing to comments from the public at 7:55 pm. Phil Fox reaffirmed their whole hearted support. As there were no further comments she closed at 7:56pm.

C. Chris Atkin said they have met all requirements for the Special Use Permit.

D. Randy Raiford said he feels the Special Use Permit Application meets the criteria.

E. Paul Zalucha asked that a condition of approval be that the business start time is no earlier than 9am as he feels most traffic is before then.

F. Charles Estleman moved, 2nd by Erica Perry, to grant the Special Use Permit for 7495 Joy Road with Paul's recommendation of hours of operation. Andrea Zamansky offered an amendment to use the formal language provided by the Planner. "Moved by Charles Estleman, Seconded by Erica Perry, to recommend to the Webster Township Board that they approve with condition the Special Land Use to allow a Convenience/Party Store in the C, Commercial zone, pursuant to Section 9.35 C.xii of the Webster Township Zoning Ordinance, located at 7495 Joy Road, Dexter, MI 48130, parcel number C-03-32-300-009 with condition that starting time not commence prior to 9:00 am." A roll call vote was taken and it carried unanimously.

IX. Public Hearing for Natural River District Program opened at 8:02pm

A. Andrea Zamansky read emails (attached) dated March 21, 2018 from Dan Chapman and Toni Spears in favor of protecting our waterways. John Westman said "flag for review" is best.

B. Andrea Zamansky opened the Public Hearing to comments from the public. Kay Stremmer lives on the Huron River and would like the Township to take over regulations to preserve the river. She is in favor of the Township providing clear guidance and support to protect the river. As there were no further comments the public hearing was closed at 8:07 pm.

C. Erica Perry said Webster Township has the most pristine creek in southeast Michigan. Creeks need to be protected and the State DEQ has low manpower for this. She wants the Zoning Ordinance to protect these waterways so we are good stewards for the future. Scio, GreenOak and Hamburg Townships are locally governed and it is not hard on the township. Randy Raiford said he would contact them for their comments.

1. Paul Zalucha said Randy Raiford has a list of parcels in the Natural River District so it won't slip through the cracks. The State is more knowledgeable of their rules and more knowledgeable to enforce their rules. Petitioners would have experts to argue with Randy.

2. Andrea Zamansky said the State must act on it within 30 days. The flag for review approach would have parcels on the check list and must comply.

a. She said Tammy Koch was concerned that local people would be treated differently and State regulations would be consistent.

b. She said the State rules are black and white but if the State changed their rules we would need to change also to be more restrictive. State regulations regarding bridges are complex and she recommends sending bridge questions to the State.

D. Charles Estleman moved, 2nd by Paul, in deference to the members not here, to recommend to postpone to next month. A roll call vote was taken and it carried unanimously.

X. Public Hearing to correct road related defined terms in the Zoning Ordinance to match the Master Plan.

A. Andrea said she has not received any written comments. She opened the Public Hearing to

comments from the public, but as there were none she closed it.

B. Paul Zalucha asked to change “and” to “a” in both Section 12:15 and 13.35. Randy Raiford asked to change “Road” to “Roads” in Section 13.75 so it is Primary Roads for Residential Development.

C Paul Zalucha moved, 2nd by Charles Estleman, to approve the corrections to road related defined terms in the Zoning Ordinance language as presented and recommend the Township Board to adopt these changes. A roll call vote was taken and it carried unanimously.

XI. Public Hearing to change escrow requirements (see attached Extract of all sections of Webster Township Zoning Ordinance that mention “escrow”)

A. Andrea Zamansky said she has received no written comments. She opened the Public Hearing at 8:30p.m. for comments from the public but as there were none she closed it at 8:31pm.

B. Erica Perry moved, 2nd by Paul Zalucha, to accept this “Extract of all sections of Webster Township Zoning Ordinance that mentions escrow” as presented and recommend Township Board approval. A roll call vote was taken and it carried unanimously.

XII. Election of Secretary of Planning Commission

A. Andrea Zamansky said Erica Perry has other commitments so she thanked her for her service and we need a new Secretary. She talked to Tammy Koch who is willing to serve.

B. Erica Perry nominated Tammy Koch. This was 2nd by Charles Estleman. A roll call vote was taken and it carried unanimously.

XIII. Progress of upgrade to Article 8 (Site Plan) language in Zoning Ordinance: Andrea, Erica and Randy are still working on it and will make a summary of ideas they have found while looking at other Townships.

XIV. Public Comment: None

XV. Informational Items: Andrea Zamansky and Randy Raiford attended a training class on Site Plan Review. They suggested a checklist of site plan requirements for technical matters. Chris Atkin suggested making the applicant fill it out so they are aware and accountable.

XVI. Erica Perry moved, 2nd by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 8:48 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, April 18, 2018 at 7:00 p.m.

Respectfully Submitted,

Eric Perry, Secretary

EP:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 481ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 18, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Paul Zalucha, Erica Perry, Tammy Koch

WTPC Members Absent: George Goodman

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford, and 10 citizens

I. Erica Perry announced that she will resign as Planning Commissioner effective May 31, 2018. She presented Andrea Zamansky with a wooden Gavel which she made out of White Oak. Andrea Zamansky thanked Erica for her years of service and for being an environmental steward. She presented her with a plaque from the Township.

II. Approval of Agenda:

A. Andrea Zamansky said to add Item 10(b) - Language changes to the Zoning Ordinance: a) junk and inoperable vehicles b) Municipal Civil Infraction. Item 10(b2) Language Changes to the Nuisance Ordinance: a) Junk and abandoned vehicles b) Activities permitted by Township actions c) Civil infractions.

B. Charles Estleman moved, 2nd by Erica Perry, to approve the agenda as amended. Carried.

III. Approval of Minutes of the Regular Meeting on March 21, 2018: Erica Perry asked to change the spelling of Connie's last name to "Savander" in item III. Tammy Koch moved, 2nd by Erica Perry, to accept the minutes as written with the change of last name. Motion Carried.

IV. Township Board Report: John Westman reported that the Board approved the Special Use Permit for the Riverside Cellar.

V. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated April 18, 2018 (attached). Tele-Site Wireless may want a special meeting to resubmit an application for a Cell Tower on Northfield Church Road. Erica Perry asked if solar panels will increase taxes and Randy Raiford explained that property improvements add to the taxable value.

VI. PDR Report: John Westman said we have Federal and Greenbelt funds for 3 new projects totaling 400 acres. Preserved land signs will be put up on existing parcels after the weather breaks. The County Parks and Recreation Dept. meeting May 1, 2018 will discuss the amount designated in their endowment fund for maintenance, and a possible County millage renewal.

VII. Comments from the Public:

A. John Scharf appreciated Erica Perry's service and asked her to change her mind.

B. Kay Stremmer encouraged the Commissioners to put local oversight of the Natural River Act in our Zoning Ordinance as it will be more effective and consistent with our values.

C. John Kingsley said this Saturday is our Spring Roadside Cleanup.

VIII. Natural River District Program proposed Zoning Ordinance language changes:

A. Randy Raiford said he talked to Scio and Green Oak Townships who said it is not a big burden. As most of Webster's parcels are already built on, Randy said it would not be a burden and would be of greater benefit to residents.

1. Andrea Zamansky said State changes are rare and if we decide we don't like handling it ourselves we can remove it from the Zoning Ordinance.

2. Erica Perry said we can't trust the State to protect our River.

3. John Westman said people feel the Township is the best first responder.

4. Paul Zalucha felt the State has more expertise at enforcing this issue. Andrea Zamansky said Patrick Ertel, from the State, is available for teaching. This would be an additional overlay district similar to State regulations.
 - B. Andrea Zamansky did not want the Bridges Section of the Natural River District Program to be in our Zoning Ordinance as it is too long and technical.
 - C. The Commissioners discussed the setback difference of only 50 feet in the Natural River District and 100 feet in the rest of our Zoning Districts. As 50 feet is specified in the flyer sent to people in the Natural River District, the Commissioners decided to leave setbacks as is and let people in the Natural River District know a greater setback may be needed.
 - D. Andrea Zamansky asked about hearings needed to review Dimensional and Use Variances in the Natural River District. The Commissioners decided these should go to the ZBA.
 - E. Erica Perry said the language is understandable, clear and comprehensive so she moved to accept Section 16.30 draft dated February 26, 2018. Charles Estleman 2nd this motion. A roll call vote was taken and it carried unanimously.
- IX. Farm or Farmers Market discussion – As they are listed in both the Ag and Commercial Districts, Andrea Zamansky wanted the terms defined in the Zoning Ordinance. Charles Estleman asked to take the information home to review.
- X. Junk, Inoperable Vehicles, and Violations discussion:
- A. Randy Raiford said the Zoning Ordinance and Nuisances Ordinance are hard to interpret regarding what is unacceptable. He asked the Commissioners to drive around the Township and then give him language without undue burden for residents.
 - B. Paul Zalucha said we updated boats and trailers 3 years ago. He will update language.
 - C. Andrea will talk to John Enos to make sure we are up to date on language regarding civil infractions.
- XI. Public Participation: William Doolittle, of Loch Alpine, was concerned that there may be 150 new homes in their watershed to the river.
- XII. Information/Correspondence:
- A. Hamburg Township will be doing a Master Plan review.
 - B. Andrea Zamansky asked to change the June meeting to Wednesday, June 13, 2018.
 - C. The Zoning Ordinance Site Plan Review Process is still being worked on.
- XIII. Erica Perry moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:30 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 16, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley
 B. Calleja
 R. Raiford

MINUTES OF THE 482ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 16, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, Tammy Koch

Members Absent: George Goodman, Erica Perry, Paul Zalucha

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Enos, and 3 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by Tammy Koch, to accept the agenda as written. Motion carried unanimously.

II. Approval of Minutes: Charles Estleman moved, 2nd by Tammy Koch, to approve the minutes of the April 18, 2018 Webster Township Planning Commission meeting as written. Motion carried unanimously.

III. Township Board Report: John Westman reported that Kay Stremmer was appointed to the Planning Commission to complete Erica Perry's term. The Township Board approved the Zoning Ordinance road and escrow amendments. They are securing the services of a new architect for the proposed fire hall.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated May 16, 2018 (attached).

V. PDR Report: John Westman passed out their FY 2018 Annual Report. The Township Board approved funding for a property survey and the PDR Committee may get a loan from the Township General Fund.

VI. Comments from Citizens:

- A. Rick Fike submitted three proposed Zoning Ordinance amendments(attached) for Proposed Fence Ordinance; Proposed Ordinance-Keeping of Livestock; and Proposed Outdoor and Open Burning Ordinance. He felt there was room for improvement and asked how he would be notified if the Planning Commission work on these.
- B. Connie Savander suggested the Township get a consultant who specializes in designing fire halls.
- C. Andrea Zamansky told Mr. Fike that she will look at the Zoning Ordinance and his proposals. She will also ask the Board if they want the Planning Commission to look at possible changes. The Right to Farm Act preempts local regulation.

VII. Proposed Zoning Ordinance language changes regarding Farm Market and Farmer's Market:

- A. Andrea Zamansky explained these are currently permitted in both the Ag and Industrial Districts. She suggested only the Farm Market be a permitted use in the Ag District and Farmer's Market (where produce is trucked in) be a permitted use only in the Industrial District.
- B. Andrea Zamansky provided suggested definitions of Affiliated Farm, Farm Market and Farmer's Market for Section 2.10 Definitions (see attached). She changed Section 9.10 Ag District Section B, Permitted Uses, to just Farm Market and Section 9:35 Commercial District Section B, Permitted Uses, to only Farmer's Market. She stressed we must follow the Right to Farm Act and asked the Commissioners to review the proposed changes. We will also need our Planners to review them.

VIII. Proposed ordinance language changes for Junk, Inoperable and Abandoned vehicles:

- A. Andrea Zamansky said our current ordinance requires Randy Raiford to ensure a vehicle can't run.
- B. John Enos said it is best for enforcement if a vehicle doesn't start, doesn't have a license plate and doesn't have registration. He also suggested the vehicle be in the driveway and out of the front yard.
- C. Andrea Zamansky asked if we should regulate auto graveyards and Charles Estleman said it was beyond our regulation. She asked if 3 or 4 wheelers should be part of the regulation. Tammy Koch said they have never been plated, and are not offensive, so should not be added to the list.
- D. Randy Raiford suggested vehicles be kept out of sight and not offend neighbors. Charles Estleman said sometimes people may be restoring a vehicle but he liked that vehicles be kept out of sight.
- E. Andrea Zamansky will add this wording to our Zoning Ordinance and Nuisances Ordinance. John Enos said the language should be straight forward, with vehicles out of sight. He would like to look at our language.

- IX. Proposed Nuisances Ordinance changes: Andrea suggested removing “Activities permitted by Township Action” under Exceptions to Noise and replace it to mean only one time, short term permits.
- X. Civil Infractions in the Zoning Ordinance and Nuisances Ordinance: Andrea Zamansky will talk to the Planner to make sure we can enforce our regulations. She suggested making a book of policy and procedures on how we enforce and handle things.
- XI. Public Comment: Connie Savander said a specialist could revise and refine the existing fire hall plan instead of starting over.
- XII. Informational Items: Andrea Zamansky passed out her Memo, dated May 16, 2018 on Section 8.05 Site Plan Review (attached) for the Commissioners to review.
- XIII. Tammy Koch moved, 2nd by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 8:10 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 13, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

EP:mlz

copy to: J. Kingsley
B. Calleja
R. Raiford

MINUTES OF THE 483RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 13, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Paul Zalucha, George Goodman, Tammy Koch, Kay Stremler

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, and 7 citizens

I. Andrea Zamansky welcomed Kay Stremler to the Commission as Erica Perry's replacement.

II. Approval of Agenda:

A. Andrea Zamansky added Item 9(b) Schedule Public Hearing Date for Seasonal Agri-tourism and item 10 (d) Proposed Zoning Ordinance language change for Farm and Farmer's Market. She removed item 12(a) as we have now received legal counsel comments.

B. Paul Zalucha moved, 2nd by Tammy Koch, to approve the agenda with the three changes as read. Motion carried.

III. Approval of Minutes of the Regular Meeting on May 16, 2018: John Westman moved, 2nd by Charles Estleman, to approve the minutes as presented. Motion carried with Kay Stremler abstaining.

IV. Township Board Report: John Westman reported that the Board will meet next week.

V. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated June 13, 2018 (attached).

VI. PDR Report: John Westman said they are reviewing 240 acres. They have put up Preserved land signs.

VII. Comments from the Public: None.

VIII. Application for Preliminary and Final Site Plan – 7495 Joy Road

A. Scott Betzoldt of Midwestern Consulting explained they have made changes in the plan for the size of the building, parking spaces and reduced the number of light poles. The lights are down shielded to prevent seeing the light bulb. The retention pond will be smaller and further from the corner. The sandy soil perks very fast. They have all approvals except the driveway permit, which they will pull just before construction, and the sign which they will come back for later.

B. Andrea Zamansky said a condition of approval will also be a full color elevation and floor plan. Scott said they will submit it with the zoning compliance. She asked about vegetative screening on the north side of the dumpster. Scott said they are planned for.

C. John Westman said Basswood trees are bad as they are brittle and have many seed pods. He asked about a handicap ramp. Scott Betzoldt said he would make sure they build one. The parking lot will be marked for pedestrians to show where no cars are allowed.

D. John Westman moved, 2nd by Charles Estleman, to acknowledge receipt of the application and to approve with conditions a combined preliminary and final site plan to construct a 4,800 square foot Convenience/Party Store in the C, Commercial zone on 2.29 net acres of vacant land located at 7495 Joy Road, Dexter, MI 48130, parcel number C-03-32-300-009 with conditions 1) receipt of driveway permit from the Washtenaw County Road Commission and 2) receipt and administrative review of full-color elevations and floor plans. A roll call vote was taken and it carried unanimously.

IX. Schedule Public Hearing Date for Seasonal Agri-Tourism:

- A. Andrea Zamansky explained that there is a misunderstanding in the community that corn mazes and fireworks are prohibited so we can rescind the amendment of last September and replace it with clear language. This suggested language alternative (see attached) was considered last year when it was drafted by counsel and closely follows the ZBA decision.
- B. Andrea Zamansky moved, 2nd by George Goodman, we set a Public Hearing date to discuss the proposed Zoning Ordinance changes for Seasonal Agri-Tourism to be July 18, 2018 at the Planning Commission Meeting. A roll call vote was taken and it carried unanimously.

X. Proposed Zoning Ordinance language changes regarding Junk, Inoperable and abandoned vehicles (see attached):

A. John Westman asked Randy Raiford if he thinks the proposed language is clearer and will enable him to do his job as enforcement officer better. Randy said yes and it is an improvement.

B. Paul Zalucha questioned “Storage of Materials” as the title of Section 13.160, as the Section just talks about junk and you could store good stuff. Andrea Zamansky said we should discuss the title before the next meeting.

C. George Goodman said Section 13.105 2(d) was too vague as something could be hidden part of the season. John Westman suggested removing the word “continuously” and this was agreed to.

D. Paul Zalucha moved, 2nd by Tammy Koch, to set a Public Hearing for Zoning Ordinance Section 2.10 (Definitions), Section 13.105 (Parking and storage of Vehicles/Trailers) and 13.160 B (Storage of Material) for the next Regular Scheduled Planning Commission Meeting. A roll call vote was taken and it carried unanimously. Paul Zalucha asked to amend his motion to strike”B” from 13.160 B. This carried unanimously.

XI. Nuisance Ordinance Language changes (see attached):

- A. Andrea Zamansky said the language change goal in Section 3.4 is to be consistent with the junk vehicles wording of the Zoning Ordinance. The word “continuously” will be removed from item 3.4 b 4 also. Item 3.6 C (iv) is to avoid misunderstandings of event permits.
- B. Andrea Zamansky said we have not received comments from counsel on Civil Infractions yet so we will wait before having a public hearing on this. John Westman asked to remove “to” in item Section 4 – c and make it “or indirect expenses which the Township has...”.
- C. Paul Zalucha moved, 2nd by George Goodman, to set a Public Hearing for proposed Nuisances Ordinance language changes in Section 3.4 Public Nuisance for junk and inoperable vehicles and Section 3.C.4 Exceptions to Public Nuisance for the next Regular Scheduled Meeting. A roll call vote was taken and it carried unanimously.

XII: Proposed Zoning Ordinance Language changes regarding Fences/Animals and Burning:

- A. Andrea Zamansky said our Zoning Ordinance covers fences to be safe. She asked the Commissioners if we should regulate fence materials, such as pallets. The Commissioners did not feel the Zoning Ordinance needed amending.
- B. Andrea Zamansky said our Zoning Ordinance limits animals by species but not in aggregate. The State of Michigan lists animal units in GAAMPS.
 1. Randy Raiford said part of the conversation was usable land. Andrea Zamansky said that was a subjective measurement.
 2. George Goodman said the DNR or Humane Society has State laws to address problems and the State will deal with it. It is not a big problem in the Township now.
 3. A majority of the Commissioners said to leave this alone.
- C. Open Burning – Andrea said this is regulated by State law. George Goodman suggested the State Law be added to our Township website, and also add that the Fire Department wants residents to call them before burning.

XIII. Set Public Hearing Date for Farm or Farmers Market:

- A. Andrea Zamansky said we now have confirmation from counsel that our definitions all work (see attached). We can use Farm Market as defined in GAAMPS. Farmers Market is not defined in GAAMPS. Counsel said Farmers Market can be an artisan or baker so the definition is widened to “and related vendors”.
- B. Andrea Zamansky asked the Commissioners to read the letter from Malaika Whitney, who suggested the Markets be decided on a case by case basis (see attached).
- C. Andrea Zamansky apologized for our last Meeting as our Zoning Ordinance has Farmers Market in the Commercial District, but is not allowed in the Industrial District.
 - 1. Paul Zalucha suggested the Farmers Market also be allowed in the Agri-Business District. Andrea Zamansky was concerned with traffic in a quiet ag district. John Westman thought it would be less intensive traffic than some other uses that are allowed. He said this District was established to support the Ag community and a Farmers Market would support Ag revenue and would not be a continuous operation.
 - 2. Paul Zalucha suggested Farmers Market be a Special Use in Section 9.12C to monitor it.
- D. Charles Estleman moved, 2nd by Tammy Koch, to schedule a Public Hearing date for the next Regularly Scheduled Meeting for Farm or Farmer’s Market in Section 2.10, Section 9.10B, Section 9.12C and Section 9.35B. A roll call vote was taken and it carried unanimously.

IXV. Public Participation: None

XV. Information/Correspondence: Andrea Zamansky said she expects The Zoning Ordinance Site Plan Review Process project will meet with other Townships in July.

XVI Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:40 pm

NEXT MEETING DATE:

Public Hearings: Wednesday, July 18, 2018 at 7:00 p.m.
Regular Meeting: Wednesday, July 18, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley
B. Calleja
R. Raiford

MINUTES OF THE 484TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 18, 2018

The Meeting was called to order at 7:05 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, George Goodman, Tammy Koch

Members Absent: Kay Stremler, Paul Zalucha

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Barb Caleja and 20 citizens

I. Approval of Agenda: George Goodman moved, 2nd by Charles Estleman, to accept the agenda as presented. Motion carried unanimously.

II. Approval of Minutes: Tammy Koch moved, 2nd by Charles Estleman, to approve the minutes of the June 13, 2018 Webster Township Planning Commission meeting. Motion carried unanimously.

III. Township Board Report: John Westman reported that the Board approved \$158,250 for a PDR parcel purchase and a loan from the General Fund to the PDR to purchase 2 parcels by December. The Board approved hiring a contract consultant to assist the architect on Fire Hall construction work.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated July 18, 2018 (attached).

V. PDR Report: John Westman related that there is a new vacancy on the Board.

VI. Comments from Citizens: None

VII. Public Hearing on proposed amendments to the Zoning Ordinance regarding inoperable, abandoned and junk motor vehicles and storage of junk abandoned and discarded materials.

A. Andrea Zamansky said this change was due to difficulty for administration to define vehicles and junk vehicles. She opened the Public Hearing at 7:20 pm and related we have not received any written comments.

1. Merri Rose said she grew up where it took more than a year to get the money to repair a vehicle. She felt this proposed change was taking people's property rights for esthetics. If the vehicle was not a hazard, or causing pollution, or life threatening why does the public have any concern? She did not think it was equitable or necessary.

2. As there were no further comments Andrea Zamansky closed the public hearing at 7:23pm.

B. Discussion by the Planning Commission:

1. Charles Estleman said he agreed with Merri Rose as it will be hard to ever enforce and vehicles can be neatly tarped and not be a health or safety factor.

2. Andrea Zamansky said visible blight has a negative impact on neighbor's property value. The Zoning Ordinance has always restricted junk vehicles to not be stored in public view, but the proposed amendment is more lenient.

3. John Westman said this issue was addressed at Randy Raiford's request to make it easier for him to do his job. The Township is changing and residents don't like blight.

4. Tammy Koch moved, 2nd by John Westman, to accept Section 2.10, 13.105 A(2) and 13.160.B as written in the attached (Draft Zoning Ordinance Changes re: Junk/Inoperable Motor Vehicles dated 6-14-2018) and recommend the Board accept it. A roll call vote was taken and it passed unanimously.

VIII. Public Hearing on proposed amendment to the Nuisance Ordinance Section 3.4 for Junk, Inoperable and Abandoned motor vehicles:

A. Andrea Zamansky said this is parallel to the proposed changes for the Zoning Ordinance with the intent to loosen restrictions so we can restore a vehicle within a year, or keep a farm truck that is only used on the farm, and help Randy Raiford to enforce. Andrea Zamansky opened the public hearing at 7:35 p.m. and said we have no written comments. As there were no comments from the public she closed the public hearing at 7:36pm.

B. Discussion by the Planning Commissioners:

1. John Westman asked if a tractor is a motor vehicle. Charles Estleman said tractors do not have a registration. Andrea Zamansky said 3.4b says farm machinery is not included so they are not under these restrictions.
2. George Goodman said he knows what a muscle car is but asked, in Section 3.4(b) 2, what is a special interest vehicle? Andrea Zamansky said it was from other Township language and the vehicle is located in public view. In the current ordinance vehicles are to be stored indoors. John Westman said a property can have 2 historic vehicles and 2 less than historic that are being restored. Andrea Zamansky suggested planting bushes or having a fence for neighbors view.
3. Randy Raiford said this is a step in the right direction so he can enforce it.
4. John Westman moved, 2nd by Charles Estleman, we recommend the Township Board approve the proposed amendment to the Nuisance Ordinance for Section 3.4 provision regarding junk, abandoned and inoperable vehicles. A Roll call vote was taken and it passed unanimously.

IX. Public Hearing on proposed amendments to Nuisance Ordinance Section 3.6.C.(iv) regarding exceptions to specific noise violations:

- A. Andrea Zamansky said we are removing “Activities permitted by Township actions” and replacing it with one-time, short term temporary uses permitted under Section 12.30 of the Zoning Ordinance.
- B. Andrea Zamansky opened the Public Hearing at 7:55pm and said we have received no written comments. As there were no comments from the public she closed the public hearing at 7:56pm.
- C. As there were no comments from the Planning Commissioners George Goodman moved, 2nd by Tammy Koch, that the Township Board approve the amendment to Section 3.6.C.iv of the Nuisance Ordinance as written. A roll call vote was taken and it passed unanimously.

X. Public Hearing regarding proposed amendment to the Zoning Ordinance Sections 2.10, 9.10.B.ii and 9.35.B.viii, and the addition of a new Zoning Ordinance Section 9.12.C.ix on Farm Markets and Farmer’s Market.

A. Andrea Zamansky said currently both Farm Markets and Farmer’s Market are permitted in the Ag and Commercial Districts. This amendment will change it so Farm Market is part of the Ag District and Farmer’s Market is in the Commercial District. This amendment would allow a Special Use in Ag Business of Farmer’s Market.

B. She opened the Public Hearing at 8:00 pm and related that we have received two letters. One is an email from Malaika Whitney (attached), and farmers market definitions from M Rose (attached- dated 7/18/18). Andrea Zamansky said the Webster Farmer Market is grandfathered so if the Zoning Ordinance is changed it does not prohibit what they are doing.

1. Merri Rose said she wrote the letter and asked if the Commissioners had any questions. She was concerned that 50% was a convoluted measurement so she tried to make it clearer. Andrea Zamansky related that the 50% was taken from the State of Michigan Right to Farm Act. Merri Rose said the community is not the State.

2. As there were no further comments Andrea Zamansky closed the public hearing at 8:07 pm.

C. Comments from the Commissioners:

1. John Westman asked to remove the apostrophe from Farmers Market through out as it implies a single farmer and this is really multiple farms so it changes the meaning. Andrea Zamansky will do this.

2. Tammy Koch verified that Jenny’s Farm Market is zoned Commercial so it can do what is allowed in Commercial.

3. Charles Estleman moved, 2nd by George Goodman, to recommend the Board approve changes as presented while removing the apostrophe from the word Farmers Market. A roll call vote was taken and it carried unanimously.

XI. Public Hearing regarding proposed amendments to the Zoning Ordinance Sections 2.10 and 9.10.B.ix regarding Seasonal Agri-tourism.

A. Andrea Zamansky said changes were made last September which confused the public so we want to rescind those amendments and replace with clearer language that allows Seasonal Agri-tourism and defines it based on the ZBA decision.

1. Andrea Zamansky opened the public hearing at 8:14 pm and related that we have not received any written comments.

2. Jim Daratony of Cobblestone Farm said there was still confusion and asked if the proposed changes will affect his horse shows. He felt it was an over-reach of government and there were other means such as the Nuisance Ordinance. The Commissioners should not limit our rights on our land.
 3. Phil Fox said Agriculture was an important part of our country's history and the Master Plan strongly supports agriculture. Farming is a tough business and he wants to support family farms so they continue for generations. Farming is the basic business but they need to supplement income to support the family. He does not agree with the "does not include" part of the proposed amendment as he wants it allowed.
 4. Ryan Nixon read his comments (see attached) and said he has been doing Agri-tourism since 2010 and seasonal weddings since 2012. Bruce Pindzia approved the new kitchen and he and the County knew it was for seasonal weddings. Cottonwood Barn became an issue for the Township and now he is in a lawsuit with the Township. Andrea Zamaskey has led the fight against him even though he has turned the sound off earlier. The Township people want to vote but now the Planning Commission is changing the definition. Farm Bureau, Michigan Agritourism Association, and Dept. of Agriculture all include wedding barns and there is a bill in the State to allow weddings in barns. Would we rather have him be a hog farm to support his family?
 5. Steve Savoie said the established Farmers Market is grandfathered so he asked why can't the Nixon wedding barn be grandfathered?
 6. As there were no further comments Andrea Zamansky closed the public hearing at 8:25pm.
 - a. She told Mr. Daratony that these language changes will not impact his horse shows as they are allowed by the Township Board with his special use permit that he applies for events each year. The proposed language creates certainty for the farmer and neighbors, who spend their life savings to buy property, to give peace of mind. It follows the ZBA definition without creating unintended nuisance for neighbors.
 - b. She told Mr. Fox that the Master Plan says Event barns are not allowed and this proposed language is to clarify it.
 - c. She told Mr. Nixon that he told her 2 years ago that he knew wedding barns were not allowed.
 - d. She told Mr. Savoie something can be grandfathered only if it is a legal pre-existing use.
- B. Discussion by Commissioners:
1. Andrea Zamansky said we received potential language changes from counsel we could consider that she just saw earlier tonight. It might be best to add a special meeting to discuss language in detail and decide what is best to recommend to the Township Board. She suggested rescinding what was done last September as it has caused confusion.
 2. John Westman said he was aware of the document from counsel but we haven't had an opportunity to review it. It would have no effect on the comments we received tonight as it is a different way of saying the same thing.
 3. Charles Estelman moved, 2nd by John Westman, to recommend to the Board that they rescind Section 9.10.B.ix of the Zoning Ordinance adopted September 2017 regarding seasonal agri-tourism and hold a special meeting of the Planning Commission on Friday, July 20, 2018 at 6pm to discuss and come up with final version of language to recommend to the Township Board. A roll call vote was taken and it carried unanimously.

XII. Public Comment: Brent Savander encouraged everyone to read Section 5.08 of the Master Plan and the survey that is in there.

XIII. Informational Items: None

IVX. Tammy Koch moved, 2nd by George Goodman, to adjourn. Motion carried. The meeting adjourned at 8:40 pm.

NEXT MEETING DATE:

Special Meeting: Wednesday, July 20, 2018 at 6:00 p.m.
Regular Meeting, Wednesday, August 15, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

EP:mlz
copy to: J. Kingsley
B. Calleja
R. Raiford

MINUTES OF THE 485TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 15, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler

WTPC Members Absent: Paul Zalucha

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, and 14 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by Kay Stremler, to accept the agenda as presented. Motion carried.

II. Approval of Minutes for July 18, 2018 and July 20, 2018 Meetings.

A. Andrea Zamansky said on page 2 of the July 18, 2018 minutes in Item X.A. it should be "Special Use in Ag 'Business'..."

B. Tammy Koch moved, 2nd by George Goodman, to accept the minutes of the July 18, 2018 with changes you just clarified in Item X.A. and the July 20, 2018. Andrea Zamansky said August 20 and Tammy said yes. Motion carried.

III. Township Board Report: John Westman reported that the Board did not have a Regular Meeting since the last Planning Commission meeting but they did have a Special Meeting last Thursday regarding potential changes to the Zoning Ordinance.

A. Junk and abandoned vehicles in the Zoning and Nuisance Ordinances should have had 2 Resolutions, one for each ordinance, so they postponed discussion until these resolutions are prepared.

B. The Board approved the Farm Market and Farmers Market except the Township Board also made the Farmers Market a Special Use in the Ag District.

C. The Board approved the definition of Agritourism and also the change to the Nuisance Ordinance regarding noise.

IV. Zoning Administrator Report: Randy Raiford said he has a new computer and will get his "Zoning, Property Inspection & Code Enforcement Activity Report" drafted and to the Commissioners soon.

A. The Catholic Church wants to pave about 34,000 square feet of driveways. They will contact the Water Resources Commission to get their approval and how it will affect the existing detention pond. Then they plan to petition the Planning Commission that this is a minor change to the Site Plan that Randy Raiford can review.

B. The cell tower provider may get information to us tomorrow.

V. PDR Report: John Westman said they continue to review 240 acres and they have the funds for these 2 projects.

VI. Comments from the Public:

A. John Manning of Daly Road said event barn special use structures are not made for loud music and he lives ¼ mile from Nixon's. It is erosion of property value as the noise is less attractive to people. He wants peace and quiet and noise enforcement is expensive and impossible. The event barn term is vague as it could be an auction, convention, or boxing match. A Special Use permit for event barns – who, what, when, where and how often?

B. Barb Manning said she has 5 kids and has lived at 5952 Daly Road since 1986. She has concerns about event barns as the base music noise and announcer are annoying. The sound travels. Her daughter said she can't get to sleep so how would we police it for the

sake of others. If there are many more event barns we would be a party township. Who keeps the events in check? Are there safety guidelines for barns if there is a tornado?

- C. Brant Savander said Cottonwood, Red Tail Farm and White Oak Farm are not owned by farmers. The Red Tail Farm used a tent. Nixon Farm wanted a mobile home park and got out of farming, put it in the PDR program and the land is rented out. The barn is not used for agriculture. He recommends denying the special use.
 - D. Ryan Nixon said he is farming. He has a tree farm, hay and produce. He is preserving the farm, and someone is farming it but he farms a good portion of it. He said John Westman didn't agree with provisions of Agritourism at the Township Board meeting so why did he vote for it if there should have been some changes.
- VII. Discussion of Special Use for Event Barns in the Ag District.
- A. Andrea Zamansky explained permitted and special uses. She said the Township Board clarified that event barns are not a permitted use in the Ag District as a commercial event hall is not allowed in the Ag District. From September 2012 until August 2013 the Commissioners discussed event barns being a Special Use in the Ag District and the Township Board voted against it. The Master Plan states, in item 5.08, that an event barn is not compatible in the Ag District.
 - 1. Andrea Zamansky read an email from Emily S. who lives ½ mile from Nixons. She supports Nixon farm and asked the Commissioners to consider an amendment for wedding barns.
 - 2. Andrea Zamansky reviewed a letter from John & Jean Cares (attached) stating that farmers need to be financially sound to preserve the rural character of the Township. Event Barns are a means to recoup the cost of maintenance. Noise Ordinance and conditional use permits would be constraints on noise and traffic.
 - 3. Andrea Zamansky said she had a visit from Barb Manning who was concerned with noise.
 - 4. Andrea Zamansky read a letter from Paul Zalucha (attached) stating the Planning Commission, and subsequently the Township Board, voted against event barns as a special use. The 2014 Township survey had Event/party barns as the 3rd highest item to eliminate in the Township. He recommended no further discussion on this topic.
 - 5. Andrea Zamansky said John Enos, our Township Planner, can provide input on other townships. Noise is a problem and is hard to regulate.
 - B. George Goodman said noise is a valid complaint but we need give and take. He is in favor of regulated party barns such as start at noon and end at 8:00 p.m. and how often.
 - C. Kay Stremmer said she studied the topic and it is a difficult balance to preserve the barns and control noise, signage and marketing. She recommended waiting until the Master Plan is revised to get more input from the community to find a win-win.
 - D. Tammy Koch said she has 160 acres and they rent out part of it. It is expensive to maintain the barn and crops look bad this year. We need other community input and to help each other out.
 - E. John Westman said he was involved though the whole process and event barns are commercial and not related to agriculture. He wanted to wait until we revise the master plan and revisit the issue if the community has changed.
 - F. Andrea Zamansky agreed with Kay and John to ask the community again when we redo the master plan. In the 2014 survey residents didn't want commercial traffic and light pollution and event barns would have these. The event barns in the Township were not farmers. The Nixon farm was compensated by taxpayers in the amount of \$2 million for PDR and is not dependent on events to keep viable. Barn dances are part of historical

agriculture use but they were private, not rented out, and not often. Commercial event barns are not the same.

- G. George Goodman said the 2014 survey was at the same time as Cottonwood which was a hot topic. He thinks the people who come are a 50/50 split so a sooner consideration would be good.
 - 1. Andrea Zamansky said people in support of event barns profit by them or are not impacted as they live farther away. We must be mindful that it is not a majority rule, as was clear by the people who could have been affected by the recent airport proposal. Our job is to protect everyone equally.
 - 2. George Goodman said people who live in a Township near Scio Township are affected by the noise of Scio Township party barns but have no say on the issue.
- H. John Westman moved, 2nd by Kay Stremler, to postpone indefinitely discussion of event barns as special use in the Ag District. He added the reason for indefinitely was he didn't know when we would start the master plan and that is the appropriate time to deal with it. A roll call vote was taken. No – George Goodman and Tammy Koch. Yes – Key Stremler, John Westman, Charles Estleman and Andrea Zamansky. Motion carried.

VIII. Public Participation:

- A. Ryan Nixon said he looked at the response to the 2014 survey. 13 people didn't want wedding barns – out of 3600 surveys sent out, but only 500 were returned, so it was not a majority of the Township. Only 120 people answered that question so he doesn't understand how we decide based on that survey.
- B. Brant Savander discussed the number of houses near the event barns and said the viability of the survey is on point.
- C. Barb Manning said the whole township is considered and how it affects them personally if this goes through. Wind comes from the west and Nixon's barn door opens to the north so the noise affects people who live near them.

IX. Information/Correspondence: None

X. Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:10 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, September 19, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 486TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 19, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, George Goodman, Tammy Koch, Kay Stremmler, Paul Zalucha

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, and 9 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by George Goodman, to approve the agenda as written. Motion carried unanimously.

II. Approval of Minutes of August 15, 2018 Meeting: John Westman said in item II Approval of Minutes it should be July 18 and July 20, 2018 as opposed to August. George Goodman moved, 2nd by Tammy Koch, to approve the minutes of the August 15, 2018 Webster Township Planning Commission meeting as amended. Motion carried unanimously.

III. Township Board Report: John Westman reported that the Board approved the junk vehicle amendment to the Zoning Ordinance and the change to the Nuisance Ordinance. The Board returned the escrow deposit for Riverside Cellar as they will not be building it.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated September 19, 2018 (attached).

V. PDR Report: John Westman related that Jason Wiley has been appointed to the PDR Committee. They have approved a 16% expenditure for Purchase of Development Rights for 90 acres of woods and farm field, in partnership with the Greenbelt, County Parks and Recreation Department, and landowner participation. This brings us to just less than 2000 protected acres in Webster Township.

VI. Comments from Citizens: None

VII. Public Hearing regarding the Tele-Site Wireless, Inc. application for combined Preliminary and Final Site Plan for monopole cell tower for Verizon Wireless at 2833 West Northfield Church Road.

- A. Andrea Zamansky opened the Public Hearing at 7:15 pm and said there are no written communications. Melanie Staub said she sent an email this afternoon.
- B. Rob LaBelle, attorney for Verizon Wireless, said TeleSite Wireless is the site acquisition agent for Verizon Wireless. He related that yesterday they received information from a resident of more towers than they show on their map.
 1. Rob LaBelle asked to table discussion until the next meeting so they have time to verify the number of cell towers on the map and that they are all more than 2 miles apart.
 2. Andrea Zamansky suggested holding the Public Hearing tonight so we don't have to republish the meeting and it will be as speedy as possible.
- C. David Antoun, of TeleSite Wireless, Inc., explained that they plan a 190 foot tall tower of galvanized steel. It will have a 5 foot lightning rod on top to be 195 feet tall total. The tower will be surrounded by a fence with all equipment inside. They will use the existing drive and extend it to the tower. They will pull the driveway permit after they get approval.
- D. Rob LaBelle showed the map of existing and potential coverage. Each tower helps the other towers, but the existing towers in the Ann Arbor area are getting over used and will lose signal. The map of existing coverage is a measure of dropped calls and customer complaints.
 1. Competitors can co-locate on the tower, but Verizon will be at the top. It is expensive to put up a tower and Verizon would rather go to another tower but none are available.
 2. The Federal Communication Act created license limitations on towers, but if a Zoning Ordinance prohibits a tower there must be substantial evidence shown to deny.
 3. Andrea Zamansky read the email from Melanie Staub, who lives at 5291 Jennings Road. It came in at 3:40 pm today (attached). It expressed concern for the unpleasant view, health risks, and need as she is satisfied with her current cell phone coverage.

- E. Andrea Zamansky opened the meeting to comments from the public.
1. Marilee Laeder said she has worked with Verizon for 4 years to get the tower installed to increase the cell phone service. She doesn't want the tower, but she has grandkids and when she needed to call 911 she couldn't get coverage. We need better service in the area.
 2. Emily Villegas-Umana, of 5289 Jennings Road, said she just moved here and uses Verizon. She has had no problem with cell phone coverage. In an emergency she suggested getting a land line for dedicated coverage. She doubted the coverage map.
 3. Rob LaBelle said cell towers need to be so tall to work. We have the Telecommunication Act to prevent denial due to unsightly view.
 - a. From a safety standpoint the first line of defense in a 911 emergency is the cell phone. All land lines went down in Katrina and cell towers saved lives to rescue people.
 - b. The Telecommunication Act prevents denial if they comply with FCC regulation standards for emissions. The American Cancer says there is no detrimental effect as it is non-ionized radiation. The Towers emit the radiation out, and not down, so it is less than our radios. Cell phones emit waves and have more emissions if they can't find a signal.
 4. David Antoun said they would prefer the site was a little north, but 7 or 8 farmers were not interested. They tried to find the best spot, in the trees and off the road. This new tower will help with dropped calls during peak times and by the highway now and in the future.
 5. Connie Savander asked about a spot on the coverage map that needs service. Rob LaBelle said that is a different hole, but it needs a new tower there too.
 6. Sergio Villegas-Umana of Jennings Road said there are no hurricanes in Michigan and on the highway cars can talk to another dispatcher. Rob LaBelle explained that now all cell towers have emergency generators. The three cell towers by the highway would be helped by this tower.
 7. As there were no further comments Andrea Zamansky closed the public hearing at 7:58pm
- F. Discussion by the Planning Commission:
1. George Goodman said Verizon needs to provide coverage where there is a gap in coverage, and the proposed cell tower location is best to fill the gap, and under the Federal Law Verizon is allowed to find a reasonable location to cover the gap if they can.
 2. Charles Estleman asked how long the tower will be in use before it is replaced by satellites. Rob LaBelle said satellite transmission is unreliable and the Zoning Ordinance requires us to take the tower down if it is not needed. David Antoun said satellite has no indoor coverage.
 3. Paul Zalucha asked for the maximum users for co-location and what causes the difference in coverage.
 - a. Rob LaBelle said 4 users can be on the tower and Verizon is on the top.
 - b. Mike Avery, of Tele-Site Wireless, said topography and antenna height determine coverage. 40 watts is the maximum power. They all use the same channel so if they overlap there is interference. Then they would tilt the tower down and only cover 1 mile out. Rob LaBelle said they place the towers so they don't need to down power. Increased height is no more effective. David Antoun said low towers are okay in urban areas, and we need tall towers when very rural.
 - c. Mike Avery said a 3rd party company uses a transmitter to measure. Their map is from 18 months ago and it is the best tool to measure. Now phones and data are just data and it is overtaxed. Rob LaBelle said they would send the map to Randy of overall usage and performance.
 4. Andrea Zamansky asked about the landscaping waiver request and if surrounding trees remain.
 - a. Rob LaBelle said the tower is in woods already but they would be happy to plant trees inside the compound. The compound is 46x60 feet for Verizon and 3 co-locators. Electronics are smaller now so it is enough space. They would need to expand the lease to plant trees outside.
 - b. Andrea Zamansky said we could grant the waiver but it would need a contract as they can't guarantee the future of the landscape.
 5. Andrea Zamansky outlined the 3 needs:
 - a. Investigate claims of surrounding cell towers and update inventory of surrounding cell sites if

current inventory is not accurate.

- b. Exhaustion map showing sectors that are being overtaxed.
- c. Release addendum or other mechanism regarding landscape screening

6. Randy Raiford said we need construction schedule for zoning compliance permit after they get approval. Rob LaBelle said 30 days after the building permit and they will be done in 90 days barring Indiana Bat and Frost laws.

7. Paul Zalucha asked about timing to make our decision. Rob LaBelle said state statute said within 90 days after application is deemed complete. He said the 90 days is running now, and they want to do it correctly, but we should have plenty of time.

8. Paul Zalucha moved, 2nd by Charles Estleman, to acknowledge receipt of the application and to post pone consideration of the combined Preliminary and Final Site Plan to construct a 195 foot tall monopole cell tower with antenna in the Agriculture zoning district, on 22.35 acres of land located at 2833 W. Northfield Church Road, Ann Arbor, Michigan, parcel number C-03-36-100-004 pending receipt of the following:

a. Investigate claims of surrounding cell towers and update inventory of surrounding cell sites if current inventory is not accurate.

b. Exhaustion map showing sectors that are being overtaxed.

c. Release addendum or other mechanism regarding landscape screening.

A roll call vote was taken and it passed unanimously.

VIII Public Hearing on application for Special Land Use approval regarding the monopole cell tower:

A. Andrea Zamansky opened the public hearing at 8:35pm and said we have one written comment. It is from Melanie Staub which was read earlier tonight.

1. John Scharf asked if the tower will be higher than the treetops. He said he saw a cell tower camouflaged as an evergreen tree and said it is a consideration.

2. Rob LaBelle said they usually avoid cell towers camouflaged as evergreen trees. The branches make the pole unusable as the other users would need to be farther down the pole.

3. Randy Raiford said the current trees are about 40 feet tall.

4. Emily Villegas-Umana was curious about the Indiana Bats and Indigenous species. Rob LaBelle said they go to Environmental Quality jurisdiction for approval and didn't find any Indiana Bats. It limits their time due to migration patterns. They comply with all regulations that affect them.

5. As there were no further questions she closed the public hearing at 8:40 pm.

B. Comments from the Commissioners:

1. Andrea Zamansky said the applicant asked to postpone the Special Land Use request until the October meeting pending receipt of the same items in the preliminary and final site plan.

2. Paul Zalucha moved, 2nd by Tammy Koch, to acknowledge receipt of application and postpone Special land use to allow the 195 foot monopole cell tower with antenna from Verizon Wireless in Agriculture Zoned District pursuant to 10.05A Webster Township Zoning Ordinance located at 2833 Northfield Church Road parcel # C-03-36-100-004 pending receipt of same items listed on preliminary and final site plan motion. A roll call vote was taken and it carried unanimously.

IX. Public Comment: None

X. Informational Items: None

XI. Charles Estleman moved, 2nd by Kay Stremler, to adjourn. Motion carried. The meeting adjourned at 8:45 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, October 17, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley
B. Calleja
R. Raiford

MINUTES OF THE 488TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 21, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Rick Kleinschmidt, Brant Savander and 2 citizens

I. Approval of Agenda: Paul Zalucha moved, 2nd by Tammy Koch, to approve the agenda as written. Motion carried unanimously.

II. Approval of Minutes: Tammy Koch moved, 2nd by George Goodman, to accept the minutes of the October 17, 2018 Webster Township Planning Commission meeting as written. Motion carried.

III. Township Board Report:

A. John Westman reported that the Board held a Special Meeting on November 17, 2018. The Board approved the Special Land Use Permit for Verizon Wireless. Residents, of Mystic Ridge and Scully Road, asked the Township to abandon Scully Road, north of Walsh Road, as a public road and the Township Board agreed.

B. At the November Township Board meeting Arlington Wood's line of credit was reduced as Northfolk Development is almost done. The Board accepted Gary Koch's resignation and Brant Savander is the new Township Trustee. The Board approved a PDR expenditure on 265 acres.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated November 21, 2018 (attached).

V. PDR Report: John Westman related that Tom Bloomer was elected Chairperson.

VI. Comments from Citizens: None

VII. Marijuana legalization initiative (Michigan Proposal 18-1)

A. The Commissioners discussed the Initiation of Legislation (attached). The Township will send an email to residents to get feedback on growing and processing in Webster.

B. Andrea Zamansky will research resources for issues and check with counsel on timelines.

C. George Goodman said the Township Zoning Administrator will be the police officer, which is impossible.

VIII. Public Comment:

A. John Kingsley said there was a workshop last spring to prepare for this new law and they may have more information.

B. John Scharf encouraged the Commissioners to act quickly.

IX. Informational Items: None

X. Charles Estleman moved, 2nd by George Goodman, to adjourn. Motion carried. The meeting adjourned at 7:40 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, December 19, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 489TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 19, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, George Goodman, Kay Stremmler, Paul Zalucha, Tammy Koch

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, Barb Calleja, Brant Savander, John Enos, and 5 citizens

I. Approval of Agenda: John Westman moved, 2nd by Charles Estleman, to accept tonight's agenda as presented. Motion carried.

II. Approval of Minutes: Charles Estleman moved, 2nd by George Goodman, to approve the minutes of the November 21, 2018 meeting as presented. Motion carried.

III. Township Board Report: John Westman reported that Andrea Zamansky, Charles Estleman, Tammy Koch and Kay Stremmler have been appointed to the Planning Commission for the term ending in 2021. Charles Estleman was appointed to the ZBA for the term ending in 2021.

IV. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated December 19, 2018 (attached).

V. PDR Report: John Westman said they hope to close on a 145 acre property early next year.

VI. Comments from the Public: None

VII Recreational Marijuana Facilities

A. Andrea Zamansky said this issue is for the Township Board to act on and they can change their decision later. The State will come up with regulations that will preempt the Township. She read highlights from the many survey comments received from Township Residents- the majority was against facilities.

B. Call to Public for Recreational Marijuana Facilities

1. Donna Lipka wanted the Township to approve the facilities as the Township would get revenue we could use for streets. She has gone to other States that have it and it is fine.

2. Emma Zamansky did not want to legalize marijuana as it hurts children.

3. Steven Zamansky said the tax dollars to the Township would be minimal and the odor would be a nuisance for neighbors. There is not a test for drivers. It is illegal under Federal law and we don't know what rules the State will make. If we allow it facilities could be grandfathered.

4. Brant Savander went to a MTA training class and those he talked to plan to opt out to see what the State will do.

5. Steve West went to drug counseling as his son had issues. He lived in Colorado and it is now skid row there due to the marijuana distribution. He asked to keep it far away from our kids.

C. Andrea Zamansky said the Township would only receive 15% of the 10% tax from retail sales – after the State has been reimbursed for their costs. . The State has a year to make regulations, and if none the Township will need to provide regulations until the State makes some. The maximum fine is \$500.00. If we opt out we can later opt in, after we see

the State regulations. The Federal Government could step in and not allow it. She referenced the SRSly resolution memo received today (attached) which stated that Marijuana is the forerunner to other drug use, restrictive signage is unconstitutional, and recreational marijuana cannot be restricted to a particular zoning district.

- D. John Enos, Planner, said this is the only use that can be excluded by opting out with a Township Board Ordinance. He recommended opting out until we see the State law as the revenue will help the State but not Webster Township. Ann Arbor is a major facility and it will be large scale operations and not a local guy. Medical marijuana operations will fade away after large facilities come.
- E. Charles Estleman said the MTA says to not over ride Federal Law so we should opt out as we can change in the future.
- F. John Westman said most citizen responses liked the positive revenue flow, but the Township's share would be so small it would have zero impact. It would decrease property value and residents don't want industrial enterprises. He suggested we opt out.
- G. Paul Zalucha said the State Licensing Regulations Dept has 24 months. There are 5 dispensaries where he grew up and rich people moved in to raise it so the money doesn't stay in the Township. He wants to opt out.
- H. George Goodman said to opt out for more study and to wait for State guidelines because we must take applications if we don't opt out before 365 days. He knows a legal local grower who doesn't want large scale operations next to them due to the smell.
- I. Tammy Koch said it was good to opt out to wait for State regulations as the Township doesn't need large scale operations. Medical Marijuana helps people's pain.
- J. Kay Stremmer suggested we not wait to opt out. Andrea Zamansky said the State will be accepting applications which will be granted as soon as the State is ready if we don't opt out. John Enos said the Township could allow 1 dispensary and 1 processing facility but there is not much revenue, there could be crime, and a nuisance odor.
- K. Andrea Zamansky moved, 2nd by Charles Estleman, that the Planning Commission advise the Board of Trustees of Webster Township to opt out of allowing any recreational marijuana facilities of any nature in Webster Township immediately. A roll call vote was taken and it passed unanimously.

VIII: Public Participation: Steve West thanked the Commissioners.

IX. Information/Correspondence: None

X. Paul Zalucha moved, 2nd by Kay Stremmer, to adjourn. Motion carried. The meeting adjourned at 8:20 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, January 16, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

