

MINUTES OF THE 313TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 21, 2004

The Meeting was called to order at 7:31p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Wilber Woods, Paul Zalucha

WTPC Members Absent: none

Also Present: Martha Zeeb, Erin Perdu, and 6 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the December 17, 2003 Regular Meeting. Paul Zalucha pointed out that it should be "ENP" and not "EMP" in item V C 8. Mr. Kingsley questioned if the motion in item V C 8 actually said "adopt". Gerry Calhoun moved, 2nd by John Westman, to approve the minutes of the December 17, 2003 meeting with the exception of item V C 8 which will be corrected, if necessary, so it corresponds to the actual recorded motion. Motion Carried.

II. Township Board Report and Approval of the Agenda was next on the agenda.

A. Mr. Kingsley gave the Zoning Inspector report with 4 permits issued in the last month and related that the Zoning Inspector has resigned to take a new position elsewhere.

B. The PDR Ordinance remains tabled.

C. The Township has approved the name change of the north part of Farrell Road to "Cobblestone Lane" and has asked the County Road Commission to abandon this road so it will be a private road.

D. Gerry Calhoun moved, 2nd by Don Heller accept the agenda as printed. Carried.

III. Citizens Wishing to Address the Commission: Erica Perry suggested the Master Plan be changed to preserving agriculture instead of preserving the rural character. She has learned that townships that are committed to preserving agriculture are more successful at fighting a MHP.

IV. Old Business items were next on the agenda.

A. Mr. Kingsley said that the Historic District Ordinance remains tabled.

B. A report dated 1-14-04 on Roadside Stand and nurseries was discussed.

1. Mr. Kingsley wanted equipment to be screened from both the road and adjacent property.

2. Erin Perdu suggested that Commercial Nurseries be in the Commercial District as a special use permit to control the lot size and set backs on a case-by-case basis.

3. Paul Zalucha moved, 2nd by Don Heller, to hold a public hearing on February 18, 2004 at 7:30 p.m. on changes in Road Side Stands, Landscaping, and Commercial Nursery to amend

2.0; 5.08; 4.10;4.30 and 5.26. Motion carried.

C. Dunlavy Farms Site Condo was discussed but no one was here to represent it.

1. Mr. Kingsley had a letter from the DEQ saying it has no jurisdiction on the wetlands, but they would like a first flush treatment in a separate pond.

2. Mark Reading has reviewed the revised Master Deed and By Laws. It will need to be changed from Township Sanitarian to County Sanitarian.

3. Mr. Kingsley has not heard from Bruce Pindzia or about any of the other items that are still needed.

4. John Kingsley moved, 2nd by Gerry Calhoun, to table the Dunlavy Farm Site Condo indefinitely until they have met the 10 requirements which he read, detailed in the motion made at the Special Meeting held on November 25, 2003, item IIB.

a. Paul Zalucha wanted to discuss eliminating the west easement also as he wanted it in the new proposal. Mr. Kingsley said he would call Jack Campbell to remind him.

b. The motion carried.

NEW BUSINESS:

V. The Commissioners discussed revising the Master Plan to expand the MHP area.

A. Mr. Kingsley suggested including parcels just west or north of the existing site so as to meet the Township's housing needs during the period of time the Master Plan is in place. Public facilities are only 100 yards from this area. The cell tower is grandfathered so it doesn't fall under the 400' setback requirement of the Telecommunication Ordinance. The MHP Ordinance should be before the MHP Commission in February.

B. Erin Perdu will prepare projected housing needs and possible buildouts on these lots. The Commissioners will decide next month if they wish to revise the master plan.

VI. Citizens wishing to Address the Commission: None

VII. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 9:15 a.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, February 18, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, February 18, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

E. Perdu

MINUTES OF THE 314TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 18, 2004

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Township Hall..

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, John Westman, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia and about 20 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the January 21, 2004 Regular Meeting. Paul Zalucha wanted to correct Item IV B 3 from 4.310 to 4.30. Don Heller moved, 2nd by Paul Zalucha to approve the minutes as corrected. Motion carried.

II. Township Board Report and Approval of Agenda was next on the agenda.

- A. The Township Board denied the MHP rezoning application as the developer did not pay the regular fees.
- B. The Zoning Report had only 3 permits in the last month and none were new house permits.
- C. The PDR Ordinance remains tabled.
- D. Paul Zalucha moved, 2nd by Don Heller to accept the meeting agenda as printed. Motion carried.

III. Public Hearing on Roadside stands and nurseries Zoning Ordinance changes. (Attached)

IV. Mr. Kingsley asked for comments from citizens.

- A. Ericia Perry asked if there has been any legal action regarding the MHP since last night. Mr. Kingsley was not aware of any.
- B. Scott Betzel asked if the MHP rezoning denial can be reversed if the fees are paid. Mr. Kingsley said it was up to the petitioner and the judge.

V. Mr. Kingsley related that the Historic District is tabled.

VI. The Commissioners discussed the Roadside Stand and Nurseries. Mr. Kingsley said that the Township Board will need to know that Mark Reading has reviewed the proposed changes before they take any action. Gerry Calhoun moved, 2nd by Paul Zalucha, to recommend to the Township Board to accept revisions to 4.10, 5.08, 2.0, 5.26 and 4.30 with the change to use the term "Landscape" equipment instead of "Heavy" equipment in 5.26H. Motion carried.

VII. Dunlavy Farms Site Condo was next on the agenda. Jack Campbell said they met with Bruce Pindzia in November and now have all 10 items completed. They are asking for preliminary and final site plan approval. Gerry Calhoun moved, 2nd by John Westman, to bring Dunlavy Farms Site condo to the table. Motion Carried.

A. Chris Fleck, Advantage Civil Engineering, presented a letter dated 2-5-04 that addressed the 10 items. The Storm water basin is now 3 detention basins which are enlarged and flattened so fencing is not needed. They have added 3 acres to the open space to compensate for the land used for these 3 ponds.

B Bruce Pindzia said the southwest corner wetland is preserved as they will detain the water upstream with a triple drainage system. The drainage to the existing homes on the north lots will now be diminished in half but there still may be flooding to the north if we get large storms.

C. John Westman asked about the west access easement and learned that the House property doesn't have site distance so the current owners are trying to purchase more land on North Territorial Road. If Jack Campbell is able to purchase the House property in the future then he would use this west easement thru Dunlavy Farms.

1. Mr. Frankena said they are willing to use the west easement only for the House property and not have access to N. Territorial Road.

2. Don Heller suggested a time limit to make use of the west easement or the easement would be included in lot 18. Mr. Frankena said 5 years was reasonable.

D. Mr. Kingsley said the Master Deed and By laws need to say "County" Sanitarian. Also, Bruce Pindzia has listed items that need to be fixed on the drawing of record.

E. Gerry Calhoun moved, 2nd by Don Heller, to recommend approval to the Township Board of Dunlavy Farms Phase III combined preliminary and final site plan, with the conditions that 1) the west easement is only for use of the House farm and if it is not utilized in 5 years it will cease to exist and become part of lot 18, 2) they meet the revisions stated in Bruce Pindzia's letter of 2/18/2004, and 3) they change the Master Deed to "County" Sanitarian.

1. Paul Zalucha wanted to add to the motion that the House Property not have access to N. Territorial Road. This was agreeable to Gerry Calhoun and Don Heller so it was added to the motion.

2. The Motion as amended carried.

VIII The Commissioners discussed Erin Perdu's suggestions to expand the MHP area in the Master Plan and gave her recommendations to work on.

NEW BUSINESS:

IX. Preserve Phase IV was next on the agenda.

A. The developers showed the preliminary site plan for 22 acres on Joy Road in the R-1 District. All lots are planned for more than 1 acre, the road will be private and there will be well and septic fields. They have submitted it to the County Health Dept and Road Commission. Bruce Pindzia has reviewed it.

B. Mr. Kingsley asked for a square footage calculation chart for the lot sizes and Steve said they would prepare one.

C. Bruce Pindzia reviewed his letter and said 95% were final site plan issues.

D. Mr. Kingsley asked them to take the final site plan to the County Drain Commission and work with the property owners to the east on drainage.

E. Paul Zalucha learned that the road and septic field can be in the Edison easement. Mr. Kingsley said they will need a letter from the Health Dept specifying that they are aware that these are in the easement.

F. Gerry Calhoun moved, 2nd by Don Heller, to approved the preliminary site plan of the Preserve, dated February, 2004. Motion Carried.

X. Walsh Farm Site condo Phase V final site plan was next on the agenda.

A. This is a cluster development with 13 lots at least 1 ½ acre in size. The paved private road will be 24 feet wide to connect Phase II and Phase I. The Health Dept has approved the soils.

B. Mr. Kingsley said we need Health Department permits, Soil Erosion Permit, Midwest Consulting to certify the roads are in compliance with the plans and the private road ordinance.

C. Gerry Calhoun recommended approval of Walsh Farm Phase V Final Site Plan upon receiving satisfactory Health Dept reports and issuance of Soil Erosion Permit by the Washtenaw County Building Dept. This was 2nd by Don Heller and the motion carried.

XI. The Commissioners discussed revisions to the MHP Ordinance. The State has reviewed and approved most of the ordinance, but suggested new language in 5.25 Section A. The revision has been submitted to the State Mobile Home Park Commission for their review. Gerry Calhoun moved, 2nd by Don Heller, to hold a public hearing on revisions to 5.25 on March 17, 2004 at 7:30 p.m. at the Township Hall. Motion carried.

XII. Election of Officers: Don Heller moved, 2nd by Paul Zalucha, to leave officers as they are. John Kingsley-Chairperson, Gerry Calhoun- Vice Chairperson, Wilber Woods – Secretary. Motion Carried.

XIII Don Heller moved, 2nd by Paul Zalucha, to hold Planning Commission meetings on the 3rd Wednesday at 7:30 p.m. in the Township Hall. Motion Carried.

A. Mr. Kingsley said he would be out of town the 3rd Wednesday of April.

B. Gerry Calhoun moved, 2nd by John Westman, to move to April 22, 2004 meeting instead of April 15, 2004. Motion Carried.

IVX. Mr. Kingsley asked for comments from citizens.

A. Erica Perry asked for overhead projectors at public hearings and what other types of affordable housing we can have. Mr. Kingsley said the Zoning Ordinance needs to allow multi family and PUD.

B. Sherry Smith asked about the percent of MHP in the total range of housing. Mr. Kingsley said affordable housing is the issue.

VX. Don Heller moved, 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 10:40 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, March 17, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, March 17, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus
Erin Perdu

MINUTES OF THE 315TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 17, 2004

The Meeting was called to order at 7:32 p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Wilber Woods, Paul Zalucha

WTPC Members Absent: none

Also Present: Martha Zeeb, Erin Perdu, and about 20 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the February 18, 2004 Regular Meeting and the February 18, 2004 Public Hearing. Mr. Kingsley distributed an e-mail he received from Jack Campbell requesting revisions to the proposed minutes. Gerry Calhoun moved, 2nd by Paul Zalucha, to accept the February 18, 2004 Regular Meeting and Public Hearing minutes as written. Motion Carried.

II. Township Board Report and Approval of the Agenda was next on the agenda.

- A. Mr. Kingsley gave the Zoning Inspector report with 1 housing permit issued in the last month.
- B. The PDR Ordinance remains tabled.
- C. The Dunlavy Farm Phase III Special Use Permit was approved.
- D. Gerry Calhoun moved, 2nd by Don Heller accept the agenda as printed. Carried.

III. Public Hearing on Zoning Ordinance changes to Section 5.25 Mobile Home Parks (attached)

IV. Citizens Wishing to Address the Commission:

A. Rosemary Angel presented a letter to the Planning Commission and Township Board on suggestions for the Zoning Ordinance.

B. Erica Perry said her husband is a landscaper and they need to start early in the morning to beat the heat. She requested the Zoning Ordinance allow 7 a.m. starting time, not over-regulate the amount of equipment, and ensure toleration by neighbors if the landscaper is there first. Mr. Kingsley said the Township Board is looking at the Nursery & Landscaping Section.

V. Old Business items were next on the agenda.

A. Mr. Kingsley said that the Historic District Ordinance remains tabled.

B. The Commissioners discussed Erin Perdu's alternatives for expanding the MHP area in the Master Plan. The Commissioners concurred that the current parcel plus lots 2, 3 and 7 have two road frontages and potential to meet projected housing stock needs for the year 2020.

1. Mr. Kingsley asked Erin Perdu to get further details on these lots. A Public Hearing

and comments from other jurisdictions will be needed for a change to the Master Plan.

2. Chris Corden of Grand Sakwa asked if new construction would be allowed in the cell tower fall area of the existing lot and how these parcels would be serviced for utilities. Mr. Kingsley said the cell tower is grandfathered and doesn't need a fall area. Northfield Township sewer area is 200 feet away from these lots and they have the capacity to expand although the Townships have not negotiated.

3. Paul Zalucha moved, 2nd by Gerry Calhoun, to set a public hearing April 21, 2004 at 7:30 p.m. to review changes to the Master Plan and map. Motion carried.

4. Don Heller moved, 2nd by Paul Zalucha, to hold the April Regular Meeting on Wednesday, April 21, 2004. Motion Carried.

NEW BUSINESS:

VI The Preserve Final Site Plan was next on the agenda.

A. Mr. Kingsley mentioned that Bruce Pindzia has not completed his review of the Final Site Plan and we still need a letter from the Drain Commission. Paul Zalucha said he did not get the Preserve Package in time to review it.

B. The developers said the Drain Commission letter is done, the Health Dept letter is coming and they will meet with the Road Commission tomorrow. They met with developers of the Dolittle property about drainage and can meet with them again in a few weeks.

C. Paul Zalucha moved, 2nd by Don Heller, to table the Preserve Final Site Plan until the April meeting and we need approval letters from the Health Dept, Drain Commission, Road Commission and Bruce Pindzia by the first Wednesday of April. Motion Carried.

VII. Zoning Ordinance changes in MHP as outlined in Exhibit B was next on the agenda. Gerry Calhoun moved to recommend the Township Board approve the necessary changes to Section 1, 2 and 5.25 and deletion of subsection 9.02B of Section 4, and addition of Section 5 and 6 of the MHP Ordinance as delineated in the Resolution provided. The motion was 2nd by Paul Zalucha and it carried.

VIII Citizens wishing to Address the Commission:

A. Sherry Smith asked about density of the MHP parcels. Erin Perdu said she looked at MHPs in Washtenaw County and the gross density is 4 units per acre. Newer MHP are more realistic in terms of density as compared to older park density. Overall there is lower gross density.

B. Sherry Smith asked Mr. Kingsley if the function of MHP is affordable housing and if the Township plans to meet all affordable housing needs with just MHP or are there other options. Mr. Kingsley said MHP is one form of affordable housing. The Township needs to adjust MHP and multi family. The duplex project in the Township failed because no one wanted to purchase a duplex.

C. Chris Corden suggested the Township revisit the issue of grandfathering the radio tower as

putting homes there would be a non conforming use.

D. A man asked how many units could be located on parcel 2,3,&7. Erin Perdu said she thought 161 units and the projected year 2020 manufactured housing range is 147-355.

E. Rosemary Angel asked about changing the ordinance name to Manufactured Housing. Mr. Kingsley said no as the definitions are in Section 1 and this is recommended and approved by the State Commission.

F. Mike ? said that the Loch Alpine Sanitary Authority is concerned about development of the Dolittle property and asked to be involved. They have 3 wells in that area and want to keep the lake and stream water clean.

IX. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 9:35 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, April 21, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, April 21, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

E. Perdu

MINUTES OF THE 316TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 21, 2004

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Township Hall..

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, John Westman, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu, and about 24 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the March 17, 2004 Regular Meeting and the March 17, 2004 Public Hearing. Gerry Calhoun wanted item VIII A to be revised to say “newer MHP are more realistic in terms of density as compared to older park density” and to change the closing time to 9:35 p.m. Gerry Calhoun also wanted Item II B in the Public Hearing minutes to add in “conformance with” regulations when it was adopted. Gerry Calhoun moved, 2nd by Paul Zalucha, to approve both the March 17, 2004 Public Hearing and Regular Meeting minutes as corrected. Motion Carried.

II. Township Board Report and Approval of Agenda was next on the agenda.

- A. The Zoning Report had 12 housing permits in the last month and the Township is advertising for a Zoning Officer.
- B. The PDR Ordinance remains tabled.
- C. The Storm Water Permit has been sent to the DEQ.
- D. The Township Board will hold a Special Meeting on May 4, 2004 at 7:30 p.m. to discuss the Landscape ordinance change, MHP ordinance change and putting the charter Township proposition on the ballot.
- E. Gerry Calhoun moved, 2nd by Don Heller to accept the meeting agenda as printed. Motion carried.

III. Public Hearing on extending the existing Master Plan MHP area (Attached)

IV. Mr. Kingsley asked for comments from citizens. Steve Bemis suggested Webster and Lima Township work together in regional planning as they are both in the Dexter School District to ensure their development will have enough affordable housing to satisfy the perceived needs.

V. Mr. Kingsley related that the Historic District is tabled.

VI. The Preserve Final Site Plan was next on the agenda..

A. Steve Bellock and Bob Andrews said they have made adjustments which Bruce Pindzia requested. They have final approval from the Health Dept, conditional approval from the County Roads, a letter from the Drain Commission, and an easement letter from ITC.

B. Mr. Kingsley said he has not received formal confirmation from Bruce Pindzia that the revisions

made are satisfactory. Mr. Kingsley asked if they have received dedication for the road right of way and was told no. Mr. Kingsley said the Road Commission will issue a permit just before they start digging.

C. Paul Zalucha asked about the water course which the Drain Commission discussed. Mr. Bellock explained that he and Bruce Pindzia walked the water course and Bruce is satisfied. Little water enters the property from the west and it is filtered already by the Smith's grass field. He will replace the north - south culvert and doesn't feel much water will go through the pipe.

D. Gerry Calhoun moved, 2nd by Don Heller, to approve the final site plan of the Preserve on condition that we receive a letter from the Township Engineer stating he approves the changes and that the Drain Commissioner issues have been satisfied, and that the Road Commission issues a permit before construction begins. Paul Zalucha asked that Bruce Pindzia comes to the next meeting to discuss the water outlet. Motion carried.

VII. MHP area revision to the Master Plan was discussed. Mr. Kingsley explained that we need a 75 day wait to receive comments from surrounding municipalities and the county. Erin Perdu said we will need a public hearing after their comment period ends. Motion by Gerry Calhoun, 2nd by Paul Zalucha, to continue the public hearing on Master Plan revisions of the MHP area on June 16, 2004 at 7:30 p.m. Motion carried.

NEW BUSINESS: None

VIII. Mr. Kingsley said the Commissioners may revisit the PUD Ordinance draft at the May meeting. Erin Perdu will give her ideas as well.

IX. Mr. Kingsley asked for comments from citizens.

A. Ralph Keehl said the Campbell property on S. Hamburg Road has become a dumping ground for old farm machinery. Mr. Kingsley asked that he contact the Township office to ask that it be removed.

B. Shirley Keehl said Mr. Campbell is cleaning up his property by bringing the old machinery from the back of his property. She said 2 years ago the Northfield Twp Supervisor said they would not allow sewer taps. She asked if Webster Twp. would leave them alone if the Zeeb and Daly Rd MHP goes through. Mr. Kingsley said developers can request anything.

C. Joyce Orr asked if Webster Township could have 2 MH parks? Mr. Kingsley said there was a potential to have 2 MHPs.

D. Erica Perry invited people to participate in the 4th Annual Bird Count on June 5, 2004. She said the Huron River Watershed Council wants to put up signs. Mr. Kingsley told her to contact Dean Fisher. She also thought the township could get residents opinions on how they want to develop the Township.

X. Gerry Calhoun moved, 2nd by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 9:00 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, May 19, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

Erin Perdu

MINUTES OF THE 317TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 19, 2004

The Meeting was called to order at 7:30 p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Wilber Woods, Paul Zalucha

WTPC Members Absent: none

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia and about 15 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the April 21, 2004 Regular Meeting and the April 21, 2004 Public Hearing. Gerry Calhoun moved, 2nd by Paul Zalucha, to accept the April 21, 2004 Regular Meeting and Public Hearing minutes as written. John Westman wanted the DNQ in item IIC of the Regular meeting minutes to be changed to DEQ. Gerry Calhoun and Paul Zalucha approved this change to the motion. Motion Carried.

II. Township Board Report and Approval of the Agenda was next on the agenda.

A. Mr. Kingsley reported that Grand/Sakwa Webster has filed suit against Webster Township. They also want to go before the ZBA regarding the proposed MHP on the Nixon farm.

B. Mr. Kingsley gave the Zoning Inspector report with 6 housing permits issued in the last month and 78 in the last 12 months.

C. The PDR Ordinance remains tabled.

D. The Preserve and PUD items were added to Old Business on the meeting agenda. Paul Zalucha moved, 2nd by Don Heller, to approve the agenda as amended. Motion Carried.

III. Citizens Wishing to Address the Commission:

A. Erica Perry mentioned that the Bird Count will meet at 6:30 a.m. at the Community House on June 5, 2004. She also asked about the tax roll floppy disk mentioned at the Twp Board meeting.

B. Sherry Smith asked if the Zoning Inspector position is still posted and was told yes.

C. Marsha Mumm verified that Landscape Ordinance comments will be taken later.

IV. Old Business items were next on the agenda.

A. Bruce Pindzia told the Commissioners he has submitted an approval letter for the Preserve and he answered their questions regarding drainage.

B. Mr. Kingsley said that the Historic District Ordinance remains tabled.

C. Mr. Kingsley said Expansion of the MHP area in the Master Plan is tabled.

D. The Commissioners discussed and edited the PUD draft ordinance. Erin will make the changes for discussion at the June meeting. Mr. Meyer suggested putting something in the ordinance on how the property can be put back to its original zoning district when the property has been partially developed under a PUD and then the project fails before completion.

NEW BUSINESS:

V. Revisions to Landscape and roadside stand ordinance as remanded by the Township Board was next on the agenda.

A. Mr. Kingsley said the Township Board held a Special Meeting May 4, 2004 and wants the Planning Commission to review and make new recommendations. They want the Road Side stand treated like our current home office ordinance for parking, etc. They suggested Landscaping is not a home occupation and should be in a Commercial or Industrial District. They have many suggestions/concerns on the Landscape ordinance including:

1. how the land calculation is measured
2. allow in residential neighborhoods?
3. the minimum lot size should be 500 feet wide with a 4x1 ratio
4. on a paved public road
5. limit hours of operation and number of employees
6. parcel size should determine number of pieces of equipment
- 7 wood brought in to be split for firewood
8. worksite debris treatment
- 9 if it's a 10 acre site can they have 7 horses and also a landscape business?
- 10 Special Use Permit limited to current owner or have an expiration date.
11. is tree moving/stump grinding a landscape business?

B. Paul Zalucha was afraid having Landscaping Operations in Commercial Districts would change the township flavor.

C. Gerry Calhoun felt tree moving and stump grinding should meet normal Ag District requirements and employ family members.

D. Mr. Kingsley asked for public input and much discussion followed.

E. Mr. Kingsley asked Erin to incorporate the Township Board meeting comments into the Landscape Ordinance for discussion at the next meeting.

VI Citizens wishing to Address the Commission:

A. Erica Perry wanted more information about PUDs as she was afraid it could be misused and she wanted it tied to the Township vision.

B. Gary Wesley said that requiring nursery products to be grown in the ground is in conflict with the industry standard of container grown. Mr. Kingsley asked him to write down specific language so they can look at it.

VII. Motion by Gerry Calhoun, 2nd by Don Heller to adjourn. Motion carried. The meeting

adjourned at 10:30 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 16, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

E. Perdu

MINUTES OF THE 318TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 16, 2004

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Township Hall..

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, John Westman, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu, and about 14 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the May 19, 2004 Regular Meeting. Gerry Calhoun moved, 2nd by Paul Zalucha, to approve the May 17, 2004 Regular Meeting minutes with the changes of removing the public hearing scheduled under the Next Meeting Date and to make this the 317th Regular meeting. Motion Carried.

II. Township Board Report and Approval of Agenda was next on the agenda.

A. The Township Board will meet next week.

B. Paul Zalucha moved, 2nd by Don Heller, to accept the meeting agenda with the amendment to add PUD Ordinance under Old Business. Motion carried.

III. Mr. Kingsley asked for comments from citizens.

A. Marsha Mumm asked if 10 acres devoted to a landscape business should also be allowed to have horses, if the 10 acres can be under a lake, and to consider a landscape business location when it is close to residents.

B. Gary Wesley submitted suggested revisions to Section 5.08 Roadside Stands.

IV. The Historic District Ordinance remains tabled.

V. Mr. Kingsley explained that the County Board of Commissioners voted on June 2, 2004 to approve the County Planning Department's draft of the Township's proposed changes to our Master Plan regarding expansion of the MHP area. We have not received any comments from other townships. Erin was asked to make a map of sewer services and put the County's comments of restricting MHP to this site into the draft. Gerry Calhoun moved, 2nd by Don Heller, to continue the MHP public hearing at the July 21, 2004 meeting. Motion carried.

VI. Landscaping and Road Side Stand Ordinance was next on the agenda.

A. Erin Perdu gave her revisions to Section 5.26 and suggested three options for Landscaping.

1. Restrict it to Commercial and Industrial Areas

2. Leave it as proposed in A-1 but separate out Maintenance and Contracting to the I District

3. Leave as a Special Use in Ag with standards.

B. The Commissioners discussed the revisions and the options to try to keep neighbors happy and not

be a hardship to landscapers or other home occupations. The lack of Commercial and Industrial Districts was discussed.

C. Mr. Kingsley opened the meeting to comments from public and they agreed standards are needed.

D. Mr. Kingsley asked Commissioners for comments.

1. Gerry Calhoun wanted visibility limited.

2. Paul Zaluch suggested a limit of 5 employees on site at one time.

3. Don Heller wanted a 2 week limit of debris storage if it is in a screened in area.

4. Don Heller suggested they be located on paved or primary roads.

5. Gerry Calhoun wanted the Township Attorney to look at grandfathered businesses as she was afraid the Township would end up with Residential and Commercial interspersed.

6. John Westman suggested the Commissioners make minor changes and send it back to the Township Board.

7. Paul Zalucha felt it should be a Special Use permit that will come before the Planning Commission.

E. Mr. Kingsley will ask the Attorney how existing operations would be affected if we adopt something and if non-conforming uses can be limited to the current owner and discuss this again next month.

F. The Commissioners discussed Mr. Wesley's letter. Paul Zalucha did not want dormant plants hauled in and a few weeks later it has new growth and can be sold.

VII. Erin Perdu went over the PUD draft of 4.42 The Commissioners reviewed the draft and suggested changes. Paul Zalucha moved, 2nd by Don Heller, to review the PUD Draft at a Special Meeting Wednesday, June 30, 2004 at 7:30 p.m. Motion carried.

NEW BUSINESS:

VIII. Cobblestone Estate preliminary and final site plan was discussed. It is planned to be 7 sites along Farrell Road south of Gregory Rd adjacent to Cobblestone 1. These sites will become part of the same Homeowner Association and Private Road Ordinance.

A. Mr. Kingsley asked about the separate 2 acre parcel and learned it is owned by Carol but she does not have plans to build.

B. Mr. Kingsley asked about the horse trail in the wetlands and learned they put in a culvert and wood chips. As the wetland is a regulated wetland they need a letter from the DEQ.

C. Mr. Kingsley asked about the status of Farrell Road as the Township took action to allow it to become a private road. Jim Daratony said it is still a County public road but if the owners choose to request it the County may abandon it. They will rename it Cobblestone Lane.

D. Bruce Pindzia has not seen the revised plan. Mr. Kingsley reviewed items that still need to be on the Site plan from Section 9 and 9.06 of the Zoning Ordinance and Plan Requirements. Mr. Kingsley has the By-laws dated Dec, 2003.

IX. Mr. Kingsley asked for comments from citizens.

A. Erica Perry asked if the Township could hold a presentation of the natural area preservation program that the County Park & Recreation Dept. is administrating. Mr. Kingsley said to contact Dean Fisher.

B. Ron Meyer was concerned that home occupations don't bother residents. He asked if Landscaping

could be in a PUD.

C. Marsha Mumm did not feel landscaping belongs in the Ag District. She asked that businesses comply with the future standards and not be grandfathered.

X. Mr. Kingsley distributed a draft Comprehensive Plan for Washtenaw County which emphasizes regional planning. It will be finalized in August.

XI. Gerry Calhoun moved, 2nd by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 10:45 p.m.

NEXT MEETING DATE:

Special Meeting, Wednesday, June 30, 2004 at 7:30 p.m.

Public Hearing, Wednesday, July 21, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, July 21, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

Erin Perdu

MINUTES OF THE 319TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 21, 2004

The Meeting was called to order at 7:30 p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Wilber Woods, Paul Zalucha

WTPC Members Absent: none

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia and about 22 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the June 16, 2004 Regular Meeting and the June 30, 2004 Special Meeting. Gerry Calhoun moved, 2nd by Don Heller, to accept the June 16, 2004 Regular Meeting and the June 30, 2004 Special Meeting minutes as printed with the correction to change PDR to PUD in Item I of the Special Meeting Minutes. Motion Carried.

II. Township Board Report and Approval of the Agenda was next on the agenda.

A. Mr. Kingsley reported that the Township Board is revising their fee schedule and we will need to change the Zoning Ordinance.

B. Mr. Kingsley gave the Zoning Inspector report with 12 housing permits issued in the last month and 77 in the last 12 months.

C. Gerry Calhoun moved, 2nd by Don Heller, to approve the agenda as printed. Motion Carried.

III. The Commissioners continued the Public Hearing on the Mobile Home Park District expansion. Mr. Kingsley explained that we have now received comments from the County Planning Advisory Board and have given surrounding Townships time to make comments.

A. Erin Perdu stated she has amended the Master Plan map and text to add 3 additional parcels to total 40 buildable acres.

1. Mr. Kingsley said the text amendment incorporates the County recommendation.

2. Paul Zalucha asked about the school district on Map 6. Erin will reprint the map.

B. Mr. Kingsley asked for Public comment and Erica Perry said she liked the language stating that MHP are discouraged in other areas. She asked what Northfield Township comments were and learned that we waited 65 days for their comments but did not hear from them.

C. As there were no further comments the Public Hearing was closed at 7:55 p.m.

IV. Under Citizens Wishing to Address the Commission Mr. Kingsley said we will take comments on Landscaping later in the meeting.

V. Old Business items were next on the agenda.

A. Mr. Kingsley said that the Historic District Ordinance remains tabled.

B. Mr. Kingsley said expansion of the MHP area in the Master Plan to 40 buildable acres is more economically feasible for developers and meets the needs of the future of the Township. Paul Zalucha moved, 2nd by Don Heller, to accept revision to the Master Plan for manufactured housing as presented in the July 2nd draft. Motion Carried.

C. Landscape and Roadside Stand ordinance was next on the agenda.

1. Mr. Kingsley said he talked with Mark Reading and learned that if the Township designates future landscaping businesses as Commercial or Industrial, then existing businesses in the Ag District would become a non-conforming use that can't expand. We have limited areas planned for Commercial and Industrial Districts but they would need to request rezoning.

2. Mr. Kingsley asked for brief public comments and many wanted landscape businesses located in Commercial and Industrial areas. Jamie Cobb said they were a small business and good citizens but they would have to quit if there is no where to go.

3. Mr. Kingsley asked for comments from the commissioners and learned that John Westman, Gerry Calhoun and Paul Zalucha felt future Landscaping should be in Commercial and Industrial areas.

a. Gerry Calhoun asked if permission was given for the L&J Landscaping and Mr. Kingsley related that the ZBA found that Jim Ross was correct that under the existing ordinance, the ordinance couldn't be exclusionary, and the Ag District was appropriate.

b. Mr. Kingsley asked Erin Perdu to revise the ordinance to restrict future landscaping businesses to a special use under Commercial or a permitted use under Industrial and remove it from the Ag District.

D. Don Heller moved, 2nd by Paul Zalucha, to table Coblestone Farm Site Plan until we receive approvals designated last month. Motion carried.

NEW BUSINESS:

VI. Mr. Kingsley related that the Road Commission has required Dunlavy Farms to move the Mast Road entrance 100 feet south of the original road.

A. Bruce Pindzia reviewed the change and said the south half of the road drains to the wetland and the north half drains to the detention pond. Curb and gutter would force the water to the detention ponds before going to the wetland.

B. Mr. Kingsley said they will not have to pay additional fees but they will need an engineering correction and then get an approved site plan.

C. Gerry Calhoun moved, 2nd by Don Heller, to have Mr. Kingsley talk to Mr. Campbell to modify curb & gutter on the south side of the road to a detention pond. Motion carried.

VII Granite Hills Site Condo was next on the agenda.

A. Mr. Kingsley explained that we will set up a joint planning commission sub-

committee with Scio Township to work out the drainage issue, access to property from Joy Rd., and Loch Alpine well head adjacent to this parcel. The sub committee will make a recommendation to the Planning Commission. Paul Zalucha, Gerry Calhoun and John Kingsley volunteered to be on the sub-committee.

B. Shawn gave an overview of the proposed project which is east of the Preserve and West of Loch Alpine. It is planned as 3000 foot private cul de sac off of Joy road with 17 homes in Webster Township on $\frac{3}{4}$ ac lots and some open space. It is planned as well and septic and the hydrological study is not done yet. They expect the homes to be in the \$350,000-450,000 range. They have not had any word from Loch Alpine about connecting to Rondo Court.

C. Bruce Pindzia asked if they can connect to the west and learned the Preserve is not interested.

D. Mr. Kingsley asked Shawn to meet with the Preserve and Loch alpine Improvement Assoc. The Fire Dept will have comments on the road length.

E. Neil Gerl of the Loch Alpine Sanitary Authority felt well and septic for this project, upstream from Loch Alpine's central water supply, is a possible disaster. It would take a major engineering study to determine if their old sewer plant design can handle a few new lots.

F. Shawn said they felt it would be a very expensive, risky engineering study to do, and not very promising, so they chose well and septic. They would meet state regulations to keep from Loch Alpine's well heads.

VIII. Citizens Wishing to Address the Commission:

A. Sherry Smith asked about the PUD. Mr. Kingsley said he talked to Mark Reading and Erin will draft the PUD as he directed. Also we do not need to allow animals on 2 acre lots in the Ag District.

B. Tom ? from Loch Alpine said he moved here 12 years ago and would like to keep it rural so asked if we could change R-1 back to larger minimum lot sizes to solve the problem.

VII. Motion by Don Heller, 2nd by Gerry Calhoun to adjourn. Motion carried. The meeting adjourned at 10:10 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, August 18, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus
E. Perdu

MINUTES OF THE 320TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 18, 2004

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, Gerry Calhoun

Members Absent: John Westman

Also Present: Martha Zeeb, Erin Perdu, Dean Fisher, and a room full of citizens

The Washtenaw County Advisory Board presented a draft comprehensive land use plan for Washtenaw County as a guide for local and county officials thru 2020. The goal was to keep a “sense of place” and a “sustainable future”. Gerry Calhoun and Dean Fisher were concerned with transportation in the county.

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the July 21, 2004 Regular Meeting. Paul Zalucha moved, 2nd by Don Heller, to approve the July 21, 2004 Regular Meeting minutes as corrected with the changes to Item VC3a to remove “Park Road” and replace it with “L&J” Landscaping and in item VII E to remove “Sewer” and replace it with “Sanitary” Authority. Motion Carried.

II. Township Board Report and Approval of Agenda was next on the agenda.

- A. The Zoning Report showed 9 new home permits in the last month and 82 in the last 12 months.
- B. The Township Board adopted the Master Plan revision as sent to them by the Planning Commission.
- C. Mr. Kingsley passed around proposed Master Plans for Dexter Village and Livingston County.
- D. Don Heller moved, 2nd by Gerry Calhoun, to accept the meeting agenda with the amendment to add PUD Ordinance under Old Business and reverse items B and C. Motion carried.

III. Mr. Kingsley asked for comments and received many from citizens.

A. Erica Perry spoke in defense of Township landscapers and small businesses and asked that the current language in the Ag District be retained. She asked that dispute resolution be put in the Zoning Ordinance because who shows up at the Township Meeting is not the way to decide. Small businesses are willing to limit working hours and equipment.

B. Dale Conger thought Webster Twp. has a fine Zoning Ordinance and wants contractor business to apply for a special use permit.

C. Ron Meyer supported the proposed revision to the zoning ordinance to put landscapers in Commercial District and suggested it be forwarded to the Township Board. He didn't have a problem with Mom & Pop home business or with a special use permit.

D. Several neighbors said they had no problem with L&J Landscaping.

E. Marsha Mumm said that Don Zeeb said Landscaping should be in the Ag District and Jim Ross said L&J is legal, but since landscaping is not listed in the zoning ordinance she felt it was not allowed.

IV. The Historic District Ordinance remains tabled.

V. Landscaping and Road Side Stand Ordinance was next on the agenda.

A. Erin Perdu reviewed her revisions to Section 4.10 and 5.26 which would allow all future landscaping business in Commercial and Industrial Districts. Current Landscaping business in the Ag District would become a non-conforming use and could not expand their business. Landscaping is not mentioned in the existing Z.O. so it currently falls under Home Occupation.

B. Dean Fisher asked the Commissioners to consider definitions of Landscape, Nursery, Lawn service, and growth of these businesses.

C. Paul Zalucha wanted to look at home occupations also.

D. Mr. Kingsley asked Erin Perdu to look at tree moving, tree cutting, lawn mowing, equipment rental, home occupations and road side stands for next month.

VI. Bill Craigmil of Washtenaw Engineering reviewed the proposed preliminary and final site plan of Cobblestone Estate . It shows 8 large lots, 2.9 – 20 acres in size. Lot 23 is the Equestrian Center which will be part of the Site Condo as it is in the Master Deed and By Laws. They do not have the DEQ letter yet and the hydrologic study is in process. They still need a letter stating recommendations from the Drain Commission and a contour map. It needs completed paperwork and also a public hearing of the site condo. It remains tabled.

VII. Mr. Kingsley explained that he met with Jack Campbell on Dunlavy Farms and water will be piped under the road. Bruce Pindzia said he will ensure it is put on the drainage plan. The gutter is there and elevation is okay.

VIII. Erin Perdu went over the PUD draft dated August 10, 2004. Gerry Calhoun moved, 2nd by Paul Zalucha, to review the PUD Draft at a Special Meeting Wednesday, September 1, 2004 at 7:00 p.m. Motion carried.

IX. Granite Hills Site Condo was next on the agenda. Shawn explained that they have added a vehicle turn around spot in the Webster park open space area. They plan ¾ acre lots in Webster Township and 1 acre lots in Scio Township. They may have an easement to the Preserve in Scio Township but they will not be able to get a connection to Loch Alpine.

A. Mr. Kingsley received a packet from Neil Gerl of the Loch Alpine Sanitary Authority and Shawn's engineer needs to study these issues to protect Loch Alpine's water supply.

B. Mr. Kingsley asked that an easement be established to Rondo Court in Loch Alpine for the future. They must review Bruce Pindzia's issues and make an updated drawing.

B. Gerry Calhoun moved, 2nd by Paul Zalucha, to hold a public hearing September 15, 2004 at 7:30 p.m. on Granite Hills site condo. Motion carried.

NEW BUSINESS:

X. St Joseph Catholic Church presented their preliminary site plan for the 46 acres at Mast & N. Territorial Roads. The first phase is the worship space at the back SW corner which they plan to start next spring. They plan a roofline for 44' to 52' on the church so they will need a height variance from the ZBA. Later they will add offices, religious classrooms, and a social area for weddings and funerals. They plan a 6-8 foot berm with pine trees along the south and west border of the property. A cemetery is planned on the west side of the property. A large festival grounds on the pine tree area along Mast Road is

also planned. They will fill in a pond near Mast Road for the driveway. There will not be curb & gutter as they will have a road side ditch. They will have a pond for future development that will discharge into the wetland along N. Territorial. Parking lot lights will be 12-20 feet high and point the light down.

- A. Mr. Kingsley said they must request a special use permit for the cemetery and then the Planning Commission may need a public hearing on it.
- B. Mr. Kingsley will review minutes regarding allowed lighting hours in the parking lot.
- C. Mr. Kingsley asked that they review Bruce Pindzia's comments and the plan requirements to fix their site plan.

XI. Mr. Kingsley discussed proposed Zoning Ordinance changes for a new fee schedule and an escrow system. Don Heller moved, 2nd by Paul Zalucha, to hold a public hearing on September 15, 2004 at 7:30 p.m on the new fee schedule and escrow funds. Motion carried.

XII. Mr. Kingsley asked for comments from citizens.

A. Bill McGibbon of Loch Alpine does not want Granite Hills to be well and septic, with so many lots , on so long a cul de sac. He said Act 368 of 1978 and Amendment 421 of 1980 requires a study be done to determine if sewer service is available.

B. Dean Fisher wanted to study Section 5.02 to see what a home occupation is.

XIII. Don Heller moved, 2nd by Gerry Calhoun, to adjourn. Motion Carried. The meeting adjourned at 11:30 p.m.

NEXT MEETING DATE:

Special Meeting, Wednesday, September 1, 2004 at 7:00 p.m.

Public Hearing, September 15, 2004 at 7:30 p.m.

Public Hearing, September 15, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, September 15, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

Erin Perdu

MINUTES OF THE 321ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 15, 2004

The Meeting was called to order at 7:30 p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Wilber Woods, Paul Zalucha

WTPC Members Absent: none

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, Dean Fisher and a room full of citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the August 18, 2004 Regular Meeting and the September 1, 2004 Special Meeting. Gerry Calhoun moved, 2nd by Paul Zalucha, to accept both minutes as printed with the correction to add the last names to Item VI (Bill Craigmil) and to Item XII A (Bill McGibbon). Motion Carried.

II. Township Board Report and Approval of the Agenda was next on the agenda.

A. Mr. Kingsley reported that the Township Board will meet next week.

B. Gerry Calhoun moved, 2nd by Paul Zalucha, to approve the agenda as printed. Carried.

III. Public Hearings

A. Proposed Fee Schedule (attached)

B. Granite Hills Site Condo (attached)

IV. Citizens Wishing to Address the Commission .

A. David ? of Loch Alpine, felt the hydrologic study would be tainted as the engineers are working for the developer. Mr. Kingsley said Webster Township will have an on staff engineer tomorrow.

B. Marsha Mumm did not like the revised Landscape Ordinance as it is less restrictive. She read letters from two citizens who want reasonable limits put on businesses so property values are not decreased. She proposed indoor storage and reducing traffic and noise.

C. Shirlee Musick asked when the Health Dept and Road Commission will get involved in Granite Hills and Mr. Kingsley said before the final site plan approval.

D. Dale Conger favors enforcing the current zoning ordinance (noise, site plans and special use permits) to protect their peace of mind and property values. He suggested only 2 staff in addition to the family.

E. Ron Crittenden felt Mom & Pop businesses should have restrictions put in the Ordinance.

F. Judy Conger presented a letter defining “employees”.

V. Old Business items were next on the agenda. The Historic District Ordinance, Cobblestone Farm Preliminary and Final Site Plan, are still tabled. Dunlavy Farms plans now meet the engineering standards.

A. The Commissioners discussed the 9/10/04 revisions to Landscape Ordinance. Mr. Kingsley explained that it would be a permitted special use in the Ag District and Mark Reading suggested leaving out specific restrictions so the Planning Commission can tailor them on a case by case basis.

1. Megan Masson-Minock, representing ENP, explained that existing landscape businesses who wish to expand would need a Special Use Permit. Mr. Kingsley felt larger operations should be in the commercial and industrial districts.

2. Paul Zalucha moved, 2nd by Don Heller, to meet September 29, 2004 at 7p.m. to discuss Landscape Ordinance, Home Occupation and maybe Home Based Businesses. Motion Carried.

B. Granite Hills Site Condo preliminary approval was next on the agenda.

1. Mr. Kingsley read a letter of recommendations from the Dexter Area Fire Dept.

2. Mr. Kingsley stated we do not have a letter from the Drain Commission yet and Norfolk needs to meet the Plan Requirements before we are able to give preliminary site plan approval.

3. John Westman moved, 2nd by Paul Zalucha, to postpone discussion on Granite Hills Site Condo until October 20, 2004 so that they may get a letter from the Drain Commission and a yes or no answer about hook up from LASA. Mr. Kingsley said he would abstain from voting. Motion Carried.

C. St. Joe Church Site Plan was next on the agenda.

1. Father Walsh presented an addendum to the special use permit to include 2.79 acre cemetery on northwest corner of the property and the driveway has been moved farther from the south property line. They plan single burial and each cemetery plot will be a separate deed. They are requesting a public hearing for the amendment to the Special Use Permit for the cemetery and preliminary approval.

2. Mr. Kingsley said the Zoning Ordinance is silent on cemeteries but Mark Reading says a cemetery is part of a church.

3. Don Heller moved, 2nd by Paul Zalucha, to set a public hearing on October 20, 2004 at 7:30 p.m. to consider the request by St. Joe Church for Special Use Permit to allow a cemetery in the already allowed special use permit. Motion carried.

4. The Commissioners discussed the preliminary site plan approval. Mr. Kingsley read a letter from the Dexter Area Fire Dept. We do not have a letter from the Drain Commission or DEQ or Road Commission or Bruce Pindzia’s engineering approval or the drawing updated.

5. Gerry Calhoun moved, 2nd by Don Heller, to grant approval of St. Joseph Church

preliminary site plan provided they get approval from the Township engineer, Drain Commission review, and update the drawing to include the Dexter Area Fire Dept. recommendations. Paul Zalucha pointed out the ponds need to be detention ponds on the drawing, and to check the well-septic field distance for the moved house and the neighbor subdivision secondary septic field locations. Motion carried.

D. The Commissioners discussed the Fee Schedule. Mr. Kingsley said copy costs should be \$.25 and each new submittal in the Commercial & industrial should be \$1,000.00. Gerry Calhoun moved, 2nd by Paul Zalucha to approve the fee schedule with the changes to item 2C and 2H and 4 D2. Motion carried.

NEW BUSINESS: None

VI Citizens Wishing to Address the Commission:

A. Sherry Smith asked about the PUD. Mr. Kingsley said we will set a public hearing after we get the revised draft.

B. Erica Perry suggested needing the residents input on a vision for a hub of business to meet basic needs (barbershops, etc.)

VII. Motion by Gerry Calhoun, 2nd by Don Heller, to adjourn. Motion carried. The meeting adjourned at 11:25 p.m.

NEXT MEETING DATE:

Special Meeting, Wednesday, September 29, 2004 at 7:00 p.m.

Public Hearing, Wednesday, October 20, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, October 20, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

E. Perdu

MINUTES OF THE 322ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 20, 2004

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, Gerry Calhoun, John Westman

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia, and about 25 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the September 29, 2004 Special Meeting. Gerry Calhoun moved, 2nd by John Westman, to approve as printed. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. The Township Board adopted the revised fee schedule resolution.

B. Mr. Kingsley said the Public Hearing for St. Joe church was not put in the Dexter Leader and consideration to set new public hearing will need to be added to the agenda as Item F.

C. Gerry Calhoun moved, 2nd by Don Heller, to approve the meeting agenda with the amendment to add Item F to Old Business. Motion carried.

III. Mr. Kingsley asked for comments from citizens.

A. A man read a letter from Tom Murphy, President of the Loch Alpine Improvement Assoc., which he gave to the Commissioners. It urged the Planning Commission to deny the preliminary site plan of Granite Hills as they want a better drainage plan. They have hired a lawyer to protect Loch Alpine.

B. Mike ? and Tom Holland of Loch Alpine asked to deny Granite Hills due to storm water run off affecting Loch Alpine wells.

C. A man from Loch Alpine said they learned that the test wells dug in Granite Hills did not find a clay layer. He wanted Northfolk Development to work with LASA but not to put the expense on Loch Alpine Residents. Rondo Court was originally set up with the idea of someday going to Joy Road. A drainage district could be established as detention ponds need maintenance.

D. Marsha Mumm wanted Level 3 businesses to have only 4 employees and to not have materials stored on site so there would be less noise, dust and traffic.

E. Erica Perry wanted the Planning Commission to have an attitude that encourages small business.

F. Rosemary Angel read and passed out a letter suggesting changes to the Business Ordinance.

G. Ron Meyers wanted more restrictions for Level 3 businesses.

H. Corry Crittenden asked what would happen to existing businesses. Mr. Kingsley said they could be a non-conforming use and not be allowed to expand.

IV. The Historic District Ordinance remains tabled.

V. Landscaping and Road Side Stand Ordinance was next on the agenda.

A. Erin Perdu reviewed her revisions dated October 12, 2004. Set back issues would be evaluated on a

case by case basis.

B. Gerry Calhoun wanted Level 3 businesses to be in the Ag District and Class II should be allowed on a 2 acre lot. She wanted Home Occupations and Class 3 businesses to be allowed to have conventional household curb trash carts. The Commissioners agreed.

C. John Westman wanted Level 1 business to be called Home Occupation and have Level 2 and 3 be a Home Based Business. He asked what is a delivery vehicle and Mr. Kingsley said a truck and trailer is 1 vehicle. He wanted Level 3 Home Based Businesses to be subject to an audit.

D. Mr. Kingsley said a fee needs to be added to the fee schedule for audit inspections and also to add that the Home Occupation will be the principal residence of the owner of the business.

E. Don Heller said exterior storage could be allowed as it would be subject to the audit and to the special use permit. Mr. Kingsley wanted a buffer to limit visibility and the audit could record a daily trip log. He felt 10 trips per day were reasonable.

F. Paul Zalucha asked if number of employees is just those that are on site or are on the audit. Erin will fix the discrepancy.

VI. Cobblestone Estates preliminary and final site plan remains tabled.

VII. The Commissioners reviewed the PUD Ordinance revisions. The Commissioners decided to have the PUD Agreement and the rezoning both occur with the final site plan. Erin Perdu will make additional revisions for next month's meeting.

VIII. Granite Hills Site Condo was next on the agenda.

A. Shawn, of Northfolk Development, explained that they have submitted a letter to the Drain Commission but have not received a response as yet. They also wrote a letter to LASA about sewer capacity and learned it will require a \$59,000 study to answer the question. They don't want the extra expense of a LASA study and they would need easements. They started the Hydrologic study and well permits and perk tests. Now the County Health Dept. won't let them pull perk tests because LASA said they have capacity. He asked for direction from the Planning Commission as sewer capacity must be available for immediate use and that does not mean a study and delay. His legal council is working with the State and County Health Dept.

B. Mr. Kingsley said he learned from Scio Twp. that 4 test wells were drilled and there isn't a clay layer so it will require a minimum of 100 foot wells. It would be best to connect to the LASA.

C. A man said Loch Alpine's DEQ permit won't allow them to extend beyond the boundary so they need a study. Both Scio and Webster Township Supervisors are writing a letter.

D. John Westman said we have no control over the Health Dept or LASA. He moved, 2nd by Paul Zalucha, to table Granite Hills Preliminary Site Plan due to lack of information. A Hydrologic study, or connection to a sewer, and the drain commission letter are still needed. Gerry Calhoun said they will need a right of way before they can hook up to Loch Alpine. The motion carried with John Kingsley abstaining.

E. Shawn asked to extend the time limit and the Commissioners agreed.

IX. Mr. Kingsley explained that the public hearing notice did not get into the Dexter Leader for St. Joseph Catholic Church special use permit for a cemetery. Don Heller moved, 2nd by Paul Zalucha, to reset the public hearing for November 17, 2004 at 7:30 pm. Motion carried.

NEW BUSINESS:

X. Chamberlain Woods Site Condo was presented by Bob O'Riley of Atwell Hicks. They plan an open space cluster community on N. Territorial road just west of the proposed St. Joseph Catholic Church. It is on 160 acres with 56 proposed homes. 61.44 acres are in the lots which are a minimum of $\frac{3}{4}$ acre and average 1 acre. It would have a private road, with curb & gutter, which would connect to Chamberlain Road. They could connect to the south property line. It would be well and septic with no lighting. They plan 84 acres of open space, including woods on the south end of the site, wetlands on the west and open meadow along N. Territorial Road. The woods have hiking paths and they plan a picnic area. Detention ponds discharge to wetlands on the property.

A. Mr. Kingsley asked them to work with St Joseph Church about a joint entrance onto N. Territorial Road. He also wanted minimal grading to protect the property and it will need a traffic study.

B. John Westman wanted trees protected on the lots in the cul-de-sac woods.

C. Bruce Pindzia said we need the Master Plan and By Laws. The parallel plan needs revision. He was concerned with ownership of the project as it is in 3 parcels.

D. Paul Zalucha moved, 2nd by Don Heller, to table consideration of a public hearing on Chamberlain Woods Site Condo till after next months meeting. Motion Carried.

XI. Mr. Kingsley asked for comments from citizens.

A. Mike? of Loch Alpine wanted more discussion with, and consideration from, Granite Hills.

B. Marsha Mumm discussed the Landscape Ordinance.

XII. Don Heller moved, 2nd by Gerry Calhoun, to adjourn. Motion Carried. The meeting adjourned at 11:15 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, November 17, 2004 at 7:30 p.m.

Regular Meeting, Wednesday, November 17, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

Erin Perdu

MINUTES OF THE 323RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 17, 2004

The Meeting was called to order at 7:30 p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Paul Zalucha

WTPC Members Absent: Wilber Woods

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia, and about 22 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the October 20, 2004 Regular Meeting. Motion by Paul Zalucha, 2nd by Gerry Calhoun, to approve as printed. Motion Carried.

II. Township Board Report and Approval of the Agenda was next on the agenda.

A. Mr. Kingsley reported that the Township Board formed a committee to review the PDR Ordinance and report back to the Planning Commission.

B. Gerry Calhoun moved, 2nd by Paul Zalucha, to add St. Joseph Church as Item A and move other items down and to approve the agenda with this change. Carried.

III. Public Hearing on the request by St. Joseph Church to amend a Special Use Permit to include a cemetery. (Attached)

IV. Citizens Wishing to Address the Commission .

A. Rosemary Angel was concerned that the proposed Home Based Business Class II will allow contractors anywhere in the Ag District.

B. Corry Crittenden felt the existing ordinance was adequate as written if it is enforced.

C. Erica Perry felt the proposed restrictions for contractors in Class II would lessen the impact and a small business on 10 acres is better than several homes.

D. Ron Meyer felt creating a Class II would be a magnet for all kinds of businesses.

E. Ron Crittenden said we should forget about Home Based Businesses as it would be an enforcement issue.

F. John ? asked how we would control traffic. The Home Based Business would allow him to expand his business.

V. The Commissioners discussed St. Joseph Church cemetery. Gerry Calhoun moved, 2nd by Don Heller, to recommend to the Township Board to approve the amendment to St Joseph Church Special Use Permit with low profile headstones and tree buffer on the west and north of the cemetery. Motion carried.

VI. The Historic District Ordinance remains tabled.

VII The Commissioners discussed revisions to Landscape Ordinance.

A. Gerry Calhoun wanted “family member” removed from the definition of employees in Class II. John Westman was strongly opposed to having a Class II Home based Business as the intensity is excessive. Mr. Kingsley wanted a process in place which includes all Mom & Pop operations to stipulate how they can operate their business and to limit the number of employees.

B. The Commissioners agreed to eliminate the Class II Home Based Business and Erin will expand Class I Home Based Business to state that storage of equipment and material in accessory structures on parcels 2 acres or more in size may be permitted. Delivery vehicles and number of employees would also be subject to the Special Use Permit. Erin will clarify language so the yearly audit submitted to the Township Board proves they are complying with the conditions of the Special Use Permit.

VIII Cobblestone Farm Preliminary and Final Site Plan were next on the agenda.

A. Bruce Pindzia explained that Jim has worked with the Drain Commission for 3 months but will not be able to receive a letter from them until the woods are cleared and the land leveled. The Drain Commission also wants 8 detention ponds and the lot layout changed.

B. The Commissioners asked that Bruce set up a meeting with the Drain Commission and the Township to explain their process and where they are headed.

C. Gerry Calhoun moved, 2nd by Don Heller, to remove Cobblestone preliminary and final site plan from the table to review next month. Motion Carried.

IX The Commissioners discussed the PUD Ordinance. Paul Zalucha wanted an exemplary project to help with community infrastructure improvement so it is worthy of a density bonus. Erin will make this change. Gerry Calhoun moved, 2nd by Paul Zalucha, to set a public hearing on December 15, 2004 to review the PUD ordinance. Motion Carried.

X. Mr. Kingsley mentioned that the Township Board passed a resolution to require Granite Hills to hook up to Loch Alpine sewer and water. The Road Commission has issues also.

XI Mr. Kingsley said that the Drain Commission wants massive grading on the Chamberlain Woods Site Condo so we will discuss this project with the Drain Commission also.

XII Citizens Wishing to Address the Commission:

A. Sherry Smith asked about the status of the Grand Sakwa MHP.

B. Erica Perry suggested the Planning Commission meet twice monthly so we have time to get a vision for the township.

C. John Westman said this was his last meeting and he thanked Mr. Kingsley for supporting him. Mr. Kingsley said he has appreciated John’s comments.

XIII. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 10:45 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, December 15, 2004 at 7:30 p.m.
Regular Meeting, Wednesday, December 15, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus
E. Perdu

MINUTES OF THE 324TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 15, 2004

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller

Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, Dean Fisher and about 25 citizens

I. Dennis Wojcik, of the Washtenaw Co. Drain Commission, made a presentation. They get jurisdiction from the Land Division Act 591 of 1996 to review and approve platted subdivisions, and the Michigan Drain Code Act 40 of 1956 to establish and protect county drains. Many communities ask them to review site plans. They require establishing drainage districts in subdivisions to assure maintenance.

OLD BUSINESS:

II. Mr. Kingsley reviewed the minutes of the November 17, 2004 Regular Meeting and the Public Hearing of November 17, 2004. Mr. Kingsley stated that John Westman requested a change in item XII C from “tolerating” to “supporting”. Paul Zalucha moved, 2nd by Don Heller to approve both sets of Minutes with this change. Motion Carried.

III. Township Board Report and Approval of Agenda were next on the agenda.

A. The Township Board will meet next week.

B. Mr. Kingsley corrected the agenda as Cobblestone Estates–item 7 C is not tabled. Don Heller moved, 2nd by Paul Zalucha, to approve the meeting agenda as corrected. Motion carried.

III. Mr. Kingsley asked for comments from citizens.

A. Erica Perry of the PDR Committee read their Recommendation to the Planning Commission. Mr. Kingsley asked Dean Fisher to forward the “Township Resolution Supporting the Washtenaw County Purchase of Development Rights Program” to Mark Reading for his review.

B. Ron Meyers did not want the township opened up to uncontrolled businesses.

C. Marsha Mumm said they have 24 citizens in their group who want the current zoning enforced.

IV. The Historic District Ordinance remains tabled.

V. Landscaping and Road Side Stand Ordinance was next on the agenda.

A. Megan Masson-Minock reviewed the revisions dated November 1, 2004 and November 24, 2004. She stressed that Special Use Permits can be custom made or denied based on the impact to neighbors.

B. Mr. Kingsley asked that trash normally generated by a single family residence be allowed.

C. Paul Zalucha moved, 2nd by Don Heller, to hold a public hearing on the proposed changes to Home Occupation Ordinance, Section 5.02 of the Zoning Ordinance, and new definition in Article 2, at the Regular January Meeting. Motion Carried.

VI. Cobblestone Estates II preliminary and final site plan was discussed. Jim Daratony asked the Commissioners to waive the requirements for Drain Commission review and to accept the site plan. Bruce Pindzia presented his letter stating that drainage is the only remaining outstanding issue. Dennis Wojcik said the Drain Commission has received the site plan last week and now has the review fee. He said the Drain Commission never endorsed leveling the land and clearing the trees. The Commissioners agreed that they want the Drain Commission to do the review. Paul Zalucha moved, 2nd by Don Heller, to table Cobblestone Estates II Preliminary and Final Site Plan. Motion Carried.

VII. The Commissioners reviewed the PUD Ordinance revisions. Don Heller moved, 2nd by Paul Zalucha, to hold a public hearing on the PUD Ordinance at the Regular Meeting on January 19, 2005. Discussion followed about wanting the density calculation to also be used on smaller sized properties so Megan will add this. Motion Carried.

VIII. Granite Hills Site Condo remains tabled.

IX. Chamberlain Woods Site Condo was presented by Bob O'Riley of Atwell Hicks. They plan 55 lots and 1 out lot. They have a letter from the Drain Commission that it has no jurisdiction, a letter from the Road Commission, the By-Laws, and a revised parallel plan. They have talked to St. Joseph Church engineers about combining the driveways but the church is not interested. They are providing access to Dunlavey Farms and to the south property. The Road Commission wants a single access to North Territorial Road and they would like a public hearing on this plan.

A. Mr. Kingsley asked about the length of their road and learned it would be about 2800 feet to the south lot. He felt this length and the single access to N. Territorial would be a problem for the fire department. They discussed possible use of the easement to Dunlavey Farms for emergency vehicles only and the need for a Road Maintenance Agreement between the two projects,

B. Bruce Pindzia mentioned that final site plan requirements state that the Drain Commission must approve the drainage plan.

C. Paul Zalucha had concerns with the parallel plan – that the out lot was used, and that all lots perk – and with drainage from and to neighboring properties.

D. Mr. Kingsley stated that before a public hearing can be set up we need Drain Commission review, Fire Department review, Health Department comments to make the parallel plan viable as the preliminary plan is based on the number of lots allowed in it, and discussion with Jack Campbell about using the easement to Dunlavey Farms. They should also have answers ready for the Dunlavey Farm homeowners who will have drainage issues on how this project may affect them. It remains tabled.

NEW BUSINESS: None

X. Mr. Kingsley asked for comments from citizens.

A. Erica Perry wanted the Resolution for PDR approved as the State will be taking applications in February. Mr. Kingsley said the Township Board needs to approve the Resolution. He encouraged the PDR Committee to make suggestions for rewriting the PDR Ordinance to also preserve natural features and bring it to the Planning Commission.

B. Dennis Wojcik said he had been a Zoning Enforcement Officer and he knows that Home Occupation Ordinances are difficult to enforce so it needs to be written carefully.

XI. Under General Discussion Mr. Kingsley said the County has adopted the County Plan.

XII. Don Heller moved, 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 10:25 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, January 19, 2005 at 7:30 p.m.

Public Hearing, Wednesday, January 19, 2005 at 7:30 p.m.

Regular Meeting, Wednesday, January 19, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

Erin Perdu

Bruce Pindzia