

MINUTES OF THE 373RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 21, 2009

The Meeting was called to order at 6:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Dave Lovell, Robert Mitzel, Cynthia Zuccaro, Erica Perry, Paul Zalucha, Gary Koch

Members Absent: None

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, John Kingsley, Mary Dee Heller, Rick Kleinschmidt, Charles Estleman, John Westman, Carol Whitney

I. Paul Zalucha said we have minutes from the Special Meeting of December 16, 2008, Special Meeting of December 17, 2008, and the Regular Meeting of December 17, 2008. Rob Mitzel moved, 2nd by Erica Perry, to approve all three sets of minutes as written. Motion Carried.

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

- A. Paul Zalucha waived the Township Board Report as the Commissioners were in attendance for it last night.
- B. Rob Mitzel moved, 2nd by Erica Perry, to approve the agenda and delete item C) Review of proposed zoning ordinance. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: Bruce Pindzia distributed his written report and there were no questions.

OLD BUSINESS:

V. Megan reviewed the changes she made to the By Laws. Rob Mitzel moved, 2nd by Erica Perry, to approve the By Laws. Paul Zalucha said the date and Vice-Chairman are wrong so it would be better to approve after the new officers are elected and make the date next month. Rob amended his motion to approve the By-Laws effective at the end of the February Meeting and Erica 2nd this change. Carried.

VI. Planning Commission Budget was next on the agenda.

A. Bruce Pindzia passed out the Workplan and Budget for FY 2009-2010. \$26,362.50 would be needed to do the #1 priorities but there is some cushion built in as Bruce didn't take into account the Commission now has one less member to attend meetings.

B. Gary Koch asked if the Township Board passes this Budget is the Planning Commission allowed to revise where to allocate the money. John Kingsley said the Township Board has final approval of spending.

C. Rob Mitzel moved, 2nd by Cindy Zuccaro, to recommend the proposed 2009/2010 Budget and Work Plan to the Township Board. Erica Perry wanted to reduce the meeting costs as Gerry is gone. Motion carried with Erica opposed.

NEW BUSINESS: None.

VII. Citizens Wishing to Address the Commission: None

VIII. General Discussion: Rob Mitzel attended a meeting and will tell the Commissioners about it in February.

IX. Rob Mitzel moved, 2nd by Erica Perry, to adjourn. Carried. The meeting adjourned at 6:50 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 18, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 374TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 18, 2009

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

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Gary Koch, Cynthia Zuccaro, Erica Perry, Rob Mitzel

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock, and 10 citizens

I. As the Commissioners had received the Special Meeting Minutes of January 20, 2009, January 21, 2009 and the Regular Meeting Minutes of January 21, 2009 prior to this meeting Erica Perry moved, 2nd by Gary Koch, to approve all 3 sets of minutes as printed. Carried.

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

A. Gary Koch reported that the Township Board signed a consent judgment on the Treat Property. The Board tabled discussion of St. Joseph Catholic Church lighting issue until the Planning Commission could discuss its Amended Site Plan Application. The Board took no action on a request to rename Farrell Road to Williams Road.

B. Paul Zalucha wished to amend the printed agenda of tonight's meeting. He wanted to remove item 9 "Approval of new By-Laws" as these were approved at the January 2009 meeting. He also wanted to remove item 6 A "Amended Site Plan Application from St. Joseph Catholic Church" as he just received a request to remove it from St. Joseph's attorney. Rob Mitzel moved, 2nd by Gary Koch, to approve the agenda as amended. Motion carried.

III. Citizens Wishing to Address the Commission: None

IV. Zoning Officer Update:

A. Bruce Pindzia mentioned that the Township Board signed a consent judgment on the Treat's Base Lake property as the Treat's have purchased extra property from their next door neighbor so the buildings are now in compliance.

B. Bruce Pindzia encouraged the Commissioners to visit the St Joseph Catholic Church site as it may be on the April meeting agenda. The church has withdrawn the application to amend their site plan so they can soften the steeple lighting.

C. Bruce has dismissed the complaint against L&J Landscaping on Mast Road as they are a grandfathered non conforming use.

OLD BUSINESS:

V. Proposed Ordinance revisions to Section 16.30 (Woodlands)

A. Based on last month's Special meeting the Commissioners knew the Township Board had issues with the restrictions of the proposed Woodland Section.

B. The Commissioners discussed Rob Mitzel's plan to preserve natural features with a sliding scale on size of the lots so there is an incentive for the developer to use it.

C. Paul Zalucha asked the Commissioners to review Article 6 in the current Zoning Ordinance and then review Rob's proposal and bring improvements to next month's meeting.

1. Paul will go to the next Township Board Meeting to ask if they would like this option.
2. Bruce Pinzia suggested Paul Zalucha talk with John Westman about property owner

rights, and harvesting trees as they are a renewable resource, before the Board Meeting.

VI. Review of Various Clarifications to the Proposed Ordinance. As Bruce didn't have any items Erica Perry moved, 2nd by Cindy Zuccaro, to table this discussion. Motion carried.

VII. Master Plan Update. Megan presented several items that needed to be updated to meet the Zoning Ordinance and State Law.

A. Megan will make the changes and give to the Commissioners two weeks before the March Planning Commission Meeting so the Commissioners can review them before discussion at the March Meeting.

B. Paul Zalucha also asked Megan to go over Zoning Map issues that need updating for the March Meeting.

NEW BUSINESS:

VIII. Election of Officers

A. Erica Perry moved, 2nd by Cynthia Zuccaro, to elect Paul Zalucha as Chairperson of the Planning Commission. Motion Carried.

B. Erica Perry moved, 2nd by Gary Koch, to nominate Rob Mitzel as Vice Chairperson. Motion Carried.

C. Cindy Zuccaro moved, 2nd by Erica Perry, to nominate Wilber Woods as Secretary. Motion Carried.

IX. Citizens Wishing to Address the Commission:

A. Robert Vargo felt tougher Zoning Ordinance Enforcement was important and showed photos of the lighting site plan violation at St Joseph Church. Bruce Pindzia said the church was addressing the problems.

B. Norbert Vance felt St Joseph Church was unnecessarily lit and the night sky is important.

C. Patrick Flaherty said he was an architect and consultant for St Joseph Church. He said everything was in compliance except the 3 lights to light up the steeple and the church has agreed it must be amended. The bell is the one they had in the Dexter church.

X. GENERAL DISCUSSION:

A. Rob Mitzel discussed working sessions he attended on TDR noncontiguous sites. He will get more information for possible inclusion in the Master Plan or Zoning Ordinance.

B. Rob Mitzel asked about the joint planning study. John Kingsley said it has been delayed.

XI. Erica Perry moved, 2nd by Gary Koch, to adjourn. Motion carried. The meeting adjourned at 9:28 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, March 18, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 375TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 18, 2009

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

WTPC Members Present: Wilber Woods; Dave Lovell, Robert Mitzel, Cynthia Zuccaro, Erica Perry, Paul Zalucha, Gary Koch

Members Absent: None

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and 3 residents

I. Paul Zalucha said we have minutes from February 18, 2009. Gary Koch moved, 2nd by Erica Perry, to approve the minutes with correction of the spelling of "Township" in the heading. Motion Carried.

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

- A. Gary Koch related that April 18, 2009 will be the Roadside Cleanup date, the Dexter Methodist Church project is completed, and the Township Budget has been passed. Gerry Calhoun received a certificate as she has been on the Planning Commission since 1980 and on the ZBA prior to that.
- B. John Kingsley discussed the grant obtained for regional planning sessions with experts to guide us. He asked the Commissioners to think of ideas for the April Planning Commission Meeting that could feasibly be done as joint regional projects such as non-motorized trails or coordinated Master Plans. He expects a study to combine area fire departments later.
- C. Erica Perry moved, 2nd by Gary Koch, to approve the agenda as printed. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: Bruce Pindzia distributed his written report.

- A. Bruce explained that the Treat property on Base Lake Drive has been sold. It no longer needs a variance as Mr. Treat purchased additional property from the neighbor.
- B. St Joseph Catholic Church has reduced the light wattage 40% on their steeple and Bruce encouraged the Commissioners to see it. At our April meeting the Church wants to amend their site plan.
 1. Cindy Zuccaro asked if the lights are now in compliance and Bruce said "no".
 2. Bruce said Mr. Vargo, a neighbor, wants the church to raise their berm by his house to reduce the lighting. The berm is currently in compliance with the site plan.

OLD BUSINESS:

V. Proposed Zoning Ordinance updates. Bruce Pindzia reviewed changes he made based on comments from the Township Board/Planning Commission joint meetings. A new Public Hearing on the proposed Zoning Ordinance needs to be held and Megan will check the porches, stoops and decks section.

VI. Master Plan Update was presented by Megan Masson-Minock.

A. The Commissioners discussed land trust conservation easement lands that are not in the Ag Preservation Overlay District. As these 4 properties are on natural feature lands the Commissioners agreed to create a Resource Protection Overlay District and not change the Ag Preservation Overlay Map.

1. Cindy Zuccaro felt there was too much R-1 north of Territorial Road and one dwelling unit per acre was too dense for well and septic there. The Commissioners agreed to look at this part of the Master Plan again in 2-3 years.

2. Megan will put in the Master Plan that we intend to develop tools to protect natural features in the R-1 District and bring a natural feature overlay map to next month's meeting.

B. Megan explained that the Township needs affordable housing, but the proposed zoning ordinance

is less dense in the Urban Residential District than in the Master Plan. She said PUD's should be tied to the Master Plan but the Zoning Ordinance can be different. The Commissioners decided the Zoning Ordinance's 4 dwelling units per acre for multiple-family, similar to the Cedars at Gordon Hall, and 2.9 dwelling units per acre for single family was good for R3 in the Master Plan.

C. Megan will add general language in the Master Plan on Lakefront overlay district.

D. The Commissioners reviewed the Implementation Matrix. Lakeside lots, protection of ag and natural features in new housing developments, and alternate energy generation were added.

VII Woodland Regulations – Section 16.30 was discussed.

A. Bruce Pindzia reviewed a memo based on John Westman's comments that trees are a cash crop and an owner has property rights.

B. Erica Perry thought open space preservation was a good tool to preserve trees and asked the Commissioners to review SEMCOG's Best Management Practices.

C. Dave Lovell thought a little woodland protection was better than none at all.

D. Megan will try to craft a woodland ordinance for new developments that most people would like for next month's meeting. The Commissioners will then decide if it is a go or no go.

E. The Commissioners agreed to look at Rob Mitzel's Open Space option later.

F. The Commissioners agreed to call for a Public hearing on the Zoning Ordinance at next month's meeting for May, 2009. Megan related that the County only needs to review the changes made to the Master Plan.

VIII. The Zoning Map was reviewed and Bruce will update it for the next meeting. A public hearing will be needed in May for it also.

NEW BUSINESS: None.

IX. Citizens Wishing to Address the Commission: None

X. General Discussion: Erica Perry will give a PDR Report in the General Discussion section of the Meeting agenda when there is something to report.

IX. Erica Perry moved, 2nd by Gary Koch, to adjourn. Carried. The meeting adjourned at 10:45 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, April 15, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 376TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 15, 2009

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

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Gary Koch, Cynthia Zuccaro, Erica Perry, Rob Mitzel

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock, and a roomful of citizens

I. As the Commissioners had received the Regular Meeting Minutes of March 18, 2009 prior to this meeting Gary Koch moved, 2nd by Erica Perry, to approve the minutes as printed. Carried.

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

A. Paul Zalucha explained that the Township Board will hold their April meeting next week.

B. Erica Perry asked to add the Webster Township Preservation Board Report to the agenda after the Zoning Officer Update item 5. Cindy Zuccaro moved, 2nd by Gary Koch, to approve the agenda with this change. Motion Carried.

III. Citizens Wishing to Address the Commission: Paul Zalucha asked people who plan to speak to sign in so we have the correct spelling of their name. He also reviewed the timeline prepared by the Zoning Officer of building St Joseph Catholic Church and said tonight the Planning Commission would review their proposed site plan amendment which was submitted in March.

A. Doug Koepsell told the history of the Pledge of Allegiance and asked that the Planning Commission recognize the value of St Joe as a visible “under God”, that we consider all the citizens of Webster Township, remain humble, and uphold the principles of our way of life.

B. Charles Nielsen said he is President of the Low Brow Astronomers and said St Joseph was a major light pollution that will prevent people from seeing God’s majestic view. He thought a light ordinance would be good to protect undesirable lighting.

C. David Ritchie drove by the church often. He thought they should advertise if it is a gas station and wondered why God’s people would try to block out the sky. He thought the steeple and lights try to poke a hole in God’s eye. He thought if they leave the lights on they are advertising and if they turn off the lights they are serving God.

D. Bob Vargo lives next to the church and said it took away the environment he moved out here for. He asked that the berm height block out the headlights in his home, that the dumpster be moved as it is almost in his backyard and is a nuisance, and snowplowing noise in the middle of the night is bad. He didn’t want the site plan amendment to be approved until they fixed the lights and follow the Zoning Ordinance. He provided a photo of car headlights on his home.

E. Brian Heldt said he is Director of St. Joe’s hand bell choir and they meet at night and need the lights for safety.

F. Joe Prochaska said the church on the hill and lights give glory to the Lord. His wife is a member of the hand bell choir and he asked the Commissioners to consider lighting for safety in the parking lot, on the sidewalks, and in the festival area.

G. Jack Carlson asked the Commissioners to deny the amended site plan and enforce the existing Zoning Ordinance. He felt the light glare was a violation of the Zoning Ordinance and he wants shields on the parking lot and festival lights. He said the church is overly lit and it is disturbing and detrimental to the neighborhood quality of life.

H. Pat Cavanaugh said he is President of Brass Creek and lighting is for safety and snowplowing is a fact of life. The church is beautiful if they turn the lights off at night.

I. Elizabeth Neil said she works for the church and lost her keys and it was too dark to find them. The lights are turned off at 10pm although they have permission to keep them on until 11pm and the lights are only on when something is going on at church. They have no control over when the dumpster is picked up.

J. Tim Carr wants light shields installed on all lights. St Joe is the brightest lit church around and he wants the Commission to enforce the rules. For public safety the newly proposed sidewalk lights are better than the lights on the side of the church.

K. Eric Bloom said the berm doesn't help and he wants the berm and lights fixed.

L. Linda Chudy-Bowman thought the church invites more people to the Township and community is important. They want to be good neighbors and need the light for safety.

M. Art LeVallee said it is hard on the neighbors to live with the lights and they are mad. They don't need lights as bright as a football field to be on a steeple. The bells are very loud. They need a shield on the light fixtures and it would help if the berm and trees were in place.

N. Delores (?) said there are lights and activities at the St Joe church in Dexter Village and people don't complain there.

O. Amy Teddy said she didn't have issues with the church but does want help with the lights and the bell. She felt it downgraded property value and asked the Commissioners to consider the neighbors and be respectful of the site plan.

P. Ed Dorrington said if the church is not aligned with the Zoning Ordinance it should be fixed before approving an amended site plan.

Q. Mrs. Bloom said the church violated her right to privacy as the berm is not 6 feet high on her side of the property and there needs to be a barrier between them and the church.

R. Dave Nowak has lived here 34 years and has learned to accept the many changes. All the lights should affect Peach Mountain and we need to learn to live with each other.

S. Bill Janssen felt the church light is excessive and not appropriate for the neighborhood.

IV. Zoning Officer Update: Bruce said he will prepare a report for next week's Township Board meeting and give a copy to the Planning Commission.

V. Erica Perry presented the Annual Report of the Webster Township PDR Board. She said they were proud to report that they will close on two large family farms – the Merkel Farm and Marjorie Smyth Farm - with the Greenbelt by the end of May and want to celebrate.

NEW BUSINESS:

VI. Consideration of St. Joseph Catholic Church Amended Site Plan Application for lighting.

A. Paul Zalucha excused himself from the meeting as he is a member of St. Joseph Catholic Church. Gary Koch excused himself from the meeting as he is an adjoining property owner of the church and feels it would be a conflict of interest. Rob Mitzel, Vice Chairperson, conducted this portion of the meeting.

B. Rob Mitzel explained that the Planning Commission's role is to study land use planning and consider site plans and ensure they are in compliance with the Zoning Ordinance, but they are not an enforcing agency.

C. Father Walsh introduced David Swanson, Architect, and Tom Hitch, attorney for the Diocese of Lansing. Father Walsh said they have replaced dead trees, reduced ringing the bell and how long the lights are on. The lights now go off at 10 p.m. to save electricity and to be a good neighbor. They have installed lights at the entrances of the property for protection from

trespassers and have moved the lights farther apart in the festival area for safety. They have moved the lights farther from the church building so the building is a witness of their faith.

D. Dave Swanson handed out, and reviewed, a letter dated April 15, 2009, summarizing presentation points of the Amended Site Plan (see attached).

1. David Swanson stated that the Emergency lights stay on longer.

2. David Swanson stated that the East and West Façade lighting is aimed at the lower 1/3 of the Façade and the North façade lights are now aimed at the Bell Tower.

3. David Swanson stated that the back and side church building exit lights are fully shielded and the two front exit lights are semi-shielded.

E. Tom Hitch, attorney for St. Joseph, said the church now shuts off the lights at 10 pm. on the side of the building and on the steeple to accommodate the neighbors – except on Christmas Eve and Holy Saturday.

1. Tom Hitch said it is the church's position that they have complied with and are in compliance with Township requirements.

a. He presented an email from Bruce Pindzia to Father Walsh, dated October 17, 2008, stating the site lighting has been installed as per the approved plans based on a lighting inspection on May 21, 2008.

b. He presented copies of a letter from Bruce Pindzia to Mr. Ron Baker of the Washtenaw County Building Dept, dated December 10, 2008, stating St Joseph Catholic Church has satisfied all requirements of Webster Township and authorizing their Department to issue a final certificate of occupancy for the main structure.

2. Tom Hitch said he talked with Father Walsh and Township Representatives and went to the Township Board meeting in February to say the church would file an amended site plan, and reduce wattage on the steeple and on the façade, and change the direction of the light going to the sky to address neighbor concerns. The church did reduce the wattage on the church facade from 400 watts to 200 watts and reduced 2 of the 3 steeple lights to 400 watts from 1000 watts. Also the church doesn't have lights on in the parking lot at all times.

3. Tom Hitch passed out a chart outlining the parking lot light program at St. Joseph Catholic Church. In the winter the lights will start earlier in the evening. The church is entitled, according to the development plan to have the parking lot lights on all the time. The East drive/East parking lot lights close to Dunlavy Farms are not on four nights a week to reduce the impact on the neighbors. Because the parking lot lights are not on all the time they have the lights on the façade and steeple.

4. Tom Hitch said the development agreement never specified what wattage light bulb should be on the steeple and façade. There is no standard in the Zoning Ordinance on the level of lighting intensity and law does not permit a Planning Commission to set standards. Their position is that the reduced lighting for façade and steeple as is out there today should be approved.

5. Tom Hitch said the church is obligated to keep people safe on the site and part of the church function is to illuminate the church. He said the parking lot lights have been approved and installed according to the requirements of the Township per the site plan and changing these lights is not before the Commissioners.

6. Tom Hitch said would agree to a condition for approval, if façade and steeple lights are approved as they currently exist, that the church would commit to work with the Township to shield two or three of the parking lot lights near Dunlavy Farms to try to reduce the glare. The lights were first purchased because they reduce glare but they are 16 feet tall and homes can see them due to the elevation. They were designed without a shield but the church would try to work with their lighting engineer, without excessive cost or sacrificing safety, to reduce glare to satisfy

the neighbors to demonstrate heartfelt neighborliness.

F. Bruce Pindzia, Township Zoning Officer, said the Township received the amended site plan application from St. Joseph Catholic Church on March 27, 2009. He reviewed his written report.

1. The Festival Area lights were approved last August but the church has since put them in a new location. The Catalog shows that full visors are available. He wants visors required on the Festival Lights as these lights are higher than the trees.

2. The Façade and Steeple have 5 new lights installed on the ground on 3 sides of the church building. Section 9.06 of the Zoning Ordinance Final Site Plan Review says the outside lights won't adversely affect the neighbors or traffic on public streets. He said the East and West Façade lighting exceed the guidelines of the lighting manufacturer.

3. They are requesting to change the status of the sign on the corner from temporary to a permanent sign. Bruce suggested the Planning Commission wait on this sign issue until the proposed Zoning Ordinance is approved as it will give us clarified sign language.

4. Other site plan issues:

a. Bruce wants the proposed amended site plan to say that all lighting is shielded to prevent glare to neighbor's property as this was part of the approved final site plan but is not shown on the proposed site plan.

b. The church steeple and east and west façade are illuminated and the ground illumination should be reflected on the updated photometric plan.

c. The floodlight at the road intersection needs to be added to the plan.

d. There are discrepancies when he compares the 2005 approved photometric plan to the new photometric plan. As an example in the old plan the north parking lot indicated .1 foot candle and the new plan is 9 foot candles. In the North loop drive the original approved plan is 5.06 foot candles and the new plan is .1 foot candle.

G. Megan Masson-Minock, Township Planner, discussed the proposed amended site plan.

1. The sign request does not meet the current Zoning Ordinance so she recommended the Commissioners not rule on it and have it go to the Zoning Inspector.

2. The Administrative Building lights are not shown on the proposed plan and she recommends they be added.

3. The Planning Commission determines if items are minor which would go to Bruce, or not minor. She feels the steeple and façade are not minor and then Section 9.05 and 9.06 of the Zoning Ordinance apply. She inspected the site last Wednesday night and does not think it is harmonious and it is by far the brightest of any area church. Glare is usually defined if you physically see the light bulb and this is stressful as humans are hardwired to look at bright lights.

H. Rob Mitzel opened discussion to the Planning Commissioners.

1. Dave Lovell asked when the steeple light was installed. Bruce said they were not reflected on the original site plan approved in 2005 and he was not aware of the installation when he made email correspondence to Father Walsh on October 17, 2008.

2. Dave Lovell agreed to follow the recommendation of the Zoning Officer and Township Planner on what are minor and not minor items. Dave Lovell moved that the six items contained on page 2 of the Planning Consultant report be deemed minor issues for the amended final site plan. This was 2nd by Erica Perry. These items are 1) The proposed reduction in the number of light bollards; 2) proposed increase in the distance between the Festival Area lights. 3) wall pack lights on the church; 4) soffit lights over the entrances; 5) lighting on the festival building; and 6) lighting on the barns and the eastern driveway. Motion carried 5 to 0.

3. Erica Perry viewed the steeple light as not minor and the approved site plan did not agree to steeple lighting. She wanted to know which parking lot lights were a problem for the

neighbors and if shielding 2 or 3 would be enough. Bruce Pindzia said the final site plan was approved August 17, 2005 and 33 new lights are installed or are proposed to be installed over that site plan. Rob Mitzel said there was verbage but it was not on the site plan.

4. Cindy Zuccaro asked if they can put in any wattage bulb they want if there is no specific wattage in the Zoning Ordinance? Megan explained that there are subjective standards and performance standards in the Zoning Ordinance. Section 5.14 applies to any building in any Zoning District and it does not allow glare on adjoining property or public roads. She said light shielding should be a condition of any approval.

5. Erica Perry moved, 2nd by David Lovell, to designate steeple lighting and building façade (SE and NW) lighting as not minor. Motion carried 5 to 0.

6. The Commissioners discussed other problems brought up this evening. Erica Perry moved, 2nd by Dave Lovell, to table the two not minor items of the St. Joseph Catholic Church site plan for lighting until the May Planning Commission meeting so that clarification can be provided on parking lot lights, impact of the façade lighting, the agreement made on how to implement parking lot lights, get opinion from Township Attorney on compliance of site plan as mentioned on page 5 of Bruce's memo and clarification of discrepancy of photometric reading between original plan and revised plan. Motion carried 5 to 0.

I. Paul Zalucha then resumed Chairpersonship of the meeting and called for a 5 minute break.

OLD BUSINESS:

V. As it was very late Rob Mitzel moved, 2nd by Erica Perry, to amend the agenda to defer item 7B (Discussion of proposed Woodlands Regulations) and 7D (Zoning Map updates) to a future meeting. This carried unanimously.

VI. Goals for LIAA Grant at Board of Trustee Request: The Commissioners suggested non motorized pathways to link regional parks; study of regional commercial needs, horse paths between townships, identify biospheres (flora and fauna) for land use planning, and draft ordinance language for woodlands. Paul will give the list to John Kingsley.

VII. Master Plan Update. The natural feature map will become Map #12. The natural feature language will be added to the master plan later. The environmental overlay district is on page 52. Rob Mitzel moved to forward the revised Master Plan to the Township Board, and Chairman Zalucha's cover letter and incorporate the natural feature map. This was 2nd by Cindy Zuccaro. Motion carried unanimously.

VIII. Rob Mitzel moved, 2nd by Erica Perry, to set a public hearing on the proposed Zoning Ordinance and Zoning Map for the regular Planning Commission meeting in June. Discussion followed on time needed to publish the notice and Bruce said it will need to be done the end of May. Rob said this motion can be reversed at the May meeting if necessary as the Woodland and Zoning Map need to be reviewed. Motion carried. Gary Koch said a special meeting could be held May 27, 2009 if needed.

IX. Citizens Wishing to Address the Commission: Elizabeth Neil thanked the Commissioners for patience and contemplation.

X. GENERAL DISCUSSION: Bruce mentioned an email he just received from Norbert Vance this morning and he will acknowledge it at the next meeting.

XI. Dave Lovell moved, 2nd by Cindy Zuccaro, to adjourn. Motion carried. The meeting adjourned at 11:10 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 20, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 377TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 20, 2009

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

WTPC Members Present: Wilber Woods; Dave Lovell, Robert Mitzel, Cynthia Zuccaro, Erica Perry, Paul Zalucha, Gary Koch

Members Absent: None

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

I. Paul Zalucha said we have minutes from April 15, 2009 regular meeting. Gary Koch moved, 2nd by Cindy Zuccaro, to approve the minutes of the April 15, 2009 Planning Commission meeting. Carried.

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

A. Gary Koch reported from the April Board meeting that the Township property is now tobacco free. From the May Board meeting the Master Plan will be distributed to other municipalities.

Also Bob Mast's farm will be used for a movie and Mast Road will be shut down for 2 weeks starting June 18th, provided the Road Commission approves it.

B. Gary Koch moved, 2nd by Erica Perry, to approve the agenda as printed. Motion carried.

III. Comments from Citizens:

A. Bob Vargo asked the Planning Commission to deny approval of St Joseph Church proposed site plan until site violations are fixed.

B. Eileen Slank was chair of the St Joe Stairway building committee and stressed the time and care they took. The Steeple and façade are lit as a beacon to call people to worship, and the parking lot lights are for safety.

C. Col. Richard Knox told of the church bells in East Germany and how important it is to allow the bells and church lighting to symbolize freedom.

D. Joe Veltri, a planner, said the Planning Commission must approve St Joe Church as the parking lot needs more lighting for safety and the building illumination is good for crime prevention.

E. David Miley was in law enforcement and crime prevention and said we need common sense for safety, and the church shows what our priority should be.

F. Catherine Bearman asked to approve the church plan for safety and as dim lights invite crime.

G. Tom (?) said he was on the Stairway church building committee and they have already made concessions and he threatened a lawsuit if his family is injured due to poor lighting.

H. Beth Chamberlain said the church lights are for crime prevention and the bells are a song.

I. Aurora Dickson said she has a feeling of calm when she sees the church lights. She wants the Planning Commission to make good first decisions.

J. Steve Prehn said the flag and church is a symbol of America and there is no need for compromise because there is a need for safety and the lighting is inadequate.

K. Jack Carlson said this is not an issue of safety but a violation of Township law. He asked to deny the proposed site plan and make a solid barrier between the properties and shield the parking lot lights. He liked 150w light bulbs on the façade.

L. Mary Sinnott said the neighbors should landscape their yards and put shades on their windows as the church has already reduced the lights and put trees on the berm at great expense.

- M. Ray Singer read from the book of Romans about Christians not being a stumbling block to others.
- N. Barbara Gutowski said the church needs the lights to protect against crime as there is quick access to the expressway.
- O. Marlene Viola said the laws are for the benefit of the people and if majority need the lights we should change the law.
- P. Diane Lapham said she fell off the curb at Easter and needed her car light button to see.
- Q. Pat Lapham said they had to plant trees in their yard as development came. He almost fell at St. Joe so they need the lights there for safety.
- R. Janet Elgas said it was dark in 1978 when they moved here but you can't stop progress and she urged the Commissioners to support the lights at St Joe.
- S. Chris Burke said he was on the Stairway building committee and in the summer there is sunlight late in the evening, so are the church lights worse?
- T. Art LaVallee said we should look to see if Township ordinances or the site plan have been violated. A 20 foot tall berm would help and new trees are dying.
- U. Tim Carr said the Stairway committee did not work with the neighbors and you don't need several thousand watts to be a good Christian.

IV. Zoning Officer Update: Bruce Pindzia distributed his written report.

NEW BUSINESS:

V. St. Joseph Church Amended Site Plan Application

A. As Paul Zalucha is a member of St. Joseph he excused himself from this part of the meeting. Also Gary Koch excused himself as he is an adjacent landowner. Rob Mitzel took over as Vice- Chairperson for this part of the meeting. He said we would need to change the original site plan to put specific location and size of lighting for the steeple and façade. We need to hear if the parking lot lights were installed as originally approved in the site plan and then decide if the parking lot lights are a minor or not minor issue. We then need to vote on the amended site plan with additions and also on the development agreement if we change light shielding.

B. Father Walsh gave a history of their church in Dexter and said they feel they have complied with the Development Agreement. He said the church will accept the proposal that Bruce Pindzia and Megan Masson-Minock suggested in their May 19, 2009 letter, as the church feels it is reasonable for safety and light for the mission. He handed out a parking lot light schedule but said it was subject to change.

C. Tom Hitch, attorney for the Diocese, said they have had many discussions with the Township officials in the last month. The proposal by the Zoning Engineer and Township Planner is a compromise and the Parish and Diocese support it as the proposal is reasonable.

1. They agree to a single 750 watt spot light to illuminate the steeple, and a single 150 watt fixture to illuminate the southeast and northwest portions of the sanctuary facade.

2. They agree to shield the parking lot security light closest to Dunlavy Farm residents, and the parking lot lights will be on when they use the structure but not otherwise.

3. He suggested the Planning Commission not approve the proposal if, and only if, they determine it is not reasonable, but it took a lot of effort from the church and the township to address safety and the right of the church to promote the mission and to work for the best interest of all citizens, and he asked that they adopt the proposal from Mr. Pindzia to Mr. Mitzel.

D. Bruce Pindzia said they had two lighting demonstrations. The co-written letter of recommendation to the Planning Commission is endorsed by the Parrish and Diocese. He asked the Planning Commission to exercise their best judgment in resolving these matters.

E. Rob Mitzel asked Bruce about clarification of the photometric plan reading discrepancy. Bruce said a different consultant was used on the amended photometric plan that didn't have access to the first conditions, but Bruce liked the revised readings.

F. Megan Masson-Minock said the letter she and Bruce wrote, dated May 19, 2009, was based on a demonstration at the site on May 12, 2009. The letter recommends:

1. a single 750 watt spot light focused to illuminate the steeple and cross but to minimize overspill.
2. a single 150 watt light fixture for the southeast and northwest building façade.
3. a shield on the security light pole in the Mast Road parking lot which is used every evening, and use the other parking lot lights only when the church is being used, and ratified by an amended Development Agreement. She urged a balance between glare and safety as putting on a shield on parking lot lights reduced light to 3 parking lot stalls.
4. She said this is a multi phase project and there may be other site plans in the future.

G. Mark Reading, Attorney for the Township, asked Father Walsh to circle on the map which Security Light in the South parking lot will be shielded for reduction of glare. This diagram was given to Rob Mitzel for the record. Rob said it was the 2nd post coming south of the church off the parking lot in the east row of parking lot lights.

H. The Commissioners discussed the Façade lighting.

1. Megan recommended a Metal Halide light bulb as it lasts longer and performs better for outdoor lighting. Father Walsh said Metal Halide light bulbs were shielded so kids can't play with it.

2. Erica said the façade lighting was also for safety purposes so she supports a 150w bulb. Bruce said the loop driveway and walkway were proposed to get 20 bollard lights.

3. Dave Lovell asked if façade lighting would not adversely affect the neighbors. Bruce said it would not adversely affect neighbors and brings the site plan into conformance with regulations.. Megan said the Ordinance in Section 9.05 C4 says it must be harmonious and not harmful. 9.06C2 said the outside lights must not affect neighbors or traffic.

4. Erica Perry moved, 2nd by Cindy Zuccaro, that we recommend that a single 150 watt fixture illuminate the building facades on the southeast and the northwest portions of the sanctuary.

a. Mark Reading suggested a condition be added to state that the light be turned off at 11pm. Rob Mitzel said page 7 of the Development Agreement already states the hours so it is not changed.

b. Dave Lovell asked Bruce if anyone from Dunlavy Farms were involved as part of the resolution. Bruce said it was based on the May 12, 2009 demonstration and there were no outside sources of influence.

c. The Commissioners voted 5-0 to pass the motion.

I. The Commissioners discussed the Steeple lighting.

1. Erica Perry was concerned with spillway of the light and where the best spot is to aim for. Bruce said last night it was aimed at the Pediment to also illuminate the steeple and cross and Father Walsh concurred. Megan said to consider the circular radius of illumination.

2. Cindy said extreme spillover in the sky is not a safety issue. Megan said to keep in mind the standard of harmonious and how the light affects adjacent property and then balance it with the church needs. Bruce said the target point is subjective and they need to see the light in the field to see the best spot for a target point.

3. Mark Reading suggested they approve the steeple light with condition that it meet the standards when installed.

4. Dave Lovell moved, 2nd by Erica Perry, to accept the recommendation as stated by the Zoning Administrator and Township Planner for steeple lighting with condition that it meet the standards in the Zoning Ordinance 9.05 C4 and 9.06C2. This motion carried with all 5 Commissioners voting yes. The steeple lighting recommendation was A) A single 750 watt spot light be used to illuminate the steeple and, B) It be focused or directed so as to adequately illuminate the steeple and cross but minimize over spill.

J. The Commissioners discussed the Parking Lot Lighting.

1. Mark Reading said these lights are not in compliance with the site plan or development agreement. The lights are 18 feet tall and not 16 feet tall. The height of the pole is 16 feet but they are on a 2 foot stand. Also the fixtures are designed so they don't take the manufacture shield to prevent glare so they do not meet the final site plan for Phase 1. They want to amend the site plan to continue the fixtures at 18 feet and not shield all of them, just shield the one that was identified tonight.

2. Erica Perry moved for a 5 minute recess, 2nd by Dave Lovell. Motion carried. The meeting recessed at 9:35pm and Rob Mitzel resumed the meeting at 9:40p.m.

3. Bruce said the amended site plan they are considering has parking lot lights of 18 feet in the Mast Road parking lot. The security light has two fixtures on it and it would be shielded on the side parallel to Pinefield Dr. Bruce recommended changing the height on the North Territorial Road parking lot lights to 18 feet also. He did not feel the proposed amended site plan needed a statement that all parking lot lights be shielded as not all parking lot lights are intended to be shielded. There will be some glare at certain times. Erica Perry moved, 2nd by Cindy Zuccaro, to consider the parking lot lights amended site plan a not minor issue. Motion carried.

4. The Commissioners wrestled with safety of church members and glare on adjacent property. Megan said the security light is on all the time so it needs to be shielded, but if all the parking lot lights were shielded the reduction of light would be unsafe because of the type of light that was installed.

a. Erica moved to table the 3rd issue and have the church meet with Pinefield Drive and Bruce and come back with options. This died for lack of a second.

b. Cindy said she remembered it being stressed, in discussions prior to construction, that the parking lot lights would be shielded. Megan said there is an internal shield but it directs the light so it is not dealing with spillage off the property and the topography makes it an issue.

c. Rob suggested more vegetation on the berm or a solid fence on the berm or replace the lights with ones that can have an external shield. We can ask them to go back to get shielding, or approve it with condition of screening on the berm, or deny it based on the Zoning Ordinance and then it goes to Bruce to deal with compliance issues.

d. Dave thought there were other options and then maybe the church could have more parking lot lighting. He asked Bruce if all efforts have been exhausted. Bruce said no – they could still work on it.

f. Erica moved, 2nd by Cindy, to table the parking lot lights to the June Planning Commission Meeting at which time options to prevent glare come to the Planning Commission based on a collaborative effort by all affected parties. Motion Carried.

g. Rob Mitzel said we won't rule on the amended site plan until the Parking Lot light issue is resolved. Mark Reading suggested we would be able to resolve the parking lot lighting at the next meeting and, once resolved, then a revised photometric plan, page 18, needs to be prepared by the church and submitted by the church for the July Meeting. Rob added that a revised Development agreement would need to be given to the Board of Trustees.

K. Determination of Variable Fees. Erica moved, 2nd by Cindy, to table determination of Variable fees until we get resolution of amended site plan. Motion Carried.

OLD BUSINESS:

VI. Paul Zalucha resumed Chairperson of the Planning Commission and the Proposed Woodland Regulations (Section 16.30) was reviewed by Megan. She stressed this is for site plan review only so the Planning Commission has the ability to govern.

A. Dave Lovell did not think the Township Board would like it but we should send it to them.

B. Cindy Zuccaro wondered if the tree list would be a stumbling block. Rob Mitzel felt the Board could strike the list down and then a Heritage tree is just 18" or larger.

C. Rob Mitzel moved, 2nd by Erica Perry, to include Section 16.30, as proposed, in the

Zoning Ordinance draft. Motion carried.

VII. Zoning Map Updates were presented with a single Industrial District so it is the same as the text. They will change the color of Commercial so it is easier to see.

VIII Erica Perry moved, 2nd by Dave Lovell, that we add the Zoning Map to the Zoning Ordinance Public Hearing. Gary Koch asked if June would be too long a meeting. Mark Reading said we could approve the church subject to them coming back or approve subject to them meeting conditions. Carried.

IX. Citizens Wishing to Address the Commission:

- A. Robert Vargo thanked the Planning Commission for sticking to the Zoning Ordinance as he wants no headlights, the berm fixed, garbage gondola fixed, and no glare. He is Catholic and he doesn't want a safety issue at the church so a skirted angle on the lights would be good.
- B. Mr. Hutch said normal neighbors have lights on and barn lights also cause glare. This is a safety issue regarding lights that was approved by the Planning Commission long ago.
- C. Mary Wisely was concerned that a reason to table was due to a shortfall of the Zoning Ordinance. The Zoning Ordinance needs specific guidelines and standards of measure.
- D. Elizabeth Neil asked how the Planning Commission would uniformly enforce the glare issue as barn lights are obnoxious.

X. General Discussion: Rob Mitzel mentioned that he will be out of town at the June Meeting.

IX. Erica Perry moved, 2nd by Cindy Zuccaro, to adjourn. Carried. The meeting adjourned at 10:43 pm.

NEXT MEETING DATE:

Public Hearing, Wednesday, June 17, 2009 at 7:30 p.m.
Regular Meeting, Wednesday, June 17, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia



WEBSTER TOWNSHIP

MINUTES OF THE 378TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 17, 2009

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

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Gary Koch, Cynthia Zuccaro, Erica Perry, Rob Mitzel

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock, and 20 citizens

I. As the Commissioners had received the Special Meeting Minutes of May 19, 2009 and the Regular Meeting Minutes of May 20, 2009 prior to this meeting Gary Koch moved, 2nd by Cynthia Zuccaro, to approve the Special Meeting minutes of May 19, 2009 and the Regular Meeting Minutes of May 20, 2009 as printed. This carried unanimously.

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

A. Gary Koch said the Board held a public hearing on Earth Art Special Use Permit and tabled it's discussion to the July Meeting. The movie has started on Mast Road and will be done and the road opened by July 3, 2009. The auditors gave their report and he thanked Carol for her hard work.

B. Bruce Pindzia asked that St Joseph Church be moved from item C of Old Business on tonight's agenda to become item A at the start of Old Business. Erica Perry moved, 2nd by Rob Mitzel, to approve the agenda as amended. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Update: Bruce presented his Zoning Report dated June 8, 2009 (see attached) and an addendum that he removed 45 signs along North Territorial Road.

NEW BUSINESS: None

OLD BUSINESS:

V. St. Joseph Catholic Church Amended Site Plan Application for lighting.

A. Bruce Pindzia presented a status report dated 6-17-2009 (see attached). Bruce said lower wattages and new fixtures have fixed the steeple and façade issues. He, the Homeowner Association, and St Joseph Church have met and a possible solution to the parking lot light issue is a light shield or a fence. They will meet again June 25, 2009 and he expects to bring an agreement to next month's Planning Commission meeting as everyone is working well together.

B. Father Walsh said the prototype exterior shield could be attached to 10 lights at a 20% angle and is effective, but the neighbors couldn't come to see it until June 25th.

C. Erica Perry moved, 2nd by Cindy Zuccaro, to table this to the July Regular Planning Commission meeting at which time we will receive a report from Father Walsh and Neighborhood Association and Zoning Officer and Planner.

1. Paul Zalucha excused himself from the vote as he has a conflict of interest. Gary Koch excused himself from the vote as he is a neighbor.

2. The remaining Commissioners voted and the motion passed 5 to 0.

VI. Public Hearing on Proposed Zoning Ordinance and Zoning Map (see attached)

VII. Discussion on Proposed Zoning Ordinance and Map.

A. Lack of definition for Nursery - Gary Wesley felt they need to define an Ag related nursery verses a retail nursery. The Right to Farm if plants are grown is a different activity than importing. In the Proposed Zoning Ordinance a nursery would be only permitted on Commercial District property where the land is so expensive they couldn't grow plants.

1. Paul Zalucha asked about Zoning Districts. Gary Wesley said Hill Top is in an Ag zone and English Gardens is in Commercial. Gary said Webster's proposed Agri Business District does not include nurseries.

2. Megan said a nursery could fit as a farm crop if grown on the property and we could clarify the definition and look at Scio, Lima, and Lodi Townships.

3. Gary Koch said Gary Wesley did not want the Zoning Ordinance to take away his right to farm but the Commissioners didn't want an English Garden in the future. Gary Wesley said the Zoning Ordinance had said more than 50% grown on your land but now it says grown on that property.

4. Paul Zalucha felt we needed clarification wording, with care, so people don't import and resell.

5. Cindy Zuccaro felt it was a big concern to not sell commercial in an Ag District.

6. Paul Zalucha suggested that Megan give new wording to the Township Board as the Board will need to deal with the Master Plan first. The new nursery definition could be on the Board's August agenda and still be in time for their review of the Zoning Ordinance.

B. Washtenaw County Drain Commission Review

1. Jack Campbell said the WCDC is very slow when they are busy and an engineer knows the rules so a plan B could be we review it. Bruce Pindzia said everyone interprets the WCDC rules differently and the timing of the WCDC response is out of everyone's control.

2. Rob Mitzel felt the WCDC review was valuable if they were willing to do it. He asked if the WCDC was compensated and Bruce said no.

3. Dave Lovell said we make it easier for them as it would be just a review which is a reason to keep it in.

4. Bruce Pindzia said 90% of problems that come up are drain related and critical so he wants the Drain Commission review. He said the Drain Commission upgrades their standards periodically so we want their latest version.

5. Rob Mitzel said we could leave it in the Zoning Ordinance now and tweak later.

6. Cindy Zuccaro felt the review protects us and we are not responsible for the delay.

7. Erica Perry felt the WCDC is highly regarded in the State.

C. Documents Referenced. Megan agreed there are many documents referenced and we may need to have web links to these documents. She and Bruce will look at how simple it would be to do this.

D. Soil Erosion Control In Winter

1. Erica wanted to avoid problems by having the developer worry about it.

2. Rob Mitzel said it says 15 days after final grading they need permanent measures.

3. Megan said if the developer can't make the 15 day window they need to keep the temporary measures in.

4. Bruce read 14.25 D2h.

5. Megan said the developer could appeal to the Township Engineer to get an extension of time.

6. The commissioners agreed it was good with the wording as it is.

E. Sprinkler System 14.25 H1b – Rain sensors installed on irrigation systems.

1. Bruce Pindzia said this applies to a site plan and not each house.
2. Megan thought it was best to rephrase as instead of sale of property to be for site plan review only or when make a change to the site plan.
3. Rob Mitzel said in H1 c the sensor is required on all automatic irrigation systems so it would apply to individual homeowners.
4. Dave Lovell said the homeowners would look to the Township for enforcement so why have it in the Zoning Ordinance if we can't enforce it.
5. Gary Koch felt it was a great idea but how would we make people do it so why not strike it out. The Commissioners agreed to strike it out.

F. Highly Sensitive Area 16.15B

1. Megan said it is shown on the map using data from Washtenaw County. This could be an incorporated document with a web link.
2. Erica asked if we used Huron River Watershed Council map. Megan said we could discuss and amend the Zoning Ordinance if it is updated but it is the best we have now.

G. Trees

1. Megan explained that 18 inches at breast height was the general standard but some species were smaller. There is a tree list in many zoning ordinances. A Tree Fund would be set up by the Township. The Zoning Administrator would determine the value based on the Council of Tree and Landscape Appraiser document or the price of nursery stock at that time.

- a.. Paul Zalucan asked about the value. Megan said it was based on Species and size.
- b.. Gary Koch asked who in the office would keep track of the tree fund and where would we plant trees if the township has limited lands. Megan said the Township Board would designate who keeps track of the fund and set up rules for the tree fund.
- c.. Erica Perry said tree funds were common in Maryland and Oregon.
- d.. The Commissioners were comfortable leaving the wording as is for the tree fund and who sets the cost and the tree species, etc.

2. The Commissioners discussed guarantee tree life for 3 years.

a. Cindy Zuccaro said trees taken down on a development site would be replaced and must live for 3 years. Megan said preserved trees that die within 3 years must be replaced also, and the Township can hold the Bond if the tree dies. Erica Perry said when development occurs it takes a couple of years for the tree to die.

b. Megan read Landscaping 13.75 item D replacement ratio and said Woodland 16.30 item G references 13.75 D so they match.

c. Gary Koch asked how we would regulate it. Bruce said people would bring the tree death to his attention and he has the site plan. It would be a violation of the site plan and the Association or Developer would be responsible for replacing it.

d. Rob Mitzel said this falls back to an enforcement issue of maintaining landscaping.

e. Bruce Pindzia said the 3 year rule was giving a developer a credit for landscaping to preserve existing plants so we want something back for the credit we offer. If the site plan says the number of trees it is in perpetuity. It is enforced if it is brought to his attention.

f. Paul Zalucha asked if the Commissioners were okay with the 3 year wording and they said yes.

3. Mitigation Plan for Trees – Megan said if the developer is preserving trees they would show measures to protect the listed trees during construction.

H. Private Road Ordinance – Rob Mitzel mentioned that it says 3 houses can share a driveway but a site plan says more than 2 houses need to be a site plan so these are not in agreement. He thought we could change it to say more than 3 houses on a driveway need to be a site plan.

1. Bruce Pindzia asked why they need to be in agreement as it could be okay.

2. Dave Lovell said there will be other inconsistencies and we will fix them as we catch them and Bruce is right.

I. Zoning Map was next on the discussion. Megan said the legend for R3 needs to be changed from Two family to Multifamily Residential to match the Zoning Ordinance itself.

J. Rob Mitzel moved, 2nd by Cindy Zuccaro, to recommend to the Township Board approval of the Zoning Ordinance and Zoning Map subject to 3 items 1) Planning Commission will deliver clarifying definition of nursery 2) change Section 14.25H1 to combine a&b and eliminate item c and 3) Zoning Map revise R3 name to multifamily residential in the legend. The motion carried unanimously.

VIII. Citizens Wishing to Address the Commission: None.

IX. GENERAL DISCUSSION:

A. Paul Zalucha said he had correspondence from Lima Township as they are updating their Master Plan; from Livingston County as they are updating their Land Use Plan; and Scio Township has sent us their completed Master Plan on a disc which he gave to Bruce.

B. Erica Perry asked for an update from John Kingsley on the intra township meeting and Paul will find out from him.

X. Gary Koch moved, 2nd by Dave Lovell, to adjourn. Motion carried unanimously. The meeting adjourned at 9:50 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, July 15, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 379TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 15, 2009

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

WTPC Members Present: Wilber Woods; Dave Lovell, Robert Mitzel, Cynthia Zuccaro, Paul Zalucha, Gary Koch

Members Absent: Erica Perry

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and 5 citizens

I. Paul Zalucha said we have minutes from June 17, 2009 regular meeting and June 17, 2009 Public Hearing. Rob Mitzel moved, 2nd by Cindy Zuccaro, to approve the minutes of the June 17, 2009 Regular Meeting. Motion Carried. Rob Mitzel moved, 2nd by Cindy Zuccaro, to approve the Public Hearing Minutes of June 17, 2009 with the change of copy to “John Kingsley” and not to “D. Fisher”. Motion carried.

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

- A. Gary Koch reported that on June 30, 2009 the Board met to interview potential attorneys’ for the Township and they will talk about it when the Board holds their regular July meeting next week.
- B. Gary Koch moved, 2nd by Cindy Zuccaro, to approve the meeting agenda with the change to add the June 17, 2009 Public Hearing Minutes to item 2. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: Bruce Pindzia distributed his Zoning Report, dated July 14, 2009, (see attached) and reviewed the Bonafide Zoning Violations.

- A. Bruce discussed 6384 Walsh Road, 80 acre farm, that has a purchase agreement with the non profit group “Michigan Society for Cow Protection” which is a Community Support Agriculture (CSA). Many member families had lived in tents to provide labor for the farm in exchange for produce. The County red tagged them for the outhouse and other public safety issues. Multi family on a single parcel is not allowed in the Ag District in the current zoning ordinance so they can farm the land - just not live there. Bruce will send the Commissioners an Iowa State University report on CSA’s in the US.
- B. Bruce mentioned that he has also received an inquiry from an international organization for spiritual retreat who would like to have a 120 acre farm donated to them. They plan guest speakers to give daily spiritual services and many people would reside on a single parcel. The property owner won’t donate unless it can become a reality.

NEW BUSINESS: None

OLD BUSINESS:

V. St. Joseph Catholic Church status report on Parking Lot Light issues

A. Bruce Pindzia related that the task force has met 3 times and the church will install a light shield on 10 light fixtures in the southeast parking lot. There is a new concern about glare seen from Pinefield Drive so the church has made a new shield which is installed on 2 poles and they will have another meeting soon. He will report back at the August Planning Commission meeting.

B. Father Walsh further explained they want to balance safety and glare. They came down 4 inches on 2 pole lights on the west side of the parking lot.

C. The Variable Fees remain tabled.

VI. Nursery Language in proposed zoning ordinance.

- A. Megan discussed her Memorandum dated 7-9-09 (attached). Nursery Commercial is allowed in the Commercial District and is for sale of items not grown on the property. A road side stand is allowed in the Ag District if all the items are grown on that property. A Farm or Farmer's Market is allowed as a Special Use in the AgriBusiness District and can sell other related items, but this District is intended to support agriculture.
- B. Gary Koch asked how we would know if all the items in a road side stand were grown there.
- C. Paul Zalucha said he contacted Hamburg, Scio and Pittsfield Townships years ago for feedback on how they handle nurseries (see attached pages from their Zoning Ordinances). Hamburg Township cautioned him to be careful with nurseries as they can be unsightly if not regulated.
- D. Dave Lovell moved, 2nd by Rob Mitzel, to leave the definition of nursery as is. Motion Carried unanimously.

VII. Proposed Business for the Next Regular Meeting. – Paul Zalucha asked the Commissioners to review the matrix list of work plan projects and give him their 3 top items for future discussion.

VIII. Citizens Wishing to Address the Commission: None

IX. General Discussion:

A. John Kingsley said he will let the Planning Commission know when the Inter township meetings will start. The group has hired a consultant to determine priorities.

B. Gary Koch said the cover story in the June, 2009 issue of the Michigan Township News was very interesting on "Finding the true cost of development in your township" (see attached). Bruce will make copies for the Commissioners.

X. Rob Mitzel moved, 2nd by Gary Koch, to adjourn. Carried. The meeting adjourned at 8:45 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, August 19, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 380TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 19, 2009

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

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Cynthia Zuccaro, Erica Perry, Rob Mitzel

WTPC Members Absent: Gary Koch,

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock, and 8 citizens

I. Paul Zalucha said the minutes of the July 15, 2009 Regular Meeting was in their mailbox. Cindy Zuccaro made a motion, 2nd by Dave Lovell, to accept the Regular Planning Commission meeting July 15, 2009 minutes. This carried unanimously.

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

A. Cindy Zuccaro gave the Township Board Report.

1. The Board has postponed the Earth Art Special Use Permit until November.
2. The Board decided not to participate in the LIAA Grant this year.
3. The Board accepted the PDR resolution for the Nixon Farm.

B. Rob Mitzel felt we should remove from tonight's agenda "Determination of Variable Fees" from discussion of St Joseph Catholic Church Amended Site Plan. Rob Mitzel moved, 2nd by Cindy Zuccaro, to approve the agenda with the amendment to the agenda to remove item 6C. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Update: Bruce presented his Zoning Report dated August 10, 2009 (see attached).

A. Bruce mentioned that Earth Art special use permit was tabled to let the business finish the season and to allow the Township and the business to work out their problems before the November Township Board Meeting.

B. Bruce said a formal hearing is planned before Judge Conlin in District court for Jenny's Farm Market.

OLD BUSINESS:

V. St. Joseph Catholic Church Amended Site Plan Application for lighting. Paul Zalucha recused himself as he is a member of St. Joseph Catholic Church. Rob Mitzel, Vice-Chairperson, conducted this portion of the meeting.

A. Tom Hitch, attorney for the Diocese, said they support the recommendation of Bruce Pindzia and Megan Masson-Minock in their August 13, 2009 letter (see attached) to the Planning Commission. Tom Hitch said the church has concern with the amount of money needed to put more than 12 shields on the Mast Road parking lot lights and they were not sure how well the shields would work. The 2nd option is a fence which would give safety for the parishioners and prevent light to the neighbors.

B. Jack Carlson of the Dunlavy Farms Homeowners Association said the Ad Hoch Committee meetings did not reach a unanimous decision. The Homeowner's Association wants to eliminate hot spots by shielding both the south and west side of the lights and he urged a 90 day

performance guarantee as it is getting dark sooner. He said the August 14, 2009 letter (see attached) to Bruce Pindzia from Thomas Hitch was a surprise as the fence had been rejected as a viable solution during the joint Ad Hoc Committee meetings. He was also concerned about mention in the August 14, 2009 letter of Phase II parking lots and wanted assurance that future lights will have recommended shielding.

C. Jack Carlson read a letter from Pat and Sharon Hagen of Pinefield Dr. who opposed a fence and felt light shields were best to allow open space and a rural setting.

D. Bruce Pindzia said the reduced wattage steeple and façade lights are installed. The Bollard lights will come in the future.

E. Tom Hitch said the church Phase II plans are an addition to the south of the church for a social hall, classrooms, and offices. New parking lots would be on both sides of the addition. He said an opaque fence is allowed in the Zoning Ordinance and it would take care of any glare to the neighbors. They have not tested 2 sided shields so they are not sure how effective they would be.

F. Megan Masson-Minock reviewed their August 13, 2009 letter to the Planning Commission. The church is proposing to put a shield on the south side of 10 parking lot lights and on the 2 poles on the west edge of the parking lot for a total of 12 shields. It will not completely eliminate the glare so the Homeowners Association wants shields on both the south and west edge of the lights. Sub-Section 5.14 Performance Standards, Item A4, Glare, says no glare shall be permitted so a single shield does not comply with the Zoning Ordinance. However, she and Bruce feel the church lights are not worse than others in the Township so the church option of shielding all 10 parking lot lights on the southern side only, plus the two poles on the western edge, is okay.

G. Bruce read part of the Planning Commission By laws adopted February 15, 2009 regarding variable fees. The Planning Commission is not expected to take action unless variable fees are sufficient. He recommended a preliminary agreement that the Planning Commission review a revised site plan and the church and township work out variable fees.

H. Erica Perry asked the church if they plan to use the same light fixtures in the parking lots for the Phase II church addition. David Swanson, Architect for the Church, said the lights would be similar but they will try to have ones with less glare. Site plan work would be submitted for the addition.

1. Erica asked if there is expertise that a 2 sided shield will damage the parking lot light. Bruce Pindzia said the light warranty is voided with installation of a fabricated shield. David Swanson said a shield put on one side of the light didn't compromise safety but they have not tested a 2 sided shield. Erica asked if they should test a 2 sided shield and Megan said it would reduce the glare but she was concerned about safety.

2. Erica asked the Homeowners Association if they are unanimous against a fence. They said they haven't asked everyone, but 6 of the 7 houses next to the church are against a fence.

I. David Lovell said the township has complaint driven enforcement so it is not fair to compare the church glare with other lights in the township. Megan said the performance standard in the Zoning Ordinance was for safety and the light shields do help.

1. David Lovell said both parties didn't want the fence. Father Walsh said the Ad Hoc Committee had discussed a short fence, but what is proposed now is different. Megan Masson-Minock said a fence would take care of the glare but a site plan would need to show where the fence would be located.

2. David Lovell said we could deny as it exists or approve based on the recommendation or approve with a fence that the neighbors don't want. We don't have authority to deviate from the Zoning Ordinance.

J. Cindy Zuccaro said from the beginning of the site plan process there was concern about the lights. She asked if the shields are equivalent to what was required in the original site plan. Megan said the fixtures angle up. The lights have an internal shield and if the topography was the same there would not be glare.

K. A Homeowner suggested the church put a shield on the west side of the lights and more light poles be added to the parking lot as he felt they need more lights in the parking lot. He said shields were the best solution.

1. Tom Hitch said they would have to dig up the parking lot to put in more poles and it was expensive.

2. Rob Mitzel said the Planning Commission doesn't debate finances.

L. Dave Lovell moved, 2nd by Cindy Zuccaro, to give approval to amended site plan in concurrence with recommendation of the Zoning Administrator and the Township Planner to include shielding to light poles as agreed to by the church including all conditions of approval in August 13, 2009 review letter and including payment of variable fees and the two motions approved at the May 2009 meeting for steeple lighting and façade lighting and to come back to the Planning Commission for final site plan approval. Motion carried unanimously.

M. Paul Zalucha took over his duties as Chairperson.

NEW BUSINESS:

VI. Top Three Priority Tasks from the Commissioners.

- A. Paul Zalucha said he received from the Commissioners that Lakefront ordinance was important to start working on.
- B. The Commissioners also felt wind ordinance would be important as people want it on their home. Rob Mitzel said it is allowed in the Zoning Ordinance so we could just revisit it. Megan said Terry Brinkman of the Washtenaw Wind Project was willing to come to our meeting to talk to us about a model wind ordinance. The Commissioners asked that Megan invite him to the September meeting.
- C. Erica Perry felt impervious surface should be a priority, as well as resource protection overlay.

VII. Waterfront Regulations

- A. Megan reviewed the comments and direction received from the public at the meeting in the spring of 2008 (see attached memorandum dated August 6, 2009).
- B. Bruce Pindzia suggested a subcommittee of Planning Commission and lake owners to craft an overlay district. Ed Dorrington, of the south shore of BaseLine Lake, said his neighbors would like an overlay District to uphold the 5 and 10 foot setbacks, with no attached garages and protect the front vista to keep up the value of the property. He was willing to be on a subcommittee and would submit names of others to Bruce.
- C. Paul Zalucha asked the Commissioners and they agreed to work on Lakefront regulations and Keyholes.
 - 1. Megan and Bruce will bring a document to the September Meeting on the scope, draft timeline, goals and who should be on the subcommittee. Megan will also bring draft overlay Districts.
 - 2. Rob Mitzel wanted to make sure the Township Board was interested in this.

VIII. Citizens Wishing to Address the Commission: None.

IX. GENERAL DISCUSSION:

A. Bruce Pindzia said the new Township Attorney is reviewing the Zoning Ordinance. Also Ann Arbor Township has a proposed updated Master Plan that he will show to the Commissioners.

B. Bruce Pindzia said he has received comments from the County Parks & Recreation Department and the County Planning Commission on Webster's proposed Master Plan.

1. Megan said we need a Public Hearing, after the review period ends, before we can send it on to the Township Board.

2. Rob Mitzel moved, 2nd by Erica Perry, to set a Public Hearing on Webster Township's proposed Master Plan at either the September or October meeting subject to the 63 day review requirement. Motion Carried unanimously.

C. Cindy Zuccaro said she had notice of a Wind System Meeting on September 17, 2009.

X. Rob Mitzel moved, 2nd by Cindy Zuccaro, to adjourn. Motion carried unanimously. The meeting adjourned at 9:25 p.m.

NEXT MEETING DATE:

Possible Public Hearing, Wednesday, Sept 16, 2009 at 7:30 p.m.
Regular Meeting: Wednesday, September 16, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 381ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2009

The Meeting was called to order at 7:35p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Erica Perry, Robert Mitzel, Cynthia Zuccaro, Paul Zalucha, Gary Koch

Members Absent: Dave Lovell

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, John Kingsley, Mary Dee Heller

I. Erica Perry moved to approve the minutes of the August 19, 2009 Regular Meeting. Paul Zalucha said in item V. the “reclused” should have no “l”. Erica Perry restated her motion to approve the minutes with this change. Gary Koch seconded the motion. Motion Carried.

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

A. Gary Koch reported that there will be a meeting on October 17, 2009 to discuss the November millages. Also the Board passed a resolution for Webster United Church of Christ to have property in the PDR.

B. Gary Koch moved, ^{2nd} by Cindy Zuccaro, to approve the meeting agenda. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: Bruce Pindzia reviewed his Zoning Report, dated September 8, 2009, (see attached) and his Memo dated August 28, 2009 on Child Care Facilities (see attached).

A. Rob Mitzel questioned if a PUD was feasible for Earth Art as PUD is not in the current Zoning Ordinance and he wondered about the proposed Zoning Ordinance.

B. Bruce asked the Commissioners to consider a less costly permit than the Special Use Permit for Group Child Care Homes with 7-12 children. The State mandates the Township issue them a permit.

1. Paul Zalucha was concerned about favoritism for this business as the Zoning Ordinance requires other kinds of businesses to have a Business permit.

2. Rob Mitzel suggested that 7-12 kids had minimal impact so it didn't justify a Business permit. A stand alone ordinance separate from the Planning Commission could be used.

OLD BUSINESS: None

NEW BUSINESS:

V. Terry Brinkman of the Washtenaw County Office of Strategic Planning presented a slide show (attached) of the Wind Power study conducted in Washtenaw County from June 2008 – June 2009.

A. It was discovered that 14 Mph winds are needed to make a large scale operation feasible and for most months Washtenaw County is below this wind speed. The study concluded that On Site Small Wind Energy Conversion Systems for homes and small businesses are feasible and excess power can be sold through net metering to a utility.

B. Mr. Brinkman reviewed items to look at when including Wind Power systems in a Zoning ordinance and gave us “Model and Sample Zoning Ordinance Language for Small Wind Energy Conversion Systems (SWECS)” (attached).

C. Erica Perry liked knowing we don't have to worry about large turbines. She asked how much energy a small wind tower would provide. Terry said it would not supply all the power for the property.

D. Rob Mitzel said the wind system was only good when the wind was blowing and if the electricity was out you can't use the wind generator as it is connected to the electric grid to sell it back to them.

VI. Waterfront Regulations

- A. Megan Masson-Minock reviewed her Memorandum on Lakefront Zoning – Process Proposal dated September 9, 2009 (attached) She discussed who might be members of a Sub-committee to draft a Base Line Lake overlay district. She went over the suggested timeline for the draft development which could be finally adopted by the Township Board in the spring of 2010.
- B. Rob Mitzel liked the sub-committee but was concerned about its large size and tight timing schedule. He asked if we should interview the Base Lake residents suggested for this subcommittee.
- C. Paul Zalucha said the Cell Tower Committee was 2 Board, 2 Planning Commission, 2 citizens and a Cell Phone Company representative. John Kingsley said the Cell Tower Committee members were volunteers.
- D. Erica Perry left the meeting at 8:55 pm and returned at 8:58 pm.
- E. Megan explained that the Base Line Lake Residents have written an ordinance, are passionate about their area, and are unaware of how a township works. They do not have a formal Homeowners Association we can deal with.
- F. Bruce Pindzia said he was unconvinced that an overlay district is the way to go. Dexter, Putnam and Hamburg Townships are also along Base Line Lake and it is important to be consistent.
- G. Megan will find out if sub-committee meetings are subject to the Open Meeting Act.
- H. John Kingsley wants transparency as some on Base Line Lake don't want a change.
- I. Rob suggested 6-8 members for the sub-committee (2 Township Board, 2 Planning Commissioners, 2 Base Line Lake residents, 1 ZBA member, and 1 staff member).
- J. Rob Mitzel moved, 2nd by Gary Koch, to establish a Base Line Lake Waterfront Regulation sub-committee based on Megan's proposal of members as just discussed.
 1. Gary asked who would be in charge of picking the 2 Base Line Lake members as he was worried that the rest of the 55 homeowners would be mad. Rob suggested we pick them as the committee is our responsibility. Paul thought we pick from those interested.
 2. Rob suggested Base Line Lake can provide input but not be a voting member.
 3. Cindy thought the sub-committee was a waste of time if people feel excluded.
 4. Paul suggested no sub-committee and instead get public comment here in multiple meetings. Bruce said he could notify the Base Line Lake residents that he has in the data base. Megan suggested updating the website on lakefront regulations.
 5. Paul asked for the vote of the motion for the sub-committee. One yes vote and 5 No votes. Motion denied.
- K. The Commissioners decided that discussion of Base Line Lake Waterfront regulations will start in November as the public hearing on the Master Plan and St Joseph church will be in October. Bruce will send notice by mail and email to Base Line Lake residents, including a time line (until March) and that the information will be on the website. He will also get Zoning Ordinances from Dexter and Hamburg to see what works. The Planning Commission wants to historically codify what exists in that area of the lake. Paul, Bruce and Megan will decide how to conduct the November meeting.

VII. Keyholing Ordinance – Megan referenced the Keyholing Ordinance section of her Memo on Lakefront Zoning. It would be for Independence Lake and Park Lake only and would prevent property owners from allowing watercraft owned by others to launch from their property. She said future new Marinas would be covered in our proposed zoning ordinance with site plans for a special use permit. Gary Koch was concerned with how you tell dock owners who they can let launch a boat from their dock. Megan said it is hard to enforce and you need police. The Commissioners decided to discuss a Keyhole Ordinance after they are done with Base Line Lake.

VIII. Proposed Business for the Next Regular Meeting.

- A. Public Hearing on the Master Plan. Paul asked the Commissioners to review the comments from adjoining municipalities. Megan will give a short presentation on key points at the Public Hearing.

B. Amended final site plan from St Joseph Church. Paul asked Bruce to let the Commissioners know when we get this so they can go over it. The Development Agreement must be reviewed by Mark Reading and the church must pay that bill and then the Township can approve or disapprove. Rob said we need all of it or it can't be on the October agenda.

IX. Citizens Wishing to Address the Commission: None

X. General Discussion: Rob thanked Bruce and Megan for the electronic packet.

XI. Rob Mitzel moved, 2nd by Gary Koch, to adjourn. Carried. The meeting adjourned at 9:55 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, October 21, 2009 at 7:30 p.m.
Regular Meeting, Wednesday, October 21, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 382ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 21, 2009

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

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Cynthia Zuccaro, Erica Perry, Rob Mitzel, Gary Koch

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock, and many citizens

I. Paul Zalucha asked for any changes to the September 16, 2009 Regular Meeting minutes. Gary Koch moved, 2nd by Cindy Zuccaro, to approve as written the minutes of the Planning Commission meeting on September 16, 2009. This carried unanimously.

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

A. Gary Koch said County Commissioner Schwartz discussed the County Budget and Laura Rubin, Executive Director of the Huron River Watershed Council, gave a report.

B. Erica Perry moved, 2nd by Gary Koch, to accept this agenda. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: John Kingsley said the Chelsea Area Planning- Dexter Area Regional Team will hold a meeting at 7pm. on November 16, 2009 in the Webster Township Hall to start to deal with the access plan and all of you are invited to attend.

IV. Public Hearing on Township Master Plan Amendments (see attached).

V. Zoning Officer Report: Bruce presented his Zoning Report dated October 9, 2009 (see attached). He said that the Township Board received the new Township Attorney's 10 page review of the proposed Zoning Ordinance. These thoughts need to be incorporated by the Township Board next month.

OLD BUSINESS:

VI. St. Joseph Catholic Church Final Amended Site Plan for lighting. Paul Zalucha recused himself as he is a member of St. Joseph Catholic Church. Gary Koch recused himself as he is an adjoining property owner. Rob Mitzel, Vice-Chairperson, conducted this portion of the meeting.

A. Megan Masson-Minock presented the letter, dated October 14, 2009 from ENP & Associates (see attached). She recommended approval of the Final Site Plan amendments subject to condition of correcting the three items that are not compliance as stated in her letter.

B. Bruce said the church has modified the site lighting and he was comfortable recommending contingent approval of the site plan. His memo, dated 10-16-2009, is attached.

C. John Kingsley said he received a letter from Thomas Hitch, attorney for St. Joseph, stating the church has agreed to pay the variable fees. Mr. Kingsley pointed out there is an error in the letter regarding the tax rebate as the County now has these funds so Webster Township cannot refund them.

D. Erica Perry moved, 2nd by Cindy Zuccaro, to waive the condition in the Planning Commission By-Laws that fees be paid prior to decision being made due to the complex circumstances of this unique case. Motion carried unanimously.

E. Erica Perry moved, 2nd by Dave Lovell, that in order to approve the final site plan the

Planning Commission waive the previous requirement to show location of the cemetery on the site plan. Motion carried unanimously.

F. Erica Perry moved, 2nd by Cindy Zuccaro, to approve final site plan amendment for St Joseph Church subject to conditions that requirements be met as specified in letter of ENP & Associates of 10-14-09 and the payment of variable fees. Motion carried unanimously.

G. Rob Mitzel discussed the proposed Third Revised Amendment to Webster Township Standard Development Agreement (attached).

1. Bruce said the amendments proposed in Article V, Paragraph C, are compliant with the amended site plan. The Commissioners were uncomfortable with the proposed amended wording of Article V, Paragraph A, as lighting times tied to a list of occasions is too restrictive.

2. Erica Perry moved, 2nd by Cindy Zuccaro, to recommend to the Township Board Article V, Paragraph C as proposed and Article V, Paragraph A will be reworded by the Church and Bruce Pindzia and reviewed by the Township Attorney prior to going to the Township Board.

a. Dave Lovell asked Bruce if he was comfortable with the proposed reconciliation meeting. Bruce said yes as the Development Agreement is subject to review again for Phase II.

b. Rob Mitzel wanted the Parking lot and Bollard lights on for safety when the building has activity but other lights are not safety related.

c. Motion carried with all 5 unanimously. Gary Koch and Paul Zalucha then returned and Paul took over his duties as Chairperson.

VII. Deliberation of Township Master Plan Amendments

A. Paul Zalucha asked the Commissioners to express their concerns, based on comments received, that we will discuss later.

1. Cindy Zuccaro said Rural Residential in the north part of the Township and natural feature language.

2. Erica Perry wanted to include the HRWC Bioreserve Map, Overlay district of natural features to guide us in land use decisions, mixed use in commercial settings, and the buffer strips are diminished to 10 feet. Megan said the buffer strip reduction was a consensus of the Planning Commission and Township Bd. Zoning Ordinance Joint meeting and the Township Board wants the Master Plan to be the same.

3. Paul Zalucha wanted the Planner to read the Dexter Village Comments.

B. Paul Zalucha said these items will take 6 months to discuss and we would then get a different group of people attending the Public Hearing because of property rights.

1. Megan said the proposed Master Plan is more restrictive than the current Master Plan but it is not ideal.

2. Paul suggested putting these items in the implementation section of the Master Plan and then make these items a high priority. The State has mandated things that need to be in a Master Plan so we need to get the Master Plan approved.

3. Erica moved to accept the Master Plan with Bioreserve Map and return the buffer strips to the original footage. This died for lack of a 2nd.

4. Rob Mitzel moved, 2nd by Dave Lovell, to recommend approval of the proposed Master Plan to the Township Board. This motion carried with 5 yes votes and 2 no votes (Erica and Cindy).

VIII Discussion of Lake Front Overlay District.

A. Megan gave an overhead presentation of Baseline Lake area.

B. Bruce suggested the Commissioners use a sliding scale for lot size and width. Megan suggested only lakefront property be addressed as it has different characteristics than

normal property.

- C. Rob suggested the Commissioners concentrate on the SE section that was platted in the early 1900's. The West shore may need a different overlay and public lands would need it only if the UofM should sell the property.
- D. Cindy Zuccaro left the meeting at 9:57 pm and returned at 10:00 pm.
- E. Gary Koch asked what we can do that is simple, fair, and just, as he hates more regulation. He didn't want to do the undeveloped land as the Master Plan and Zoning Ordinance will be reviewed again in the future.
- F. Dave Lovell said we don't enforce deed restrictions. Megan said the deed restrictions have been lost over time in the SE section and the homeowners would like to codify it. Also people must always come to the ZBA as the lots are nonconforming.
- G. Bruce said some survey respondents didn't want more regulations, and he would bring a summary of ZBA lakefront requests.
- H. For the November meeting Megan will try to incorporate usual zoning and deed restrictions for the SE lake front, and try to incorporate the west lots with survey information, and use a sliding scale, and some diagrams. Bruce will bring survey responses and invite the public.

NEW BUSINESS: None

IX. Citizens Wishing to Address the Commission: None

X. GENERAL DISCUSSION: None

XI. Rob Mitzel moved, 2nd by Erica Perry, to adjourn. Motion carried unanimously. The meeting adjourned at 10:20 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, November 18, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 383RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 18, 2009

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

WTPC Members Present: Wilber Woods; Erica Perry, Robert Mitzel, Cynthia Zuccaro, Paul Zalucha, Gary Koch, Dave Lovell

Members Absent: None

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and 15 citizens

I. Approval of October 21, 2009 Regular Meeting Minutes and October 21, 2009 Public Hearing. Erica Perry moved, 2nd by Gary Koch, to approve the Public Hearing minutes of October 21, 2009 as written. Motion carried. Rob Mitzel moved, 2nd by Cindy Zuccaro, to approve the Regular Meeting minutes of October 21, 2009. Motion carried.

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

- A. Township Board Report - Gary Koch reported that the Master Plan was approved but sent back to the Planning Commission with directions to revise certain parts. Paul Zalucha read the letter from John Kingsley dated 11-18-2009 (see attached) stating the Master Plan was approved but to start the revisions right away.
 - 1. Gary Koch related that Bruce Pindzia and the Township Attorney will delete parts of the proposed Zoning Ordinance.
 - 2. Gary Koch mentioned that the Township Board is looking at cost cutting measures as a result of the November 3rd election. John Kingsley explained that the December, 2010 property tax will be only .779 mills due to the override failure. Paul Zalucha said the Board may reduce the number of Planning Commission meetings in the next fiscal year.

- B. Approval of Agenda – Paul asked that the Public Hearing minutes of October 21, 2009 be added to Item 2. Approval of Minutes. Gary Koch moved, 2nd by Erica Perry, to approve the meeting agenda with the change Paul just made. Motion carried.

III. Comments from Citizens: None

IV. Zoning Officer Update: Bruce Pindzia reviewed his Zoning Report, dated November 6, 2009, (see attached).

OLD BUSINESS: Lakefront Overlay Regulations

- A. Megan Masson-Minock gave an overhead presentation of Baseline Lake area. She said the Planning Commission intends to regulate items that are in the current zoning ordinance. Health, safety, and welfare are the root of zoning law.
- B. Public Input
 - 1. Ed Dorrington said he represented 14 homeowners ad hoc committee from the south shore area of Baseline Lake. He felt 50 of the 55 homeowners from the south shore area would agree with them. The Overlay District could be based on deed restrictions that have been in place for almost 100 years as they wish to safeguard this special area. They like the 5 and 10 foot side yard setbacks. They would like the lakefront set back to keep houses the same distance from the lake as they now are. They would like patios and decks regulated on the lakefront setback. They would like a green space between the house and the outbuildings near the road. They like that fences are prohibited in the deed restrictions
 - 2. Carl VanAppledorn said he lived on Leach lane on the east side of the south shore area and

they are on a private road. Megan explained that private and public roads have the same setbacks. He also was concerned as they don't have sea walls so the lakefront varies and he wondered if they would be included if they don't have lakefront.

3. Herb Hildebrandt thanked Bruce and Megan for last few years input and said the homeowners are concerned as new homeowners are not abiding with the deed restrictions. He said he has looked at 50 overlay districts and concluded that no lake will have identical rules as the lakes are not the same. Megan said Baseline Lake residents wrote a proposed zoning ordinance.
 4. Jim Adams said the shoreline was not representative of the lot lines. He said there would be much non-conformity if they use the average. He said he was a fire fighter and 10 feet is not enough distance between homes and these houses are far from the fire station.
 5. Pam Hiller asked if attached garages would be part of the zoning ordinance. She was concerned with decks and raised sidewalks in the side yard setback that prevent fire truck access.
 6. Ed Dorrington felt trees in the side yard setbacks need to be removed for access.
- C. Questions from the Planning Commission - Paul asked Ed Dorrington what lot size and lot width they preferred. Ed said he would like 50' lot width with 5 and 10 foot side yard setbacks. Megan said a few lots can be split.
- D. Direction to Staff from Planning Commission
1. Minimum Lot area – Megan said the current is 1 acre but they could make it 1/3 acre or sliding scale. The Commissioners liked the 1/3 acre which is what the residents wanted. Rob was concerned that the west shore should have a separate overlay.
 2. Minimum lot width - Megan said the current is 150 feet and the average is 50 feet, with 97 feet for the northwest. Ed Dorrington wanted the western and southern shore separate. Rob liked 50' for the south and larger for the Northwest area. The Commissioners liked the 50 foot.
 3. The Commissioners discussed the street yard setback. Megan said the current is 35 feet but most accessory buildings are 5-10 feet from the road. The original deed restrictions said the accessory building should be as far from the house as possible to keep a green vista.
 - a. The Commissioners liked the home to be back from the road the average of neighbor's homes. An attached garage is part of the home.
 - b. The Commissioners also wanted a separate street setback for the accessory structure and much discussion followed on how to save the green vista. Megan will figure out what setback from the road is needed for accessory structures to allow for cars, etc.
 4. Lakefront setback is currently 35 feet. Gary Koch liked using the average of the houses like we used on the street side. Dave asked if we use the foundation and Megan said we should instead go by what is next door as the foundation is inaccurate. Bruce said we usually use the overhang as the measurement. Megan will be precise in her wording, and also include that no accessory structure, decks, etc. could be in the lakefront setback. The Commissioners agreed.
 5. Side Yard setback is currently 5 and 10 feet. A citizen asked if the accessory structure and house must line up on the side yard. Megan said she would word it that way and also say there are no encroachments like steps or trees/ bush on it. Ed Dorrington wanted 15 feet between the houses and not two 5' setbacks together. Megan will make the setbacks 5 and 10 feet with 15 feet between structures. The Commissioners wanted 10 foot unimpaired for safety reasons and Megan said it would be measured from anything attached to the building, usually the eave.
 6. Maximum Lot Coverage is currently 30% and the residents suggested 25%. Bruce was not aware of any lot with 30% coverage. The Commissioners agreed with the resident's 25%.
 7. Floor Area Ratio is currently 25 %. The Commissioners felt it was not necessary to regulate FAR and they should only regulate the building height and lot coverage %.
 8. Maximum Building Height is now 35 feet for the house and 25 feet for accessory building and the resident's wanted 5 feet lower. The Commissioners knew the point of measurement will technically reduce the height in the proposed zoning ordinance. Dave Lovell asked if most houses were at the 25% lot coverage and if there were opportunity for large houses to go up. Bruce said most houses were at 15% lot coverage. Megan said a 35' tall home was a 2 story home. The Commissioners were comfortable with 35' height for homes and 25' height for

accessory buildings.

9. The Commissioners agreed that the Overlay District only includes lakefront lots.
10. Fences – Megan said current Zoning Ordinance allows fences in the back yard. She said many lakefront communities don't allow fences in the lake side set back area as it is a safety issue for sight and lake access, but fences are allowed in the street yard. She recommended we restrict fences in lake yard only.
 - a. Pam Hiller said not allowing fences is part of the deed restrictions as you need to see the water to prevent drowning.
 - b. Dave Lovell thought it was silly to protect the vista with an overlay district and then leave a loophole for fencing to impair the vista. Erica Perry agreed.
 - c. Gary agreed to go along with no fences on the lakefront. Megan will draft this.
11. The Commissioners took a break from 10:07 to 10:11 p.m.

NEW BUSINESS:

V. Planning Commission Budget for next year. Paul Zalucha moved, 2nd by Dave Lovell, to table the budget discussion until the December meeting. Carried.

VI. Master Plan Revisions per the Township Board Direction

- A. Paul Zalucha asked the Commissioners to review the "Alternatives for the Provision of Municipal Services - Webster Township, MI" dated October 2006 for the December meeting (see attached). Paul and Bruce will draft wording for next month's discussion. Paul said the Board wants the wording for the southern part of the Township.
- B. Master Plan Map and Language of the Rural Residential area in the NE portion of the Township and Natural Features of the Rural Residential area.
 1. Cindy Zuccaro suggested making the Rural Residential District have a 2 acre minimum so it is not a big change and there will be mostly homes there. PDR voters are north of North Territorial Road and they don't want development.
 2. Rob Mitzel wanted the process to be correct so we get the right feedback in the short deadline of May, 2010. He thought it unrealistic to solve by May so he agreed with Cindy to make Rural Residential 2 acres or say it is all Ag Zoning.
 3. Dave Lovell asked if an overlay district would allow us to follow this timeline. He also wondered if the people at last month's public hearing commented at the planning workshops as he is reluctant to start the new process. He doesn't want to make a new zoning district and we will change it again in 5 years.
 4. Paul Zalucha said the Board was clear they would approve the Master Plan if the Planning Commission would meet the timeline of May, 2010. Paul told them yes. The Board said 1 acre is not acceptable. Paul said natural feature areas are not attractive for development as they are difficult and so there has not been much development in the north area.
 5. Gary Koch said farmland is also a natural feature and it goes for houses. We can leave the north as it is as no one builds up there or change to 2 acres.
 6. Erica Perry did not want to base the decision just on the people who show up. She liked including the HRWC Bio Reserve map that shows highly sensitive areas.
 7. Megan agreed that 1 acre lots are not the best way to preserve natural features. She recommended the decision be based on maps and studies for justification in court.
 8. Gary Koch said you can go to the Board and say you can't do it, but 20-30 people said they didn't want 1 acre lots and it is an easy solution to change with a public hearing at the end.
 9. Rob said we can make it happen by May but tied to defensible area of Master Plan that has natural features. Megan said she could put together best practices and natural feature maps and layer the R-1 District over it for the next meeting.
 10. Erica Perry liked sending a survey with the tax bill and a website survey as she didn't think there was an adequate sample at the public hearing. Bruce Pindzia said the Township is mailing tax letters to all landowners in a week.

11. Paul Zalucha said highly sensitive areas could be linked to 2 acre lots and then be required to meet the Residential regulations. Paul wouldn't mind if the setback on rivers were setback. He said feedback from a survey takes a lot of time to get trends. Dave said we could use a survey in the future. Erica said she has done surveys for work and it can be quick.
12. Rob and Erica will use Megan's survey program, and Megan will prepare natural features, etc. of the Rural Residential areas.

VII. Citizens Wishing to Address the Commission: None in attendance.

VIII. General Discussion: Bruce passed out their changes to the Zoning ordinance.

XI. Rob Mitzel moved, 2nd by Dave Lovell, to adjourn. Carried. The meeting adjourned at 11:13 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, December 16, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 384TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 16, 2009

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

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Cynthia Zuccaro, Erica Perry, Rob Mitzel, Gary Koch

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , and 5 citizens

I. Paul Zalucha asked for any changes to the November 18, 2009 Regular Meeting minutes. Erica Perry said “ad hoc” is misspelled as “ad hock” in item B 1. of Old Business. Rob Mitzel moved, 2nd by Gary Koch, to approve the minutes of the Planning Commission meeting on November 18, 2009 as amended. This carried unanimously.

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

- A. Gary Koch said they discussed the Budget and the PDR Committee needs a Recording Secretary.
- B. Gary Koch moved, 2nd by Cindy Zuccaro, to approve the agenda as printed. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report: Bruce presented his Zoning Report dated December 4, 2009 (see attached).

- A. Bruce said the committee will hold another meeting in January with Earth Art to make a recommendation to the Township Board.
- B. Bruce said as soon as St Joseph Church finished paying the fees we are ready to sign off on their Phase 1 amended site plan. Erica Perry asked if a fence on the south of the property was installed to prevent glare. Bruce said the church instead installed more shields on some lights in the parking lot and this seems to be working.
- C. Mark Koernke may be cleaning up his place.

OLD BUSINESS:

V. Lake Front Overlay Regulations

A. Mr. Zalucha explained that Megan Masson-Minock is not in attendance due to budget constraints. He asked the Commissioners to look at the 3 questions in the back of the “Base lake Overlay Zone Development – Review of Draft Overlay District December 16, 2009” (attached)

B. The Commissioners reviewed the proposed Section 9.22 Base Lake Overlay District (BL R-2) dated 12/9/2009 (attached)

- 1. In 9.22 A Intent - Erica Perry asked to define exactly where this overlay district will apply. Rob Mitzel felt it should be outlined on a Zoning map. Mr. Zalucha will talk to Megan.
- 2. In 9.22 B. Permitted Uses – Paul Zalucha said we could get rid of this text as it is already in R-2 District. Bruce said the area is currently zoned R-1 and he didn’t think the Overlay District replaces R-1. Mr. Zalucha will ask Megan to identify R1 or R2.

3. 9.22 D Design Standards i. Minimum Lot Area - The Commissioners did not like having 48 non conforming lots if 15,000 sq feet is used when served by public sanitary sewer

and water services. Bruce said most of the lots were 12,500 sq feet and non conforming lots have a different set of rules so they would be enforced by the ZBA. The Commissioners decided on a minimum lot size of 10,000 sq feet as then only 18 lots would be non conforming.

4. 9.22 D Design Standards v. Minimum Rear (lake) Yard. The Commissioners decided the measurement should be from the ordinary high water mark to the closest part of anything (including decks) that extends from the building. The word “decks” will be added to the design standards. On the lake side decks can only extend 20 feet from the house. Erica Perry asked how high the side of the deck could be?

C. The Commissioners discussed the Amendments to other Sections (attached). Section 13.60 Fence Regulations A. Setbacks - change to “Rear (lake) yard” instead of “ back(lake) yard”.

D. Bruce will ask lakefront owners to attend January 2010 meeting to review the new draft.

NEW BUSINESS:

VI. The Commissioners discussed the Budget for 2010-2011 based on the current year Budget (attached).

A. The Commissioners thought wages could be budgeted at 50% of last year’s level as we plan to reduce the number of meetings.

B. Professional Development should be left at \$500 as the ByLaws say the Commissioners need 4 hours annually and we can get training with speakers who come to our meeting.

C. Budget for a Planner will be decided by Paul and Bruce looking at the workplan for next year and asking Megan how much it will cost so the information can be brought back to next month’s meeting and the Commissioners can pick out the items we will work on.

D. Miscellaneous Budget item (meeting notice for public hearings) should be left at \$500.

VII Master Plan Discussion

A. Erica Perry moved, 2nd by Gary Koch, to table the discussion of Municipal Services for the southern part of the Township to the January Meeting. Motion carried unanimously. Mr. Zalucha said he would get the information to the Commissioners before that meeting.

B. Survey Questions. – Rob Mitzel reviewed the proposed questions (attached) for an internet survey option which is free of charge but only for up to 100 responses. It would be linked from the Township website and be up for one month. There is a survey which costs \$20 with unlimited responses.

1. Rob said it would be only a tool and not a scientific survey as he knows people could vote more than once and 100 responses is a very small sample of the Township residents.

2. Dave Lovell said we would not know where the responses were coming from so how much value could we put on the results.

3. Gary Koch said we could ask what size parcel they live on but how would we know they are truthful. Paul Zalucha said we could ask what intersection they live near.

4. Bruce suggested handing a survey to residents who come in to pay their tax bill.

5. Erica Perry wanted to base decisions on multiple outreaches to the community.

6. Paul Zalucha asked for a show of hands on who did not want to do a survey – no hands. He asked who wanted to do a free survey only – Rob, Erica and Gary. He asked who wanted to pay \$20 for extended survey – Dave and Paul. Not choosing to vote were Cindy and Wilber.

7. Rob said he would add parcel size to question 3, ask the area of the township people live in, and fix the increase questions so they are clearer.

C. Rural Residential District in Northern Township Area. Much discussion followed and all

the Commissioners agreed to change the density, by some means, with justification identified.

1. The Commissioners decided the best option was a Natural Feature overlay District for Webster Township, based on the Bio Reserve Map, as many natural features are located in the northern area. The time to accomplish this was a concern.

2. The second choice was to adjust the lot size in the northern township area. Cindy Zuccaro thought Rural Residential should be more than 1 acre. Wilber said in times past people wanted 2 acre lots because 3 acres was too much to care for. Paul said 2 acres would not protect natural features there but the land can't be developed anyway.

3. The Commissioners decided the least viable choices were TDR or to change the north to an Ag District or to do nothing.

4. Paul Zalucha will ask Megan how long it would take to prepare a natural feature overlay district and the cost and then decide.

VIII. Citizens Wishing to Address the Commission:

A. Jan Schneider felt survey answers to questions depend on what people know. She said that water quality is the most important resource and must be protected. She felt 10 acre lots in Ag District would slow down development.

B. Mike DeAngelo liked the idea of the survey and wanted it in written form also as most people don't go to the Township's website. He lives in the north part of the Township and didn't want large parcels split into 1 acre lots. He knew the farmers want 2 acre lots. He wanted PDR to buy natural feature land. Bruce said the survey could be handed out when people come to the Township Hall.

XI. GENERAL DISCUSSION: Rob Mitzel asked the Commissioners to think about having the Planning Commission meetings on the 1st Wednesday of each month so the Township Board could react at their meeting afterwards.

X. Erica Perry moved, 2nd by Gary Koch, to adjourn. Motion carried unanimously. The meeting adjourned at 10:35 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, January 20, 2009 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia