

MINUTES OF THE 533RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 22, 2023

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

WTPC Members Present: John Westman, Paul Zalucha, Kay Stremler, George Goodman, Tom Neil, Rick Kleinschmidt, Julie Nixon

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, John Scharf, Sri Komaragiri, Charles Estleman, Jennifer Simonds, Branden Rauch, Peter Stevens and 2 residents

- I. Approval of Agenda: John Westman moved, 2nd by George Goodman, to approve tonight's agenda as presented. Motion carried.
- II. Minutes of March 1, 2023 Regular Meeting: George Goodman moved, 2nd by Julie Nixon, to accept the minutes with correction of deleting the gobelegook at the end. Motion carried.
- III. Public Participation: Peter Stevens discussed the need for tiny homes affordable housing in the Township with less sprawling. He is working with Washtenaw Engineering to make a project site plan for an Open Space Preservation Community Special Land Use Permit on their farm. The Township could adopt language in the Zoning Ordinance to allow tiny houses. Sri Komaragiri said she would bring more data to the Commissioner's April 19th meeting.
- IV. Township Planner & Zoning Administrator Report: Given by Sri Komaragiri
- V. Township Board Report: Given by John Westman
- VI. ZBA Report: Given by Rick Kleinschmidt
- VII. PDR Report: Given by John Westman
- VIII Public Hearing Zoning Ordinance Text Amendments:
 - A. Section 6.10 B ZBA Effect of Approval (22-ZTA-01) opened at 7:15 pm
 1. Sri Komaragiri explained that commercial variances may need more than 180 days to work on a project. This change would allow the Zoning Administrator to give a 180 day extension if needed.
 2. Tom Neil opened the Public Hearing for Comments from the Public: None, so he closed the Public Comment portion
 3. The Commissioners reviewed Section 6.10 B. Sri Komaragiri will add items 7, 8, 9, 10 as renumbered with no change in text.
 4. Kay Stremler stated in the matter of Text Amendment 22-ZTA-01, motion to recommend to the Township Board to adopt the proposed amendment to Section 6.10 B of Article 6 of Webster Township Zoning Ordinance, based on the draft as presented at tonight's meeting with addition noted at tonight's meeting, I move that we do this. This was 2nd by George Goodman. A roll call vote was taken, and it was carried unanimously.
 5. The Public Hearing was closed at 7:20 pm.
 - B. Section 13.165 Swimming Pools (22-ZTA-03) opened at 7:20 pm
 1. Sri Komaragiri stated this update will replace the existing Section 13.165. It will allow automatic pool covers inside a fenced in area and update the Building Code reference.
 2. Tom Neil opened the Public Hearing for Comments from the Public: None, so he

closed the Public Comment portion.

3. The Commissioners restated the first sentence to “The following regulations shall apply to any pool, hot tub and spa that is more
4. The Commissioners removed “certificate of” from (1) in the proposed draft and removed a “shall comply” just before ‘with setback” in (2).
5. Paul Zalucha moved In the matter of Text Amendment 22-ZTA-03, motion to recommend to the Township Board to adopt the proposed amendment to Section 13.165, Article 13 of Webster Township Zoning Ordinance, by the Township Board based on the draft presented with changes as summarized by the Township Planner at tonight’s meeting. This was 2nd by Julie Nixon. A roll call vote was taken, and it was carried unanimously.
6. The Public Hearing was closed at 7:24 pm.

C. Section 13.25 Keeping of Animals (22-ZTA-02) Opened at 7:24 pm

1. Tom Neil opened the Public Hearing for Comments from the Public: None, so he closed the Public Comment portion
2. Sri Komaragiri explained that items in red were added after the last Commissioner Meeting when talking to residents. Item E (1) change is to clarify that these regulations are for noncommercial uses in Ag and Residential Districts and keeping of animals is not permitted in other Districts.
3. The Commissioners made several adjustments to Section 13.25 including:
 - a. In Item 13.25 B 2 replace 13.25 F with 13.25 C
 - b. Removing item 13.25 B vi Farm Operation: Animals (sec 2.10 definitions)
 - c. In item 13.25 D 2 i add “also” after “shall”
 - d. Replacing “reserved” with “used” in item 13.25 D 4 iii
 - e. In Item 13.25 E 3 iii it shall state “Permitted only when kept for meat production or reproduction. Lot area and maximum number are subject to maximum densities for ‘Domestic Animals’ listed in subsection 13.25 E (3) ii.
 - f. In Item 13.25 E v for 1-1.99 acre it shall state “2 maximum small or large livestock; Other animals as noted in section 13.25 E (3) i thru iv”. In 2 or more acres will state “As noted in section 13.25 E (3). I thru iv”
4. George Goodman moved In the matter of Text Amendment 22-ZTA-02, motion to recommend to the Township Board to adopt the proposed amendment to Section 13.25, Keeping of Animals, Article 13 of Webster Township Zoning Ordinance, by the Township Board based on the draft as presented with changes as summarized by the Township Planner at tonight’s meeting. This was 2nd by Paul Zalucha and a roll call vote was taken. It carried unanimously.
5. The Public Hearing closed at 8:00 pm

IX. PC By-laws amendment

- A. The Commissioners discussed the proposed changes to Section 4: Training/Continuing Education to track hours spent. In item B “Commission” will become “Commissioners”.
- B. Many revisions were proposed to Section 5: Ethics Policy, at the lawyer’s suggestion, regarding a procedure when there is an apparent conflict of interest. The Commissioners discussed and in item f removed “casing” and replaced it with “casting”, also they removed “provided” and replaced it with “determined”. Sri Komaragiri will ask the attorney how to word item f.
- C. In Section 6: Meetings at the end of Part G the Commissioners wanted “All members,

including ex officio members, and the Chairperson, shall vote on all matters, unless a member has a conflict of interest. The Chairperson shall vote last.” will be added to the end of new item 2 in Part G.

- D. In Section 10: Amendments the Commissioners replaced “a preceding regular meeting” with “the next regular meeting”.
- E. The Commissioners wanted a date line for each signature in Certification.
- F. In Section 2: Officers
 - 1. Item 6 bottom line the Commissioners wanted to replace “Township Board” with “Zoning Board of Appeals”.
 - 2. In Item 7 the Commissioners replace “one (1) month” with “45 days” as is standard and to give the Township Board more time.
- G. Kay Stremler made a motion, 2nd by Julie Nixon, to review a revised draft at the next meeting with changes discussed at this meeting. A roll call vote was taken, and it carried unanimously.

X. Article 16.20 Surface Water Protection Area

- A. Sri Komaragiri explained that the Public Notice for a Public Hearing has been sent to the newspaper and the changes in blue were made after talking to Paul Zalucha.
- B. After review and discussion, the Commissioners decided the sub-committee could look at it again and then bring it to the April 19, 2023 meeting for the Public Hearing.

XI. Minimum setbacks for Detached Accessory Structures in the Ag District:

- A. Sri Komaragiri explained we have received a request from a citizen to look at the 30-foot set back requirement as he would like smaller setbacks.
- B. Paul Zalucha asked what was the reason for a change, as Webster’s setbacks are similar to other municipalities. Sri Komaragiri did not see a strong reason.

XII. Next Meeting Agenda:

- A. April 5, 2023: Site Plan Public Hearing for St. Joseph Catholic Church; Annual Report for Webster Township Board
- B. April 19, 2023: Public Hearing for Article 16; ByLaws; Annual Report for Webster Township Board; Tiny Homes; Stormwater Management.

XIII. Comments from the Public: John Kingsley gave a report

XIV. Paul Zalucha moved, 2nd by Julie Nixon, to adjourn the meeting. Motion carried. The meeting adjourned at 9:15 pm.

NEXT MEETING DATE:

Special Meeting: April 5, 2023 at 7:00 p.m.

Regular Meeting: April 19, 2023 at 7:00 p.m.

Respectfully Submitted,

Kay Stremler, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

S. Komaragiri

All documents from the Planning Commission meeting are available from the Township upon request.