

MINUTES OF THE 535TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 17, 2023

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

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

WTPC Members Absent: George Goodman

Also Present: Martha Zeeb, John Kingsley, Sri Komaragiri, Charles Estleman, Peter Stevens and Branden Rauch

I. Approval of Agenda: Tom Neil asked to add “None” after Public Hearing for Item 11. John Westman moved, 2nd by Julie Nixon, to accept the agenda as corrected. The Commissioners voted to approve the amended agenda and it was carried unanimously.

II. Approval of April 19, 2023 Minutes: Kay Stremler said Sri Komaragiri suggested a proposed change to item IX after the draft was published. Kay suggested removing “as there are unintended consequences for the ZBA” and inserting “as the ordinance revision made previously to the height measurement method had the unintended consequence of reducing the maximum building height”. Julie Nixon moved, 2nd by Paul Zalucha, to accept the minutes as amended. Motion carried.

III. Public Participation:

A. Peter Stevens distributed a Memorandum, dated May 17, 2023 from Peter Stevens and Ruth Ehman, regarding adding language to the Zoning Ordinance to define tiny/efficiency homes and establish guidelines for tiny/efficiency home use within the township.

B. Branden Rauch distributed “Webster Township AG Side Yard Setback and Minimum Lot Width Compared”. He asked to reduce the required side yard setback for accessory structures to 15’ for narrow lots - possibly only on one side yard.

IV. Zoning Administrator Report: Given by Sri Komaragiri.

V. Township Board Report: Given by John Westman.

VI. PDR Report: Given by John Westman.

VII. ZBA Report: Given by Rick Kleinschmidt.

VIII. Text Amendment: Article 16 Environmental Regulations

A. The Commissioners reviewed the proposed Article 2, Section 2.10 Definitions Ordinary High-Water Mark:

1. In the first sentence after “ordinary high-water mark” add “(OHWM)”.

2. In the 2nd sentence, they changed “man’s activity” to “human activity”. They also replaced Michigan Department of Natural Resources at the end of this sentence with “Michigan Department of Environment, Great Lakes and Energy (MDEGLE)”

B. The Commissioners reviewed Section 16.20 Surface Water Protection Area:

1. In B. Applicability (2) (b) they added at the end “that would require a site plan for approval per Section 8.05”.

2. In B (3) change it to “In the event a conflict”...

3. In B (4) remove the “,” after (which remains active)...

4. In B(5) last sentence change “situation” to “situations”...

5. In C (2) remove “use of such” after “fertilizers”.

6. In D (1)(b) add “See Section B (5)” after “additions”

C. Kay Stremler moved, 2nd by Julie Nixon, in the matter of Text Amendment 22-ZTA-04,

motion to recommend to the Township Board to adopt the proposed amendment to Section 2.2, Section 16.05, Section 16.20 and multiple sections of Article 9 of the Webster Township Zoning Ordinance, based on the draft as presented with changes described today. A roll call vote was taken, and it carried unanimously.

IX. The Commissioners discussed holding a Special Meeting for St. Joseph Catholic Church for their Special Land Use and Preliminary Site Plan. Paul Zalucha moved, 2nd by Julie Nixon, to schedule a planning commission special meeting on June 7th at 7 pm at Webster Township Hall to continue consideration of the special land use amendment and site plan request for St. Joseph Catholic Church phase expansion (23-SP- 0001). A roll call vote was taken, and it carried unanimously.

X. The Commissioners discussed rescheduling the July Regular Planning Commission Meeting. Kay Stremmer moved, 2nd by Rick Kleinschmidt, to cancel the regular meeting scheduled for July 17th and schedule a special meeting on July 12th at 7 p.m. at Webster Township Hall. A roll call vote was taken, and it carried unanimously. Later in the meeting Julie Nixon pointed out that the July Meeting will be rescheduled from July 19 to July 12 not from July 17th. Kay Stremmer made a friendly amendment, 2nd by Julie Nixon, to cancel July 19th. A roll call vote was taken, and it carried unanimously.

XI. Sri Komaragiri discussed the meeting with EGLE regarding Section 16.25 Wetland Protection Area and how we can work together. Information will be included in the summer tax bill and on our website to educate residents.

XII. The Commissioners discussed Section 13.15 Accessory Structures and Uses. A subcommittee of Paul Zalucha and Julie Nixon will work with Sri Komaragiri to look into clarifying the zoning ordinance, as these make up 80% of the compliance questions she receives. They will bring suggestions for the many items back to the Planning Commissioners as ready.

XIII. Next Meeting Agenda: Tiny Houses; Accessory Structures; Drain Tiles; New Zoning Enforcement Officer introduction.

XIV: Call to the Public: Peter Stevens asked when and where the Zoning Enforcement Officer decides to visit in the Township. Sri Komaragiri explained she has a list of properties, and the Enforcement Officer decides when. He stated he was visited at 6:30 one evening to take pictures with no advance notice or introduction and he felt it was trespassing. Tom Neil explained Peter Stevens should talk to the Township Board. Peter Stevens also asked if the Planning Commission told the Nixon Wedding Barn no or offered the option to do specific things. John Kingsley said he would talk to Peter Stevens right after the meeting tonight.

XV: Informational Items/ Correspondence/Comments: None

XVI: Paul Zalucha moved, 2nd by Rick Kleinschmidt, to adjourn. Motion Carried.

NEXT MEETING DATE

Special Meeting: Wednesday, June 7, 2023 at 7 pm

Regular Meeting: Wednesday, June 21, 2023 at 7 pm

Respectfully Submitted,

Kay Stremmer, Secretary

Copy to: J. Kingsley
B. Calleja
S. Komaragiri

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