

MINUTES OF THE SPECIAL MEETING
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 7, 2023

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

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

Members Absent: Julie Nixon

Also Present: Martha Zeeb, John Kingsley, John Scharf, Sri Komaragiri and 9 citizens

I. Approval of Agenda: Paul Zalucha moved, 2nd by Rick Kleinschmidt, to approve the agenda as written. Motion Carried.

II. Public Participation: JoAnn Smith Harris said she lives next door to the tiny houses on Trotters Lane. There are trespassers on her property, the police have been involved, lots of high-speed traffic on her Lane with lots of dust, potential ground water contamination, fire hazard, and loss of value to her property. It is not safe for her horse.

III. Township Planner and Zoning Administrator Update: Sri Komaragiri explained that the Nixon Farm Seasonal Agritourism will have Christmas Tree sales (of trees grown on their adjacent property) in the barn to reduce light issues and they can submit an application for renewal each year.

IV. Recommendation to the Township Board for Special Land Use Amendment for Phase 2 Expansion of St Joseph Catholic Church:

A. The Commissioners reviewed the Memorandum, last revised 5-10-2023, from Sri Komaragiri, and carefully reviewed the Plan Review Summary portion. Tom Neil said we won't deal with the Performance Guarantee or Development Agreement tonight.

B. Motion by Paul Zalucha, 2nd by George Goodman, to take a 10-minute recess. Motion Carried. Tom Neil resumed the meeting at 8:58 pm.

C. The Commissioners reviewed and adjusted Sri Komaragiri 's draft motion, based on their discussion, regarding the Special Land Use Amendment.

D. Motion by Paul Zalucha, 2nd by George Goodman, in the matter of St. Joseph Catholic Church Phase 2 expansion, I move to recommend approval of the Special land use amendment to the Township Board, based on the following findings and conditions:

1. The standards and burdens listed in Section 10.05.A.13, of Webster Township Zoning Ordinance are met as noted below, based on the plans, narratives and additional information provided by the applicant:

a. All required information has been provided and fees paid.

b. The proposed use is specifically provided as a special use in the district in which the property is zoned. (Per Section 9.10.C.vi., a special use is required for churches in agriculture districts).

c. The proposed use at the location is consistent with the objectives and goals of the Master Plan. (The proposed expansion was addressed as part of phase 1 site plan. The current expansion allows for accessory uses associated with the primary use of church as noted on the site plan.)

d. The proposed use will not adversely affect neighboring lands. (The applicant has addressed concerns associated with lighting impacts on neighboring properties and the approval is subject to additional conditions as applicable)

e. The proposed use is compatible with and will not adversely impact the natural environment. (The current expansion does not impact any natural features located on the property.)

f. The capacity of local utilities and public services is sufficient to accommodate all the uses permitted in the requested district without compromising the "health, safety and welfare" of the township including the capacity of the street system to safely and efficiently accommodate the expected traffic

generated by uses permitted in the requested zoning district. (Based on the findings of the updated traffic study and Washtenaw County Road Commission review)

g. If a site plan is required under Section 10.05,A, 5. whether it meets the principles and standards set forth in Section 8.05 of this Ordinance. (The special land use approval for the proposed expansion shall be only effective upon approval of the final site plan).

2. The above recommendation is subject to the following conditions:

a. The special land use approval for the proposed expansion shall be only effective upon approval of the final site plan.

b. The applicant shall post a performance guarantee that is calculated at ____% of total site construction cost in a form acceptable by the Township administration.

c. The church facility and the site may be utilized for members of the community to host events and gathering.

i. All private events shall be subject to all conditions listed in the Zoning Ordinance and the development agreement.

ii. Any other events that fall under the definition of special events as noted in the zoning ordinance shall be subject to related requirements.

d. The applicant shall complete the following updates to existing light poles prior to issuance of final certificate of compliance:

i. The most southerly three rows of parking lot lights shall be modified to include shielding as noted on the lighting summary sheet. The maximum intensity of these lights shall be adjusted down from 100% to 80%.

ii. Additional shields shall be added to the south light driveway from Mast. The lighting summary sheet shall be updated to include this light.

iii. All light poles exceeding the maximum allowable lamp height of 16 feet shall be brought into compliance prior to issuance of final certificate of compliance.

iv. The applicant shall address the inconsistencies to the lighting and photometric plan prior to preliminary site plan approval.

v. The applicant shall provide a photometric plan for phase 2 and Phase 4 at the time of final site plan approval.

3. Phase 2 lighting shall be subject to the following standards in addition to the ordinance standards:

a. The new parking lot shall have poles located on the south side of the pavement and the heads shall be directed northerly away from the houses to the south.

b. Pedestrian scale bollards shall remain adjacent to the walk. Poles shall be no higher than 12' including bases.

c. The new poles along the driveway extension to the new parking lot shall be no higher than 12' including bases and shall include shields as noted in the lighting summary sheet.

d. Parking lot landscaping for phase 4 shall be installed with Phase 2.

4. The Parking count reduction due to the shared parking arrangement is approved by the Planning Commission per section 13.95. C.8. based on the information provided on the site plan. This approval is conditional upon the conditions of deferred parking construction noted below.

5. Construction of 'deferred parking' is subject to the following conditions:

a. The construction of deferred parking and related lighting improvements shall be completed when the need for additional parking is identified either by the Zoning Administrator or the Church, whichever occurs first.

b. Once the need is identified the Zoning Administrator shall issue a letter directing the construction of deferred parking. The church may choose to complete construction of deferred parking spaces prior to the identified need when funding is available.

c. An application for zoning compliance shall be submitted in order to start construction according to the Zoning Ordinance.

d. The applicant shall submit a revised plan if there are any amendments to the lighting standards since the approval of special land use amendment. If the changes are major, the zoning administrator may forward the plan for Planning Commission input or approval.

6. Following items shall be addressed with the final site plan submittal and draft development

agreement:

- a. Updated photometric plan for overall site plan.
- b. Clarify applicability of tree replacement calculations as identified in the review letter.
- c. Corrected photometric plans as noted in special land use conditions.
- d. The applicant shall submit a tree maintenance plan that addresses the maintenance of existing and proposed landscape as noted in section 13.75.G. of the zoning ordinance and regular watering of the proposed landscaping until they are established for up to three years.
- E. A roll call vote was taken, and the motion carried unanimously.

V. Conditional Approval of Preliminary Site Plan

A. The Commissioners reviewed the Standards for Review for Approval of Site Plan that was in Sri Komaragiri Memorandum last revised 05-10-2023..

B. John Westman moved, 2nd by Rick Kleinschmidt, in the matter of St. Joseph Catholic Church Phase 2 expansion, I move to approve the preliminary site plan based on and subject to the following findings:

1. The applicant shall correct the stormwater maintenance plan listed on sheet 16 as it relates to the subject property.
2. The preliminary site plan meets all the standards of review noted principles and standards set forth under Subsection 8.05 €(3)(m) of the Township zoning ordinance.
3. The approval is contingent upon the special land use approval by the Township Board.
4. The applicant shall address all required revisions and pending comments from the zoning administrator review letter and the special land use recommendations at the time of final site plan submittal.

C. A roll call vote was taken after Sri Komaragiri printed out the motion. It carried unanimously.

VI. Motion by Tom Neil, 2nd by George Goodman, to postpone Item 8.a.iii Conditional approval of Final Site Plan. Motion carried. Paul Zalucha pointed out that Wall Pack lighting is not allowed in the Township. The church will talk with Sri Komaragiri before the final site plan.

VII. Public Participation: Marianne Bloom lives on Pinefield Dr. next to St Joseph Church. She was very worried about alcohol at the church and DUI. Also, she was concerned about tree maintenance on the property line and lack of privacy as children from the church trespass onto her property. Father Walsh offered to meet with her at her attorney's office in Brighton, Michigan

VIII. Rick Kleinschmidt moved, 2nd by Paul Zalucha, to adjourn the meeting. Motion carried. The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,

Kay Stremmler, Secretary

KS:mz

copy to: J. Kingsley

B. Calleja

S. Komaragiri