

MINUTES OF THE 537TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 12, 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, Sri Komaragiri, Father Walsh, Dave Swanson, Scott Betzoldt, Brian Louwerse, and 1 citizen

- I. Approval of Agenda: Tom Neil asked to add item 4a Approval of Minutes. Kay Stremler moved, 2nd by Julie Nixon, to add 4a and approve tonight's agenda. Motion carried.
- II. Minutes of June 21, 2023: Paul Zalucha asked to remove "Master Plan" from Item Xa on page 2 in the sentence reading "Webster Township does allow trailers, with foundations, based on the..." and replace Master Plan with "Ordinance". Paul Zalucha moved, 2nd by Julie Nixon, to approve the corrected minutes of June 21, 2023. Motion carried.
- III. Public Participation: None
- IV. Township Planner & Zoning Administrator Report: Given by Sri Komaragiri
- V. St. Joseph Catholic Church Phase 2 Final Site Plan (23-SP-0001)
 - A. Sri Komaragiri suggested the Photometric Lighting Plan be a baseline of all the prior lighting on the property so any future changes would need to come to the Township.
 - B. The Commissioners discussed each sheet of the Large Site Plan:
 1. On sheet 2 for Impact Assessment Scott Betzoldt said they will add additional septic tanks and will change the verbiage for public facilities as the applicant has already submitted the permits to the Township.
 2. On sheet 3 Julie Nixon asked to change the spelling so it becomes "festival grounds."
 3. The church needs to change the wording on sheet 4 so tree maintenance stipulates trees are to be watered for 3 years so it is in step with the Special Land Use resolution.
 4. On sheet 10 the church will strike out wording about the deferred parking construction as they are not installing asphalt or lighting until a later date.
 5. On sheet 11 Tom Neil verified the dumpster will be on concrete outside the entrance. Proposed light height will be changed to 10' to be consistent with the photometric summary.
 6. On sheet 14 Tom Neil verified, to store more storm water, they are raising the orifice but not the pipe.
 7. On sheet 16 Scott Betzoldt said they are raising the rim 6 inches.
 8. On sheet 18 the Commissioners agreed the existing house and barn lighting is not in compliance with the zoning ordinance but is an enforcement issue.
 - a. Paul Zalucha said they need a new light assessment for the existing north and south parking lots and to reduce the lighting intensity to comply with the Zoning Ordinance. Father Walsh agreed they would do this.
 - b. Much discussion followed on Wall Packs which at one time were allowed. The church wanted to abide by the current Zoning Ordinance but needs an exit light. They will ensure the Wall Packs from phase 1 are face down and shielded to prevent glare.
 - c. All the Commissioners agreed that they accept W-1.

d. The applicant will work with the zoning administrator to address SITE PLAN lighting ISSUES ~~violations~~ prior to issuance of final compliance permit.

9. Julie Nixon pointed out #7 Damage of Preserved Vegetation should remove “sheets” and replace it with “trees”. Also, in that paragraph delete “nor” and replace it with “not”.

10. In #9a Parking and Loading Tom Neil asked to stipulate there will not be overnight parking. Also, he said we should look at the Zoning Ordinance so there are no wall packs

C. Tom Neil read the Standards of Review and the Commissioners agreed they were met.

D. Sri Komaragiri said she would put the conditions in the motion. George Goodman moved, 2nd by Paul Zalucha , to recess for 5 minutes to allow Sri to make her motion. Motion Carried.

E. The meeting resumed at 8:55 pm. The Commissioners corrected items in the proposed draft motion. Sri Komaragiri reprinted a corrected proposed motion.

F. George Goodman moved, 2nd by Julie Nixon, In the matter of St Joseph Catholic Church phase 2 expansion to approve the final site plan based on the following findings:

1. The final site plan meets all the standards of review noted principles and standards set forth under Subsection 8.05(E)(3)(m) of the Township Zoning Ordinance.

2. The applicant shall make the following changes to the site plan prior to issuance of preliminary zoning compliance permit:

a. Update the status of notes listed under impact assessment listed on sheet 2

b. Revise the tree maintenance plan to address watering for up to three years to be consistent with the Special use approval on sheet 4 and sheet 13.

c. Height of light poles shown on the site plan drawings shall be consistent with height of light poles on lighting and photometric plan. In the event there is a conflict, information on lighting and photometric plan shall take precedence over site plan.

d. Remove the phrase “utility placement” from the note under parking summary on sheet 10.

3. Planning Commission’s determination that proposed façade lighting, referred to as W-1 on the plans for phase 2 building, meets the general intent and applicable glare standards listed in 13.200.C.(2) of the zoning ordinance.

4. Any proposed lights within phase 2 parking lot shall be reduced in intensity to comply with ordinance standards listed in 13.200.C.(3). b. which states that lighting levels shall not exceed three-foot candles as measured directly between two fixtures.

5. The applicant shall submit a revised photometric plan for phase 2 addressing the revisions discussed at this meeting and listed in the motion prior issuance of preliminary certificate of zoning compliance.

6. There shall be no overnight parking of buses or commercial vehicles on site. The loading area may be used for pick-up and drop-off.

7. The applicant shall submit a site plan for review and approval per article 8, if any revisions are proposed from the approved site plan.

8. The approval of lighting and photometric plan shall not include the lights around the existing detached accessory buildings (north barn, Mast Road barn, rectory building) and existing church parking lots. The applicant shall remove data related to these fixtures from the plans prior to issuance of preliminary certificate of zoning compliance.

G. A roll call vote was taken, and it carried unanimously. The Commissioners need to look at the Development Agreement in August, and then send it to the Township Board in September for their approval.

VI. Next Meeting Agenda: Development Agreement for St Joseph Catholic Church; Accessory Buildings; Consideration of the Master Plan implementation items.

VII. Comments from the public: John Kingsley discussed the grant the Township applied for to pave the parking lot and install a walkway on the Township property.

VIII. Informational Items: Julie Nixon relayed that MDOT is reviewing the proposed road work at Webster Church and North Territorial Roads so no start date has been set.

IX. George Goodman moved, 2nd by Julie Nixon, to adjourn the meeting. Motion carried. The meeting adjourned at 9:23 pm.

NEXT MEETING DATE:

Regular Meeting: August 16, 2023 at 7:00 p.m.

Respectfully Submitted,

Kay Stremmer, Secretary

KS:mlz

Copy to: J. Kingsley

B. Calleja

S. Komaragiri