

MINUTES OF THE 543RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 17, 2024

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, Julie Nixon, Rick Kleinschmidt

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, John Scharf, Sri Komaragiri, Bill Sinkule, Peter Stevens

I. Approval of Agenda: Paul Zalucha moved, 2nd by Julie Nixon, to approve tonight’s agenda as written. Motion carried.

II. Minutes of December 20, 2023: Kay Stremler asked to replace “priorities” with “prioritizes the” just before “impervious” in item IX A 16. Rick Kleinschmidt moved, 2nd by George Goodman, to approve the minutes as corrected. Motion carried.

III. Public Participation: Peter Stevens asked when the Keeping of Animals proposed amendment was originally made by the Planning Commission. George Goodman said it was given to the Township Board in March 2023. Sri Komaragiri said she would forward the memo and timeline to Peter Stevens, and he can give her a call with any questions. Peter Stevens said he hoped the Township Board would take it up soon to alleviate issues currently at play in the Township.

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. George Goodman suggested holding a refresher joint ZBA – WTPC training meeting as both groups have new Chairpersons.

VII. PDR Report: Given by John Westman.

VIII. Section 13.15 Accessory Structures and Uses (23-ZTA-01) Zoning Ordinance Amendment

A. Tom Neil asked Bill Sinkule to discuss the relationship of tax assessments and Accessory Structures.

B. Discussion followed on the proposed draft in the Packet and the Replacement draft.

1. Kay Stremler asked that In Item A (1) (Replacement draft) to rephrase it to “The regulations established herein”. Also, in Item B (4) b. “spaces” needs to be “space”.

2. Tom Neil asked to add “principal and accessory” after “both” in item C (1) of the Replacement draft.

3. Rick Kleinschmidt asked to remove D (4) a. (Packet draft) and ~~re-letter~~ RE-LETTER.

4. George Goodman asked - In Item E (1) a (Packet draft) to replace ‘side’ with ‘sides’. Also, to add satellite dishes to Item E (1) b (Packet draft).

5. Tom Neil asked to remove the comma in item E (1) a (Packet draft). Also, to replace “but not be limited to” with “but are not limited to” in Item E (1) b. (Packet draft)

6. In Replacement draft Item F (3) replace “when no longer needed access” with “when it is no longer needed for access”

7. John Westman asked to remove “Permanent” from Item H (Replacement draft). Julie

Nixon pointed out that farms should be exempt so Sri Komaragiri will reference this.

8. Tom Neil asked In Item I (1) a, Item I (1) b and Item I (1) c to add “are” after “Examples include, but” (Replacement draft.)

9. Paul Zalucha asked to remove “outdoor personal recreational equipment” from Item I(1)a (Replacement draft.)

10. Remove “roadside stands” and “farm markets” from Item I (1) c. (Replacement draft) as they are regulated by the State of Michigan. Paul Zalucha asked to remove “farm markets” from Item I (1) a also.

11. Julie Nixon asked In Item I (1) f (Packet draft) replace “Basket Ball” with “Basketball”

12. Remove Item I (1) Miscellaneous item d (Replacement draft) and correct spelling of Miscellenous.

13. Rick Kleinschmidt asked to remove “portable or” from Item I (1) m (Packet draft) in Utilities.

14. George Goodman asked to add “for non-residential use.” after Trash and Recycle Dumpsters in item I (1) t (Packet draft)

C. Section 13.125 Farm Market or Roadside Stands The Commissioners discussed and decided to only use Item H as the State regulates with GAAMP. (Replacement Draft).

D. Section 2.10 Definitions: The Commissioners reviewed the Replacement draft.

1. Under Accessory Building or Structure – at the end replace “and play structure” with “or play structures”.

2. Under Breezeway remove “open”

3. Under Building remove “chattels,”

4. Under Deck add “is” between “or” and “attached”

5. Under Dwelling Unit replace “and are” with “and is”

6. Under Farm Market reference GAAMP

7. Under Outdoor Storage - Sri Komaragiri will research why “debris, material” were included

8. Under Permanent-change to Permanent Structure so it is consistent with Portable Structure.

9. Under Structure - Sri Komaragiri will research how we got this definition.

10. Under Temporary Structure “short, indeterminate” is a conflict and Sri Komaragiri will research.

11. Under Utility Structures replace “installed on” with “installed above”

E. Motion by Paul Zalucha, 2nd by Julie Nixon, In the matter of Text Amendment 23-ZTA-01, a motion is made to postpone the consideration of the proposed amendment to Sections 2.10, 13.15, 13.80 and 13.125 of the Webster Township Zoning Ordinance. Further discussion is required based on the items summarized by the Township Planner at tonight's meeting. A roll call vote was taken, and it carried unanimously.

IX. 2024 Planning Commission Annual Report Discussion: Tom Neil will draft the Report.

X. Master Plan Implementation Matrix: The Commissioners reviewed the Webster Township 2022 Master Plan Implementation Tracking Updated 1/8/24. They decided to continue with chosen items - Stormwater Management and Article 16. Bill Sinkule encouraged the Commissioners to work on updating the Zoning Map.

XI. February 21, 2024 Possible Regular Meeting Agenda: Election of Officers; Annual Report, Accessory Structures; Zoning Map discussion

XII: Public Comment: None

XIII: Informational Items:

- A. Kay Stremmer gave a report of the Natural Features Committee, and it was suggested this report be added to the agenda each month.
 - B. Tom Neil asked that the Township give the Commissioners a copy of the MTA Journal regarding solar and wind action.
- XIV. George Goodman moved, 2nd by Julie Nixon, to adjourn. Motion carried. The meeting adjourned at 9:40 pm.

NEXT MEETING DATE:

Regular Meeting: February 21, 2024 at 7:00 p.m.

Respectfully Submitted,

Kay Stremmer, Secretary

KS:mlz

Copy to: J. Kingsley

B. Calleja

S. Komaragiri