

MINUTES OF THE 548TH MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 26, 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, Tom Neil, Rick Kleinschmidt, George Goodman, Julie Nixon

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Sri Komaragiri, and 15 citizens

I. Approval of Agenda: Julie Nixon moved, 2nd by Rick Kleinschmidt, to approve the agenda as written. Motion carried.

II. Approval of Minutes: Paul Zalucha moved, 2nd by George Goodman, to approve the minutes as written. Motion carried.

III. Public Participation:

- A. Inshall Chenet was concerned that people would try to be commercial to abide by the animal ordinance and the Township would try to see their tax documents to determine it, so instead people would rely on the court system which is very expensive for the Township.
- B. Catherine of Farrell Road has lived in Webster most of her life and loves it. She said the animal ordinance was unreasonably strict so people would try to be commercial. She didn't want the current draft ordinance passed.
- C. Jennifer Boudreaux asked the Commissioners to vote no on Article 13.5. The State and Federal are needlessly convoluted and the terms commercial and non-commercial are not defined. It needs to be clear.
- D. Dave Dailey explained that Ann Arbor City has a \$20 permit to have chickens which must be contained in your yard and adjacent owners need to sign an agreement that they are ok.
- E. Sri Komaagiri mentioned she put an email from m rose on our desks.

IV. Township Board Report: Given by John Westman.

V. Zoning Officer Report: Given by Sri Komaragiri.

VI. ZBA Report: Given by Rick Kleinschmidt.

VII. PR Report: Given by John Westman.

VIII. Natural Features Committee Report: Given by Kay Stremler

IX. Section 13.15 Accessory Structures and Uses

- A. Rick Kleinschmidt suggested removing D.1 a iii regarding porch and deck being an attached structure, when a roofed breezeway is connected but is not an attached structure. Sri Komaragiri said decks are living space which is attached while an open breezeway is a passageway which does not need a permit, so it is detached.
- B. Kay Stremler asked to remove "and heated" from enclosed breezeway in D1 b drawing. Also in N 10 we need to capitalize "See" in Yes See I
- C. John Westman asked in N 9 Compliance with Setback - change to Yes See H
- D. In Section 13.80 H 2 need to add ' at end of sentence.
- E. In Section 2.10 Breezeway - Rick Kleinschmidt wanted to eliminate confusion for the ZBA as the Breezeway definition says it connects two structures. That is in conflict with page 2 of 7 where a roofed breezeway is detached. Sri Komaragiri will get an attorney

opinion on this part.

- F. The 2nd sentence in Section 2.10 Dwelling will be deleted and replaced with “In no case shall a recreational vehicle or other portable building be considered a dwelling”.
 - G. In the Affidavit on page 23 Paul Zalucha questioned #3 for detached and #5 for attached and asked if it is an either/or? Sri Komaragiri said yes and will get an attorney opinion. A statement will be added requiring notarization and recording at the County to provide clarity if/when the property is sold.
 - H. Kay Stremler was concerned that Short Term Rentals are included with Motels which is hard to find in the Zoning Ordinance. The Commissioners agreed a definition on Lodging will be added to the Zoning Ordinance.
 - I. To ensure sleeping areas meet the building code a statement will be added to page 13 at the end of E 2 b “ Prior to the start of such use the owner shall acquire all applicable permits from Washtenaw County Building Dept.”
 - J. Kay Stremler moved, 2nd by Julie Nixon, in the matter of Text Amendment 23-ZTA-01, a motion is to recommend to the Township Board for adoption of the proposed amendment to Sections 2.10, 13.15 and 13.80 of the Webster Township Zoning Ordinance. This motion is based on the draft as presented at the meeting with changes discussed. A roll call vote was taken, and it carried unanimously.
- X: Section 13.25 Keeping of Animals: Draft Amendment
- A. Sri Komaragiri reviewed the Township Board Input Survey, passed out a chart and presented a Map of the Township showing parcel sizes. Kay Stremler pointed out that 79% of the land is 5 acres or larger and is covered by our current Zoning Ordinance allowing animals. She reviewed Part 3: Planning Goals of our current Master Plan.
 - B. On page 27 Item B. Education and Training - the Commissioners added “and MSU Extension” after “Program”. Also, the Commissioners added “and Rural Development” after “Agriculture”. They also added “and other best practices for keeping of animals” at the end of the last sentence. Sri Komaragiri will add “animal density” after animal care.
 - C. On page 27 Item E 1 – replace “were” with “where”.
 - D. In Item E Permit - the Commissioners deleted #3.
 - E. On Page 28 Item F 1 a “Grass” will be deleted and replaced with “Gross”
 - F. In Item F 1 b change to Net Lot Area
 - G. Remove Item F 1 c and instead in H add that animal shelters shall comply with Article 16.
 - H. Remove last sentence in Item F2. Also change the heading to “Lots 5 acres net or more”
 - I. In Item F 3- change the heading to “Lots 2 to 4.99 Net Acres”. A Commissioner suggested replacing the table with the previous table that was sent to the Board and look at it again next month.
 - J. In Item F 4 remove the end of the last sentence after “the duration requested”
 - K. The Commissioners discussed Item F 5 for lots less than 2 acres. It will be rewritten to lots less than 1.99 acres. They were not in favor of the Planning Commission ensuring the property is not close to neighbors or about getting neighbor’s approval. Sri Komaragiri suggested only chickens be allowed on less than 2 acres subject to stipulations in F 5. She will revise.
 - L. In Item F 6 it was suggested broiler roosters be allowed on property at least 1.75 acres net. Sri Komaragiri will revise this.
 - M. In Item F 9 the last sentence will be deleted.
 - N. In Item H – delete the second sentence in H 1 and all of H 2 and H 3 and H 5.

XI Section 13.60 Fence Regulations – as deer can jump 6 foot tall fences Item B 1 c will be changed to allow 12 foot fences to enclose vegetables.

XII Article 2 Definitions

- A. Under Livestock – replace “fiver” with “fiber”. Add rabbits and alpaca to Small Livestock.
- B. Anima/Shelter will be replaced with Animal/Shelter
- C. Wild or Exotic Animals – replace “nor commonly” with “or commonly”.

XIII. Item 13 c on the agenda is postponed as the Resident is not here and the meeting is running late.

XIV. July 17, 2024 Proposed Meeting Agenda: NRD report; Keeping of Animals

XV: Public Comment:

- A. John Kingsley mentioned there are no parking lot lights this evening due to construction.
- B. Mike DeAngelo mentioned it is difficult to fully enclose chickens.

XVI. Informational Items None

XVII: Kay Stremmler moved 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 10:20 pm.

NEXT MEETING DATE:

Regular Meeting: July 17, 2024 at 7:00 p.m.

Respectfully Submitted,

Kay Stremmler, Secretary

KS:mlz

Copy to: J. Kingsley
T. Brovont
S. Komaragiri