

MINUTES OF THE 349TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 17, 2007

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Paul Zalucha, Wilber Woods, Gerry Calhoun, Gary Koch, Don Heller, Dave Lovell, Erica Perry

WTPC Members Absent: None

Also Present : Martha Zeeb, Erin Perdu, and 9 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the December 20, 2006 Regular Meeting. Erica Perry asked that "moved" be added after Gerry Calhoun's name in item VI, and "and offered" be added to item X A after "certified", and to change item V to Scott "B"etzold. Don Heller moved, 2nd by Gary Koch, to approve the minutes as corrected. Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch said there were 24 new housing permits in 2006. The Township Board has set up a committee of Bruce Pindzia, Paul Zalucha and John Kingsley to discuss how to expedite the proposed Zoning Ordinance as it is taking too long, is too costly, and how to do it better.

B. Paul Zalucha said there will not be any public hearings on tonight's agenda as the notice did not get put into the paper 15 days prior to this meeting, and there will not be a Zoning Officer Update as Bruce Pindzia is not here. Don Heller moved, 2nd by Erica Perry, to approve the agenda as changed. Motion carried.

III. Citizens Wishing to Address the Commission: Mr. Klepaski asked that his public hearing be scheduled for February 7, 2007.

VI. Gerry Calhoun moved, 2nd by Don Heller, to hold a public hearing on the rezoning request for the Klepaski Property at 6:30 p.m. on the next Working Session date of February 7, 2007. Motion Carried.

V. Don Heller moved, 2nd by Erica Perry, to set a public hearing on the United Methodist Church Special Use Request for February 7, 2007 at 6:30 p.m. Motion Carried.

NEW BUSINESS: None

VI. Citizens Wishing to Address the Commission:

A. Lawton Gross wants the ditch cleaned out on the south side of North Territorial Road so the water doesn't cross the road onto his property. Mr. Zalucha suggested he speak with Bruce Pindzia.

B. Virginia Gross asked if arsenic was found on the Chamberlain Woods project. Mr. Zalucha said the Township did not hear of that but the project is dead.

VII. GENERAL DISCUSSION:

A. Gerry Calhoun moved, 2nd by Erica Perry, to officially acknowledge receiving the Municipal Services Committee's Report and to forward the report to the Township Board. Motion Carried.

B. Paul Zalucha received a letter about a January 29, 2007 meeting to discuss the Dexter Main Street Bridge.

VIII. Don Heller moved, 2nd by Gary Koch, to adjourn. Motion carried. The meeting adjourned at 8:00 p.m.

NEXT MEETING DATE:

Public Hearing: Wednesday, February 7, 2007 at 6:30 p.m.

Public Hearing: Wednesday, February 7, 2007 at 6:30 p.m.

Working Session: Wednesday, February 7, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, February 21, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 350TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 21, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Dave Lovell, Don Heller

Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Bruce Pindzia, Erin Perdu and 6 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the January 17, 2007 Regular Meeting and the February 7, 2007 Public Hearing and Working Session. Don Heller moved, 2nd by Gary Koch, to approve both sets of minutes as written. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch reported that the Township Board tabled the St Joseph Church Development Agreement. Erica Perry and Gary Koch were reappointed to the Planning Commission. Don Heller was reappointed to the Zoning Board of Appeals.

B. Don Heller moved, 2nd by Erica Perry, to approve the meeting agenda as printed. Motion carried.

III Mr. Zalucha asked for comments from citizens: None.

IV. Bruce Pindzia gave a zoning update. He has issued 3 permits this year.

A. The Preserve is doing a deep storm drain to their lake.

B. The St Joseph Church Development Agreement was tabled until the next Township Board meeting due to concerns of Dunlavy Farm residents. The Homeowners Association will meet with the church on March 7, 2007 to work out their differences. Paul Zalucha said he signed the agreement as there were no objections by the Commissioners.

V. United Methodist Church Project was next on the agenda.

A. Erin Perdu said the Drain Commission is still looking at the project so the site plan is in flex. The Application for Special Use Permit is for everything (church, youth center, and educational building) as it is tied to the drawing submitted with the application, but construction must be tied to the Site Plan. She recommended approval only of the Special Use Permit now and the landscape, parking, etc will be worked on with the Site Plan. Mr. Sly thought it would be 6-8 weeks before they have a Site Plan.

B. Erica Perry asked if they plan to expand the youth program. Mr. Sly said they hope the number of people will increase but they do not expect more programs. Bruce Pindzia said the accessory building they are building is a storage building that can't be used by Youth until the Planning Commission reviews it.

C. Paul Zalucha asked if the church must come to the Planning Commission for the Site Plan and Bruce said they must when they want to add parking or a larger building.

D. Erica Perry moved, 2nd by Don Heller, that the Planning Commission recommend to the Township Board that they grant the Special Use Permit to the Dexter United Methodist Church. Motion Carried.

NEW BUSINESS:

VI Election of Officers: Don Heller moved, 2nd by Erica Perry, to leave the officers as they are. Motion Carried. The officers are: Chairperson – Paul Zalucha; Vice Chairperson – Gerry Calhoun; Secretary – Wilber Woods.

VII. Citizens Wishing to Address the Commission: None

VIII. General Discussion: Paul Zalucha distributed a Citizen Planner brochure and two articles on pervious concrete for the Commissioners to read.

IX: New Ordinance Discussion was next on the agenda

A. The Ordinance Review "Syllabus" was presented as a procedure for future discussions.

B. Article 7 was discussed.

1. Bruce explained that the current Zoning Ordinance has a two step process whereby the Township issues a final Certificate of Zoning Compliance before the County will issue a Certificate of Occupancy, but it is not used. Bruce would like better control over the permit process.

2. Erin will change the title of 7.25 and 7.35 to Preliminary and Final Certificate of Zoning Compliance. Erin will increase the amount of days allowed for Temporary Final Certificate of Zoning Compliance to be similar to the County Building Department.

C. Section 8 was discussed regarding duties of the Planner. Changes include Bruce will review applications for completeness, and removing mailing publication notices, and the Planner will not put things on the website.

D. Article 9 – Zoning District and Map, PUD

1. Erin will reword 4 and change the Zoning Administrator to the Planning Commission so that if a use is not clearly similar and compatible the Planning Commission must review it.

2. Erin will ask Mark Reading about Section 5 - continuation of Special Use Permit as they go with the land.

3. Erin will add accessory items from the current Zoning Ordinance.

4. Erin will reword the Ag District intent and much work is needed on Permitted and Special Use. Erin will add essential services to permitted uses. The Commissioners will send her their comments for the next meeting.

XI. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 10:00 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, March 7, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, March 21, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 351ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 21, 2007

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Paul Zalucha, Wilber Woods, Gerry Calhoun, Gary Koch, Don Heller, Dave Lovell, Erica Perry

WTPC Members Absent: None

Also Present : Martha Zeeb, Erin Perdu, Bruce Pindzia and 3 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the February 21, 2007 Regular Meeting and the March 7, 2007 Working Session. Don Heller moved, 2nd by Gerry Calhoun, to approve both sets of minutes as printed. Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch said the Board approved the Klepaski rezoning and the St Joseph Catholic Church development agreement. The Board had their annual meeting with the Road Commission last night about this years road work. The Roadside cleanup will be April 21, 2007.

B. Gerry Calhoun moved, 2nd by Gary Koch, to approve the agenda as written. Motion carried.

III. Citizens Wishing to Address the Commission: None

VI. Bruce Pindzia gave the Zoning Officer Update. Bruce said St Joseph Church will lower the parking lot to keep headlights under the berm height. Bruce will find out if this will affect drainage. The Preserve has completed most improvements. The Dexter United Methodist Church has Atwell Hicks working with the Drain Commission.

NEW BUSINESS: None

V. Citizens Wishing to Address the Commission: None

VI. GENERAL DISCUSSION: Erica Perry asked about permits for new houses and Bruce said he had one yesterday.

VII. New Ordinance Discussion followed.

A. Erin Perdu reviewed Mark Reading's answers to the questions from last month's meeting.

1. Mark will reword Article 9 to make clear that we can grandfather.

2. The Commissioners discussed types of daycare centers and number of children allowed and how it fits in with State Regulations and the Township Licensed Home Based Occupation. Erin will get more information.

3. Cell Towers are part of essential services and we should call it Public Utilities.

4. Paul Zalucha told Erin to remove Private kennels from the Zoning Ordinance. The Commissioners said people were up in arms and the number or size of the dogs doesn't determine the problem.

5. Erin said a Commercial Stable has care of the horses as the primary use of the property and it doesn't have a house. The Commissioners changed a Commercial stable from 40 acres to 20 acres as the Township doesn't have many 40 acre parcels. Erin said a Private Stable has the

raising and keeping of horses incidental to the home on the property and is a permitted use in the Ag District. Set backs will be normal setbacks as problems would be covered under nuisance regulations. The property must be fenced and fences can be on the property line for commercial and private stables.

6. Erin will add that Recreation serving a residence is not regulated as people could have a tennis court and get lessons. Active Recreation and a circus or carnival needs a special use permit. Erin will get rid of the list of activities.

B. Multi Family Residential District (R-3) was discussed. The Commissioners asked why lot requirements were just in this District. Erin said she would ask Mark Reading and get rid of it.

C. Mobile Home Park District will add a statement to the intent about public water and sewer. As changes to these regulations must be approved by the State, the Commissioners want this Section to be like the old Ordinance was.

D. The Commissioners discussed the Commercial and Office District and wanted these to be two separate Districts like it was in the old ordinance as they wanted to curb the Commercial. Gerry Calhoun wanted to eliminate major and minor auto repair distinction. Erin will make it a special use in the Commercial District. Erin will rewrite Office and Commercial Districts before the Commissioners discuss the Industrial District.

VIII Don Heller moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:00 p.m.

NEXT MEETING DATE:

Working Session: Wednesday, April 4, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, April 18, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 352ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 18, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Dave Lovell, Don Heller, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, Erin Perdu and 2 citizens

OLD BUSINESS:

I. Paul Zalucha suggested it was not necessary to read the minutes of the March 21, 2007 and April 4, 2007 Working Session out loud tonight. Erica Perry made a motion, 2nd by Don Heller, to read these minutes silently and then move to approve or disapprove. Motion Carried and Commissioners read. Erica Perry moved, 2nd by Don Heller, to accept the minutes of both meetings as printed. Motion carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch reported that the Township Office will be closed on Christmas Eve and 5% of office staff wages will be put in a retirement pay. Bill Sinkule will become a Notary.

B. Gary Koch reported that there will be a PDR meeting at the WISD on April 30 at 6:30 p.m. Erica Perry added that she will attend to learn what our Township will give up if we have intergovernmental cooperation as the State wishes.

C. Don Heller moved, 2nd by Dave Lovell, to approve the meeting agenda as printed. Motion carried.

III Mr. Zalucha asked for comments from citizens: None.

IV. Bruce Pindzia gave a zoning update. He has issued 3 new housing permits this year and the Township has 122 approved lots in site condos that can be built on. St Joseph church hopes to be completed by December or January.

NEW BUSINESS: None

V. Citizens Wishing to Address the Commission: None

VI. General Discussion:

A. Paul Zalucha distributed a Road Commission Right Of Way plan for the Commissioners to review and then discuss it at the May 2nd working session.

B. Paul Zalucha announced that as of February Wilber Woods has been on the Planning Commission for 30 years and has been Secretary for 28 years.

C. Erica Perry said she took the Master Citizen Planner internet course. She also attended a meeting where Anya Dale of the Washtenaw County Planning Department gave a slide presentation on how land use planning affects chronic illness. The Commissioners were interested and Paul Zalucha asked that she be invited to give a presentation at the May 16, 2007 Regular Meeting at 8 p.m.

VII: Bruce Pindzia's memo, dated April 18,2007, on the proposed Zoning Ordinance was discussed

A. The two proposed Industrial Districts have been combined into a single District in Section 9.40. The Township has little area zoned Industrial or proposed in the Master Plan to become Industrial. Erin will bring sample wording from other Townships to limit impervious surfaces in non-residential districts as parking lots are not included in the maximum lot coverage limit of 25%.

B. The Commissioners discussed Section 9.50 on Public Lands. They could not understand how only public hospitals and schools could be located on Public Lands while private hospitals and schools were prohibited. Erin will ask Mark Reading about this.

C. The Commissioners discussed Section 9.55 on Planned Unit Developments.

1. Special Assessment Districts will be put in their own Section of the PUD so it is not limited to open space areas.

2. Erin Perdu explained that PUD's will be rezoned in the areas of the master plan that allows Commercial and mixed use overlay districts where they are appropriate but not in Ag Districts.

3. Gerry Calhoun was concerned with having Commercial on well and septic so Erin will revise.

D. The Commissioners discussed Section 9.12 on Agri-Business District. Erin said this district can be rezoned anywhere in the Ag District and allows more intense use than the Ag District. Farm equipment sales and repair was moved to a Special Use. Recreation: Active was removed from Permitted Uses as it is allowed as a Special Use in the Ag District. Erin will get the State of Michigan definition of Intensive Livestock Operations.

E. The definition of Open Air Business and Food Processing Plant will be revised.

XI. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 10:13 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, May 2, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, May 16, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 353ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 16, 2007

The Meeting was called to order at 7:30 p.m. by Vice-Chairperson Calhoun at the Township Hall.

WTPC Members Present: Wilber Woods, Gerry Calhoun, Gary Koch, Don Heller, Dave Lovell, Erica Perry

WTPC Members Absent: Paul Zalucha,

Also Present : Martha Zeeb, Erin Perdu, Bruce Pindzia , John Kingsley, Anya Dale

OLD BUSINESS:

I. Wilber Woods read the minutes of the April 18, 2007 Regular Meeting and the Commissioners read the May 2, 2007 Working Session minutes silently. Erica Perry moved, 2nd by Gary Koch, to approve both sets of minutes as printed. Motion Carried.

II. Gary Koch gave the Township Board Report. He said the Board approved a resolution for LASA Rules and Regulations so it can obtain a bond. Nextel would like a tower. There will be a PDR meeting on May 30, 2007. Erica Perry mentioned that she and John Kingsley attended the past PDR meeting. Webster has 3 options to have an intergovernmental collaboration agreement including Scio, Pittsfield, and Ann Arbor Twp. so we can get more PDR funding from the State by removing a level of bureaucracy.

III. Citizens Wishing to Address the Commission: None

VI. Bruce Pindzia gave the Zoning Officer Update. Bruce issued 7 permits including one new home in the last month. St Joseph Church construction noise and temporary lighting were issues with neighbors. The Preserve is working on a soil erosion problem. Dexter United Methodist Church is still working with the Drain Commission.

V. Anya Dale, Associate Planner with the Washtenaw County Land Planning Dept., gave a presentation on how Urban Sprawl is making people dependent on cars which is bad for our health. Smart Growth is compact so people have time to walk or bike with lighted paths and a destination to go to. Washtenaw Area Transportation Study non motorized plan has funding sources.

NEW BUSINESS: None

VI. Citizens Wishing to Address the Commission: None

VII. GENERAL DISCUSSION: Erica Perry related that May 20, 2007 at 6:30pm at the New Center they will discuss regulations for privately owned community sewage systems.

VII. New Ordinance Discussion followed. Erin Perdu reviewed the May 14, 2007 memorandum she and Bruce Pindzia compiled.

A. They went over their recommended changes to Section 12.50, 12.70, 12.15A and 12.1B and the Commissioners concurred.

B. On page 8 item D for Bed and Breakfast they will reduce the required bedroom size to

8x10 rooms and have a 30 day limit for stays as people may have a relative in the hospital. Bruce will find County Health kitchen regulations, State liquor regulations and Mark's ideas that may govern food and beverages.

C. The Commissioners removed screening requirements for a cemetery but wanted the 20 foot setback included.

D. The Commissioners removed lighting of golf driving ranges so we see the stars at night and they need to be at least 10 acres in size.

E. As time was getting short Erin asked the Commissioners to read items 10-15 and let her know if they disagreed with her suggestions. The June 6, 2007 working session will be on Article 13 and comments need to be submitted by May 21st. They passed out a proposed working session syllabus and more working sessions may need to be voted on.

VIII Don Heller moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 9:45 p.m.

NEXT MEETING DATE:

Working Session: Wednesday, June 6, 2007 at 6:30 p.m.
Regular Meeting, Wednesday, June 20, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 354TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 20, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Dave Lovell, Don Heller, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, Erin Perdu and 3 citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the May 16, 2007 Regular Meeting and the June 6, 2007 Working Session. Erica Perry made a motion, 2nd by Gerry Calhoun, to approve both minutes at printed except to change item IA7 of the Working Session from 1313.55 H to 13.55H. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch reported that the Rugby Club wants to make a playing field behind the Township Hall. The Washtenaw County Road Commission adopted a right of way plan where by Strawberry Lake Road and Walsh Road are reduced to 86 feet and Stein Road is reduced to 66 feet.

B. Gerry Calhoun moved, 2nd by Erica Perry, to approve the meeting agenda as printed. Carried.

III Mr. Zalucha asked for comments from citizens: None.

IV. Bruce Pindzia gave a zoning update.

A. He has issued 16 permits last month but none were for new housing.

B. St Joseph church has heightened its south berm at the request of Dunlavy Farm residents.

C. Bruce will have a meeting with the Preserve as a result of the site inspection.

D. The MDEQ sent a notice for public comments about filling in a wetland on the east side of Mast Road to make room for a turn lane into the St Joseph Church.

E. Martin Skura submitted an application for the 18 acre Bloom property on Park Lake for a 950' cul de sac with 7 lots in a cluster development. Bruce will prepare his Engineering Report by the end of June so Lakeside Site Condominium can be placed on the July meeting agenda.

F. At the July regular meeting the Commissioners will need to consider a Cobblestone Phase II change to alter 3 drainage easements from common element to limited common element.

V. Erin Perdu said the Ordinance Review "Syllabus" has 2 more working session listed - on July 11 and August 1, 2007. Bruce Pindzia preferred 2 weeks between meetings. Don Heller moved, 2nd by Gary Koch, to hold working sessions at 6:30 p.m. on August 1 and August 29, 2007. Motion Carried.

NEW BUSINESS: None

VI. Citizens Wishing to Address the Commission: Martin Skura said he thought he was on tonight's agenda. Bruce Pindzia said that Site Condominiums take time to review. Paul Zalucha said the Commissioners will hear about it at the July Regular meeting and may set a public hearing for the August Regular Meeting if the Application is complete.

VII. General Discussion: None

VIII: Erin Perdu and Bruce Pindzia's memo, dated June 20, 2007, on Article 13 of the proposed Zoning Ordinance was discussed

A. Issues from Last Meeting

1. Section 13.35 B1 on Street layout. The Commissioners liked the proposed recommendations except the nonpermanent word in the definition of "Stub Street"
2. Section 13.35 B 4 The Commissioners liked adding "The length of stub streets shall not be included when measuring the length of a cul-de-sac."
3. Section 13.35 G 5 The Commissioners discussed open space and recreation facilities and decided to strike out section 13.35 G 5 entirely. Gerry Calhoun wanted to require they do something with open space like gardens, paths, farm it, etc. but didn't like to enforce a type of recreation. Bruce Pindzia has problem with 35% enforcement. Gary Koch and Don Heller didn't want people walking in their back yard. Gary said the Township already has parks. Dave was opposed to require recreation.
4. Section 13.70 Erin said impact assessment needs to be added to 5.30.

B. Issues for the Planning Commission

1. Section 13.75D and E Erin will reorganize these. Most of the Commissioners didn't care if there were street trees. Gerry Calhoun was concerned with the size of the trees proposed. Erin will rewrite.
2. Section 13.85 Building Height. Bruce said the proposed language is the same as the current ordinance but he recommended changing the measurement to the peak of the roof instead. The Commissioners concurred.
3. Section 13.95 Noxious Weeds The Commissioners decided to strike out this section per Bruce recommendation.
4. Section 13.100 Off-Street Parking. The Commissioners concurred with the recommendation for non residential.
5. Section 13.125 I The Commissioners said it was okay to move this subsection to Section 12.80.
6. Sign Regulation Gerry Calhoun did not want to discourage business. The Commissioners will discuss signs and privately owned sewer facilities again at the next meeting.

IX. Erica Perry moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:05 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, July 18, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 355TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 18, 2007

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Don Heller, Dave Lovell, Erica Perry

WTPC Members Absent: Gerry Calhoun, Gary Koch

Also Present : Martha Zeeb, Erin Perdu, Bruce Pindzia , John Kingsley, Mary Dee Heller, Jim Daratony

OLD BUSINESS:

I. Paul Zalucha read the minutes of the June 20, 2007 Regular Meeting. Bruce Pindzia said that Item IV D is for a turn lane into St. Joseph Church and in Item VI we should delete the last line and add “if the Application is complete.” after “August Regular Meeting” Don Heller moved, 2nd by Erica Perry, to approve the minutes with these changes. Motion Carried.

II. John Kingsley gave the Township Board Report.

A. The ZBA requested an Alternate Member and the Attorney said they have to have them but really they may have Alternates. John has asked the ZBA to say if they want an Alternate.

B. The Township Board entered into Preserve Washtenaw to share PDR information.

C. The Township Board directed the PDR Committee to enter into a PDR Conservation Easement on Gordon Hall.

D. The Township Board voted to follow the recommendation of the PDR committee to pay \$110,000 for Development Rights on the Ann Merkle 146 acres. Federal funds will come also.

III. Approval of Agenda

A. Paul Zalucha said item B under New Business can be deleted as the Lakeside Site Condominiums project was eliminated when the land was sold to someone else.

B. Don Heller moved, 2nd by Erica Perry, to approve the agenda with this change. Carried.

IV. Citizens Wishing to Address the Commission: None

V. Bruce Pindzia gave the Zoning Officer Update. St Joseph Church is getting ready to pave the project. The Preserve needs to construct a spillway. Dexter United Methodist Church is still working with the Drain Commission on Ph I but wants to be put on the August WTPC Agenda for Ph II as they want a connector between the Sanctuary and the Administration Building.

NEW BUSINESS:

VI. Cobblestone Estates Phase II Change was next on the agenda.

A. Bruce Pindzia distributed revised as-built site plans and a letter from Dillon & Dillon PLC. He explained that they removed information from the plan – there are no drainage easements on the plan as they are Limited Common Elements as defined by the Master Deed.

1. The drainage easements will benefit all the condo owners and they all pay to maintain it but not all condo owners will have access to it.

2. The Drain Commission won't be involved so they don't need an easement as long as the association maintains it. Cobblestone is at the top of the drainage course, it is small, and there are no construction or engineering issues.

B. Jim Daratony said these are final as-built site plans and it should have always been like this. 2, 3, and 7 are the only drainage easements. He will change the Exhibits after approval.

C. Erin said the Master Deed called them limited common elements and the Drain Commission called them easements so they need to make them the same.

D. Erica Perry asked if this will impact our obligation for maintenance and Bruce related that the Township has no obligation whatsoever. Bruce recommends approval of changes to clarify the language.

E. Erica Perry moved, 2nd by Don Heller, to approve the change in the language from easement to limited common element for Cobblestone Estates Ph II as reflected on the revised site plan dated 6-27-07. Motion carried.

VII. Proposed Business for Next Meeting – August 15, 2007

A. Methodist Church Ph II request. Bruce recommended we wait on Ph II until the Drain Commission approves Ph I as the whole site depends on the drainage. They hope to have DC approval before our next meeting.

B. Gordon Hall detention pond. Bruce said the Drain Commission has blessed the project but he has never seen a detention pond that is not on the same parcel before.

1. Erica Perry said the historical agreement for Gordon Hall says an unimpeded vista and the 5-6 foot berm for the detention pond is a concern.

2. John Kingsley said he thinks it needs detention pond approval from the Washtenaw County Historical Commission but it is up to Dexter Village to put a stop work order on it. Bruce will call the Washtenaw County Historical Commission to see if they are reviewing this.

VIII Citizens Wishing to Address the Commission: None

IX. GENERAL DISCUSSION: None

X. New Ordinance Discussion followed.

A. Erin Perdu reviewed the July 13, 2007 memorandum on Article 13 Part III that she and Bruce Pindzia compiled on Issues from Last meeting

1. Open Space:

a. The R-3 District does not require recreation on open space and the Commissioners said to leave it as it is.

b. PUD (sec 9.55H) does not require open space and Erin did not recommend changes unless the PUD scope broadens in the future. The Commissioners concurred.

c. Open Space Preservation District (12.85). Erin said that Gerry wants open space maintained and something done with it. Erin felt development agreements will control open space. Dave Lovell said that might be arbitrary and not fair. Don Heller thought it should be up to the Homeowner Association. Dave was not concerned with maintenance and Don Heller agreed.

d. Developments: Design Standards (13.35) Erin said Wetlands can be 50% of the open space and the Open Space Definition is revised to remove lawns.

2. Landscaping (13.75) revisions were discussed. Buffers & Screening are now on Non-Residential Developments and they removed E. Right of Way Landscaping.

B. Section 14 Stormwater Management Regulations

1. Section 14 20 C 1 encourages pre Drain Commission conference and Bruce wanted this changed to it requires a conference.

2. Erica wanted the Township to hire a consultant to review the storm system plan and Bruce said we have a variable fee program so the developer will pay for it.

3. Paul wanted #5 about wetlands as detention ponds stricken and Bruce agreed so there is no confusion. Erin said we cover it in Article 16 and the MDEQ covers it.

4. Paul said that page 14 D3 says the Planning Commission must review Stop Work Orders with a hearing within 3 business days. As this is impractical it will be changed back to the Township Supervisor.

3. Bruce said Section 14.15B1 says developments must meet the Washtenaw County Drain Commission criteria but the Drain Commission doesn't have to approve the plan. The Commissioners liked having Drain Commission Approval and decided to continue discussion at the next meeting.

XII Don Heller moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:10 p.m.

NEXT MEETING DATE:

Working Session: Wednesday, August 1, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, August 15, 2007 at 7:30 p.m.

Working Session: Wednesday, August 29, 2007 at 6:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 356TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 15, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Dave Lovell, Don Heller, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and Jim Daratony

OLD BUSINESS:

I. Paul Zalucha read the minutes of the July 18, 2007 Regular Meeting and of the August 1, 2007 Working Session. Erica Perry asked that “for \$50,000” be removed from Item C of the Township Board Report in the July 18, 2007 minutes. Jim Daratony said that the plans are as-builts in item VI of the July 18, 2007 minutes. Gary Koch wanted Item IB4 of the August 1, 2007 Working Session to say ‘asked if the Township can require’ and remove “wanted”. Don Heller moved, 2nd by Gary Koch, to approve both minutes with these changes. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch said the Township Board will meet next week.

B. Don Heller moved, 2nd by Erica Perry, to approve the meeting agenda as printed. Carried.

III Mr. Zalucha asked for comments from citizens: None.

IV. Zoning Officer Update: None as Bruce Pindzia was not present.

V. Dexter United Methodist Church – Status Update None as the church was not present.

NEW BUSINESS: None

VI. Citizens Wishing to Address the Commission: None

VII. General Discussion/Mail:

A. Paul Zalucha received a notice from Scio Township that they are updating their Master Plan and a draft will be coming for our comments.

B. Paul Zalucha received a map of Webster Township for non motorized transportation opportunities.

VIII: Erin Perdu’s memo, dated August 10, 2007, and Bruce Pindzia’s memo dated August 14, 2007 on the proposed zoning ordinance was discussed

A. Sign Regulations

1. The Commissioners agreed having 32 sq feet be the maximum permitted area for church signs.

2. For Sec. 13.145(J)(1)(a) The Commissioners agreed exterior on-site signs would be a maximum of 32 sq feet for free standing signs and 50 sq feet for wall signs as we are a rural township.

3. Erica Perry moved, 2nd by Don Heller, that business center signs be a maximum of 32 sq feet for free standing signs and 50 sq feet for wall signs. Motion carried. Erin said she will delete the section on business center signs and the Commissioners agreed.

4. Removal of signs – the Commissioners agreed with the Township attorney to add language to Sec 13.145(O) to allow the Zoning Administrator to remove signs placed within the road right of way. They saw no need to contact them afterward.

B. Section 14.15 Engineering Standards

1. Erin reviewed the proposed Section and their revisions to the Storm water Management Plan. She said storm water management plans submitted with site plans would not need to be approved by the County Drain Commission and would use Webster Township Standards which include Washtenaw County Drain Commission standards.

2. In Item B(1)c Paul Zalucha suggested to add “for review” at the end so we receive comments

from the Drain Commission.

3. In item B(1)b Paul Zalucha wanted to add “if necessary” in case their plan is fine when Bruce reviews it at the pre-application conference.

4. Gary Koch wanted the storm water section to state that detention ponds are not allowed.

C. Article 16 Questions from Last Meeting

1. Section 16.20(C) The Commissioners decided to leave all the performance standards as is.

2. Erin will review past minutes to see if the 25’ vegetative strip along waterways is correct.

3. Erin said urban density in groundwater recharge areas can be designed well with water & sewer.

D. The Commissioners briefly looked at Bruce’s Memo on Article 17 and 18. They will ask Bruce to explain.

IX. Erica Perry moved, 2nd by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 9:45 p.m.

NEXT MEETING DATE:

Working Session, Wednesday August 29, 2007 at 6:30 p.m.

Regular Meeting, Wednesday, September 19, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE INFORMATION MEETING AND WORKING SESSION OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 29, 2007

The Meeting was called to order at 6:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Gary Koch, Dave Lovell, Gerry Calhoun

Members Absent: Don Heller, Erica Perry

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia, Rick Kleinschmidt, John Kingsley, Mary Dee Heller and 2 citizens

I. Informational Meeting on Cedars of Dexter was first on the agenda.

A. Bruce Pindzia explained that the Village of Dexter annexed the 15 acres at the northwest corner of the Gordon Hall property. The United Methodist RC is working with the Village of Dexter and they have preliminary site plan approval. It will be 60 residential units and a common building. The Road Commission will adjust Island Lake Road for site distance. Webster Township will have the detention pond, with an infiltration system, for the project and will get 100 new trees at the entrance to the facility. Bruce has issued a Certificate of Zoning Compliance to the developers and they are finishing the grading of the detention pond. It will be open space with no trees at the request of the Historical Society for the view. Water and Sewer will cross Webster Township property to get to the Retirement Center.

B. Questions from the Commissioners:

1. Gerry Calhoun asked if the Dexter Area Historical Society approved the drainage. Paul Bishop, of the Historical Society, said yes. Kate Collins of the UMRC said it will be seeded this fall with native grasses to give it an agricultural feel.

2. Paul Zalucha asked about the life of the drainage facility, wintertime freezes, and who is responsible to maintain it.

a. Bruce said there is an earthen weir spillway in the northeast corner which goes to the Island Lake Road ditch, should the ground freeze in the winter and then it rains. Gordon Hall sits on top of the watershed and no offsite drainage comes from the north. Kate said the Methodist home is responsible for maintenance.

b. Paul Bishop said the Historical Society owns the property and they have an easement and an agreement with the UMRC that states the UMRC will maintain the drainage facility.

3. Gerry Calhoun asked about the houses and learned they are multi family attached single story houses. Kate said 12 of the 60 homes are already spoken for by single people so there won't be a lot of traffic.

B. Paul Zalucha asked for questions from the public: None.

II. Working Session was next on the agenda.

A. Erin Perdu reviewed the August 15 meeting changes.

B. Bruce discussed Article 17- Subdivision Regulations to replace the stand alone ordinance of 1975 which is outdated.

1. Bruce suggested needing 21 days from the date of applicant submission to a meeting date so there is enough review time and the Commissioners agreed.

2. Paul Zalucha wanted Page 12 C1 to be revised.

3. Gary Koch asked about page 15 3C - if this was 20 days to send to the Township Board. Bruce will look at the calendar and suggest the number of days to review and approve.

C. Bruce reviewed Article 18 – Land Division which we are required to have.

1. Erin will change the length width ratio from 1:3 to 1:4 on page 3

2. Erin will look at the State Land Division Act about land locked parcels. Bruce did not want to require access to utilities as it might obligate the township to provide utilities. Erin said the Township does not guarantee a split is build able.

3. Paul Zalucha referenced 18.15A and said to add Bruce to the approval form.

4. Erin will add D to reference Section 5.3 for site plan review of more than 2 lots to come before the Planning Commission. Bruce will look at disruption of water flow on 1 or 2 lot splits.

5. Paul said to delete 18.25 I2, I4, and I5, and move I3 and I6 to Section 18.25 B

III. Gerry Calhoun moved, 2nd by Dave Lovell, to adjourn. Motion Carried. The meeting adjourned at 8:20 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, September 19, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 357TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 19, 2007

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Erica Perry, Gerry Calhoun, Gary Koch

WTPC Members Absent: Don Heller

Also Present : Martha Zeeb, Bruce Pindzia , Megan Minock, John Kingsley, Mary Dee Heller, and 5 citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the August 15, 2007 Regular Meeting and the August 29, 2007 Information and Working Session. Gary Koch said, in the August 29, 2007 minutes in Item I B, that it was Paul “Bishop” from the Historical Society and “Kate” from the UMRC who talked with the Commissioners. Bruce Pindzia said that, in the August 29, 2007 minutes in Item I B 2 a, it is an earthen “weir” not ware. Gary Koch moved, 2nd by Gerry Calhoun, to approve both sets of minutes with these changes. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Gary Koch moved, 2nd by Erica Perry, to approve the agenda as printed. Motion carried.

B. Gary Koch reported on the August and September Township Board Meetings.

1. FEMA has updated flood zone maps of the Township.

2. Karen Kulp has been appointed as the new Deputy Treasurer.

3. There will be a meeting in the Township hall on October 29th with Dexter Village, Dexter Township, and the Sheriff, to discuss paying for police protection.

4. The Township is preparing a policy on talking to the Township attorney.

III. Citizens Wishing to Address the Commission: Mary TARRIER is a next door neighbor of the United Methodist Church. She had many complaints about the church’s construction hours, the parking lot to the Youth Center so close to her back yard with teens coming after football games, lights, and noise so that she cannot enjoy her back yard. Mr. Zalucha asked her to stay to hear the discussion with the Dexter United Methodist Church.

V. Bruce Pindzia gave the Zoning Officer Update. There have been 11 house permits so far this year. St Joseph Church is doing indoor construction. The Preserve has issues in Scio Township. Dexter United Methodist Church is working with the Drain Commission on Ph I and on the Youth Building. Cedar of Dexter has installed the detention pond infiltration system and will be seeding and mulching. Bruce is working on the new Zoning Ordinance and Map. He will deliver them to the Commissioners by October 10, 2007 so they can review it.

VI. Dexter United Methodist Church Update:

A. Bruce Pindzia said the Township Board granted a Special Use Permit in February. The Church is waiting for the Drain Commission approval. They want four improvements 1)the connector link between the Sanctuary and the Administration Building, 2) a roof canopy for pickup and delivery, 3) asphalt parking lot and 4) youth retreat center.

B. Bob Sly of the Dexter United Methodist Church explained that the building currently

under construction is a youth center. It is larger than originally planned. The original permit was for a storage building but Washtenaw County pulled this use restriction when the Township issued the Special Use Permit. They have had volunteer labor working off hours on the construction.

C. Bob Sly said the Drain Commission asked them not to move the existing driveways.

D. Todd Pascoe, of Atwell Hicks, said they expect the Drain Commission will approve their plan. They are keeping 3 low areas as detention basins and have installed infiltration systems. They have added a basin by the Youth Center. They have also installed a first flush basin to treat storm water before it goes into the Huron River.

E. Gregg Lane, of the United Methodist Church, said the parking lot will be expanded by one third, and the connector link will be open space for receptions, etc.

1. The Landscape Plan was submitted to the Township in August. They plan 12 Blue Spruce at least 5-6 feet tall to be planted along the property line near the Youth Center next to the new drain field as they had to remove trees for it.

2. Gregg said they plan to relocate 3 existing light posts east of the church so they will not need additional lighting. The Youth Building has 2 lights which have been there for 8-10 years.

F. Bruce Pindzia said there are many issues – traffic, noise, smoke, lighting, construction and he would like a development agreement similar to St Joseph to address them.

1. Bob Sly said they submitted preliminary and final site plans in August hoping they would be approved as the contractor is waiting to get started. The contractor will work regular business hours. Gregg Lane said the 3 Drain Commission drawings submitted tonight are an addendum to the site plans.

2. Bruce said he needs the elevation of the connector link and he didn't want site plan approval tonight. He and Megan would identify issues still needed for the site plans and then meet with them late next week.

G. Gerry Calhoun moved, 2nd by Erica Perry, to table the Dexter United Methodist Church, until all requirements are met, and Bruce has reviewed it, and to come back to our next meeting. Motion Carried.

NEW BUSINESS: None

VII Citizens Wishing to Address the Commission: Mary Tarrier thanked the Commissioners and said she and her neighbors had not realized they needed to attend or what the procedure was. Bruce Pindzia said he would contact her in the next few days.

VIII. GENERAL DISCUSSION: Erica Perry showed a letter from Paul Bishop about noxious weeds but the Commissioners did not want to add this to the proposed Zoning Ordinance.

IX. New Ordinance Discussion followed.

A. Paul Zalucha asked if the Master Plan should be adopted before the new Zoning Ordinance and Megan said yes as it is the legal support. She will review it to make sure it ties to the new Zoning Ordinance. Gary Koch will take the Master Plan to the next Township Board Meeting.

B. Megan Minock reviewed the August 24, 2007 memorandum from Erin Perdu.

1. Megan will change Article 4 Section 4.30 to say that the Planning Commission has authority to approve site plans. Megan encouraged the Commissioners to review the Standards of Review.

2. Megan will review the ZBA Bylaws.

3. The Commissioners discussed Mobile Homes Outside Mobile Home Parks. Megan will insert minimum square footage requirement and bring it back for the Commissioners to review.

C. Paul Zalucha asked the Commissioners to review the definitions when they get the updated ordinance.

D. Erica suggested that site plans be required to be submitted electronically as well as in paper form and the Commissioners agreed.

X Gary Koch moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:05 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, October 17, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 358TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 17, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Dave Lovell, Gerry Calhoun

Members Absent: Don Heller

Also Present: Martha Zeeb, Bruce Pindzia, Megan Minock, and a room full of citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the September 19, 2007 Regular Meeting. Gary Koch said the meeting would be on October 29, not on the 20th, in item II 3. Erica Perry said there were two misspellings – in item IIB2 it should be Treasure”r” and in item VI F 1 it is not “contactor” but instead “contractor”. Gerry Calhoun moved, 2nd by Gary Koch, to approve the minutes as corrected. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said the Township has received a request for Commercial at the corner of Mast and North Territorial Roads.
- B. Megan Minock said New Business on the agenda should be Zoning Map Review and not Master Plan Map Review. Erica Perry moved, 2nd by Gerry Calhoun, to approve the meeting agenda with this amendment. Carried.

III Mr. Zalucha asked for comments from citizens:

- A. John Nixon expressed support to allow the Dexter United Methodist Church to continue with their project.
- B. Norm Koch asked to rezone 6.35 acres at Mast and North Territorial as a Commercial node and asked the Planning Commission to take action.
- C. Gary Vanderhaagen supported the Dexter United Methodist Church extension between the buildings and site plan approval.

IV. Zoning Officer Update: Bruce Pindzia said there have been 67 permits year to date and 13 of these were new houses.

V. Dexter United Methodist Church Site Plan review was next on the agenda.

A. Bob Sly requested Preliminary and Final Site Plan approval of Phase I. They now have Drain Commission approval and have addressed the four items on Bruce and Megan’s report. These items are 1) 2-100 watt light bulbs on the youth center and locating spruce trees to protect the homes from car lights; 2) they will get Dexter Area Fire Dept approval when burning brush and they won’t burn after dark; 3) they have removed unauthorized items from around the storage building; and 4) they are almost done with outside construction and the new work will be done by a contractor during the day. In addition, noise from students will be controlled by adult supervision.

B. Megan Minock said the plan now conforms to the Zoning Ordinance and they recommend approval.

1. Megan said the elements being proposed are a 940 sq ft canopy; a 5200 sq ft connecting link between the sanctuary and the offices, a 3200 sq ft youth center, 35 additional parking spaces, removal of the gravel driveway that connects the two entrances, sidewalk improvements and landscaping.

2. Megan mentioned that the two porch lights on the Youth Center may not be enough safety for people using the parking lot. The Commissioners can add items to the site plan or place conditions on the approval as the applicant felt a Development Agreement would take too much time.

C. Bruce Pindzia said on October 10, 2007 the Drain Commission approved a detention pond by the

youth center, two infiltration system trenches and a new first flush basin to treat water before it goes to the Huron River. Mary Tarrier's concerns of light, smoke, noise and storage of material have been addressed. The Commissioners can put time limits on the contractor work hours. We have received Michigan Dept of Natural Resources approval and a Soil Erosion Permit has been issued. He recommends approval of the Preliminary and Final Site Plan.

D. Gary Koch asked about drainage overflow going to Mary Tarrier's property and learned that curb construction is such that this won't happen.

E. Mary Tarrier said she wanted trees to protect not just the house but the whole back area as the woods is gone. Megan said topography would be a problem to put trees where Mary wants them. Scott Lippert, a neighbor, said they need evergreen trees to block the car lights from the youth center in the winter when the leaves are gone. Bob Sly said they had to remove trees for the new drainfield area but they have 15 Blue Spruce to plant where the Commissioners want them.

F. Paul Zalucha wanted the water controlled during the winter, while building construction proceeds, to protect the neighbors. It was decided that in 120 days they will have installed the retention pond #3, the youth center #A, and the first flush basin by the canopy. A stop work order on building construction will be made if these drainage items are not completed in 120 days.

G. The Commissioners discussed hours of construction operation. 7 am. To 7 pm weekdays and 8am to 3pm on Saturdays was agreeable with the neighbors.

H. Paul Zalucha questioned the hours of operation for the youth center and the kitchen listed on page C7. Bob Sly related that this was included for the Health Department's use for the size of the drainfield. They want the youth program to grow. Megan said the Noise Ordinance could be used to restrict noise.

I. Paul Zalucha wanted the statement on page C3 removed as this is a groundwater recharge area and is highly sensitive.

J. Paul Zalucha said the Health Dept permit approved the September 28, 2007 plan and he asked what changes were made on this October 1, 2007 plan. He learned the proposed trees, a note to remove the driveway, the drainfield and well would not have an impact. Paul wanted these items listed on a revision sheet.

K. Megan listed potential conditions of approval which included 1)revision of the Landscape Plan to be approved by the Township Engineer with input from neighbors and the church 2) Stormwater detention basin by the youth center, infiltration system by the fire pit and the first flush system by the canopy must be completed in 120 days, concurrent with other construction on the site 3) the hours of construction from 7am.-7pm weekdays and 8am-3pm on Saturday 4)the final plan note on use to clarify it is for the drainfield and 5) remove the note on page C3 as there is a recharge area. Gerry Calhoun moved, 2nd by Erica Perry, to approve the preliminary and final site plan with the conditions that Megan listed. Paul also wanted the revision logged on changes from the September 28, 2007 plan to the October 1, 2007 plan. Bruce said he was okay with handling the Landscape Plan. Gary Koch said he will abstain from voting on this. Motion Carried.

L. A 5 minute break followed.

NEW BUSINESS:

VI. The Commissioners discussed possible changes to the Zoning Map. Megan said changes would require a public hearing and then a recommendation sent to the Township Board. The Commissioners felt minor Housekeeping changes such as the consent judgment from A-1 to I-1 on Mast Road, new Public Lands by Independence Lake Park, and a question on the future of the Gordon Hall Public Lands might be good. Bruce will give a memo to the Township PDR Chairman asking for input on the Gordon Hall parcel. Megan will do blow up zoning and master plan maps for continued discussion at the November meeting.

VII. As the next meeting will be the day before Thanksgiving Gerry Calhoun moved, 2nd by Gary Koch, to move the November Regular Meeting to November 28, 2007 at 7:30 p.m. Motion Carried.

VIII Citizens Wishing to Address the Commission: None

IX. General Discussion: The Commissioners discussed Norm Koch's request for a Commercial Node at Mast and North Territorial Roads. Megan said he is requesting a Master Plan change at this time. Dave Lovell felt that so much work went into the proposed Master Plan we shouldn't make a change based on an individual request. The Commissioners decided that Gary Koch should ask the Township Board to respond to this request.

X. New Zoning Ordinance was next on the agenda. The Commissioners wanted more time to read the book. They decided to review Sections 1-9 and make a list of items needing improvement for the next meeting, with the ZBA editing Section 6. The remaining sections will be discussed at the December Meeting with a possible public hearing scheduled for the February meeting.

XI. Erica Perry moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:20 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, November 28, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 359TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 28, 2007

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Erica Perry, Gerry Calhoun, Gary Koch, Don Heller

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Minock, and 5 citizens

OLD BUSINESS:

I. Paul Zalucha read the minutes of the October 17, 2007 Regular Meeting. Gary Koch said that it was Scott "Lippert" who was the neighbor in Item V E, and in Item VI it was "Mast" and not Daly Road. Erica Perry moved, 2nd by Don Heller, to approve the minutes with these changes. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

A. Erica Perry moved, 2nd by Don Heller, to amend the agenda to put Kris's presentation right after the Zoning Officer Updates. Motion carried.

B. Gary Koch reported on the October and November Township Board Meetings.

1. Cynthia Zucharo will be the Recording Secretary for the PDR Committee.
2. Ann Arbor Country Club is appealing their tax assessment.
3. After the meeting with Dexter Village, Dexter Township, and the Sheriff, to discuss paying for police protection it was decided to keep the Sheriff as it is.
4. The Township Board has not done anything on a Mast Road Commercial Node.

III. Citizens Wishing to Address the Commission: None

IV. Bruce Pindzia gave the Zoning Officer Update. There have been 72 permits so far this year and 15 were for new homes. St Joseph Church is doing indoor construction. The Preserve has submitted As Builts. Dexter United Methodist Church has started the stormwater construction.

V. Kristine Olsson gave a presentation on the Huron River Watershed Council's Bioreserve Project which can be used to direct park and open space planning, transfer of development rights, etc. Webster Township has 37 bioreserve sites and she offered to help with Master Plan language.

VI. St Joseph Church – Gates and Pillar Revisions were next on the agenda

A. Bruce Pindzia said St Joseph has submitted documents for a sign at the corner of Mast and North Territorial and a gate at each driveway entrance. The Development Agreement requires Planning Commission approval or approval with conditions. Bruce recommended approval.

B. Father Walsh said a light will shine up at the stone and brick sign but will not shine up to the sky. The gates are to protect the property and will be lighted during allowed normal lighting hours by a nearby pole mounted light.

C. Gerry Calhoun moved, 2nd by Erica Perry, to approve as it follows our current zoning and our agreement we have with these folks.

1. Gary Koch asked the size of the sign on North Territorial. Bruce related the size of the

sign at the intersection was just under 11 square feet and far below what is allowed.

2. Paul asked about the sign set back. Bruce said the church meets and exceeds the placement on North Territorial but doesn't meet it on Mast Road. As the Development Agreement speaks on design and size Bruce feels it over rides the Zoning Ordinance.

3. Erica Perry asked if trees will need to be cut down to see the sign and learned they may need to cut some trees so others can grow.

4. The Commissioners voted and the motion carried. Gary Koch abstained from the vote.

VII Zoning Ordinance Review of Articles 1-9 discussion followed.

A. The Commissioners agreed to add 5 feet to the height of buildings in the Ag and Residential Districts.

B. The Open Space Definition was changed after much discussion. Agriculture was added, stormwater retention and/or detention ponds were removed, and lawns were clarified.

C. The Commissioners agreed to add Nursery:Plant, Ag Teaching Centers, and Veterinary Animal Hospitals to the Agri Business District as a Special Use.

D. Megan Minock proposed the discussion on Articles 1-9 continue at the next meeting after she and Bruce have had time to review recently received suggestions.

VIII Erica Perry moved, 2nd by Dave Lovell, to table the Zoning Map Review until the next meeting. Motion carried.

NEW BUSINESS: None

IX. Citizens Wishing to Address the Commission: None

X. GENERAL DISCUSSION:

A. The Washtenaw County Planning Department will meet November 29, 2007 at Webers Inn and Erica Perry encouraged Commissioners to attend.

B. Gary Koch encouraged the Planning Commission to consider wind towers. Megan said she has a model ordinance we can discuss after the Zoning Ordinance draft.

C. The Commissioners discussed the need for development agreements to be signed before construction starts. Megan said when the final site plan is approved the approval should be contingent on having a signed development agreement. Paul Zalucha said the development agreement should be on top of the Zoning Ordinance. The Planning Commission can approve, deny or send to the ZBA.

D. Gary Koch said the Mast/ North Territorial corner is a logical place for a commercial node. Paul Zalucha said we would discuss this at the next meeting.

XI Don Heller moved, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:55 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, December 19, 2007 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsely

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 360TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 19, 2007

The Meeting was called to order at 7:30p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods; Paul Zalucha, Erica Perry, Gary Koch, Gerry Calhoun

Members Absent: Dave Lovell, Don Heller

Also Present: Martha Zeeb, Megan Minock, and 4 residents

OLD BUSINESS:

I. Paul Zalucha read the minutes of the November 28, 2007 Regular Meeting. Erica Perry said Megan Minock was at the meeting, in item IIB it was the October and November Township Board meeting and to remove “and planning for purchase” in item V and instead add “etc.”. Erica Perry moved, 2nd by Gary Koch, to approve the minutes with these changes. Motion Carried.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said the Township Board has tabled appointing a ZBA Alternate as Don Heller has resigned. They have not taken action on the request for a Commercial node at the corner of Mast and North Territorial Roads. The January Board meeting is scheduled for January 22, 2008.
- B. Gary Koch moved, 2nd by Erica Perry, to approve the meeting agenda as printed. Carried.

III Mr. Zalucha asked for comments from citizens: None

IV. Zoning Officer Update: Bruce Pindzia was not present but Gary Koch said the Preserve is closed out.

V. Zoning Ordinance Review of Articles 1-9 discussion followed.

A. The Commissioners discussed the pros and cons of having the Zoning Administrator decide whether a use is a permitted use or not. Megan wanted it clear on when decisions go to the ZBA. Megan said Bruce Pindzia would like to decide in the Agribusiness District. The Commissioners concurred that Bruce decides in the Agribusiness District if the use is clearly similar and if he says no it can then go to the ZBA. The Commissioners did not want the phrase “other uses clearly similar in nature and compatible with the listed permitted uses in the district” to be added to all other Districts as they wanted the ZBA to make decisions in these.

B. The Commissioners discussed the Maximum Height and Maximum Stories allowed in the AG and Residential Districts. It was noted that barns are not subject to these restrictions in the Ag District. Erica Perry moved, 2nd by Gerry Calhoun, that in the Ag and R-1 and R-2 and R-3 Districts the maximum height should be 40 feet with no story restriction and they don't count the basement. Motion carried.

C. The Commissioners discussed Landscaping Contractors and Nursery:Plants. Megan showed the additions she made to the definition of Landscaping Contractors and Megan asked to add to the definition of Nursery:Plants “not grown on the property”. The Commissioners agreed to these changes in the definitions. Erica Perry would not vote on Landscaping Contractors. It was decided that Landscaping Contractors and Nursery:Plants would not be allowed in the Ag District. In the Agribusiness District both Landscaping Contractors and Nursery:Plants would be allowed as a Special Use. In the Commercial District Landscaping Contractors would be allowed as a Special Use and Nursery:Plants would be allowed as a Permitted use. In the Industrial District Landscaping Contractors would be allowed as a Permitted use and Nursery:Plants would be allowed as a Special use.

D. The Commissioners discussed PUD Preliminary Approval as Megan wanted to be sure they understood that if a preliminary site plan is approved there will be a PUD on that site. Megan said developers cannot do a preliminary and final site plan at the same time as PUD's are complicated and it needs a two step process. In Section M, item 2 Megan will think of another word other than “evidences”.

E. The Commissioners discussed increasing the FAR (floor area ratio) in R-3 to allow denser development. Megan will look at other townships for R-3 to discuss again at the next meeting.

F. Other concerns to be discussed at the next meeting include: Variable fees by the Planning Commission or the Zoning Administrator; safety of Berms; and Fast Food –eating in car restriction.

G. Paul Zalucha said Article 6 on the ZBA will be first on the next meeting agenda.

H. Paul Zalucha said the Commissioners should be prepared to discuss Articles 10-18 at the January meeting so a public hearing on the Zoning Ordinance can be in March. The Commissioners will submit comments on Articles 10-18 to Megan Minock by January 9, 2008. Megan asked for time to work with the comments and to distribute the comments to the Commissioners for their review prior to the meeting. Erica Perry moved, 2nd by Gerry Calhoun, to move the Planning Commission meeting to Wednesday January 23, 2008 at 7:30 p.m. Motion carried.

I. Erica Perry moved, 2nd by Gerry Calhoun, to postpone discussion of the Zoning Map until the January meeting. As the January meeting agenda sounded full Erica amended her motion to hold the map discussion at the February meeting. This was 2nd by Gerry Calhoun if the February meeting is held at the regular time. Motion carried.

NEW BUSINESS: None

VI Citizens Wishing to Address the Commission: Charles Estleman congratulated the Planning Commission on all their work lately.

VII. General Discussion: Paul Zalucha said Don Heller resigned effective January 1, 2008. Gary Koch said the Township Board is requesting applications by January 18, 2008. Erica Perry moved, 2nd by Gary Koch, to make a Certificate of Appreciation for Don Heller's participation on the Planning Commission. Motion carried.

VIII. Wilber Woods moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:08 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, January 23, 2008 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia