

MINUTES OF THE 337TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 18, 2006

The Meeting was called to order at 7:32 p.m. by Chairperson Zalucha at the Township Hall.

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

WTPC Members Absent: Don Heller

Also Present: Martha Zeeb, Bruce Pindzia, Mariah Howell, Erin Perdu, Mark Reading and about 10 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the December 21, 2005 Regular Meeting and the December 21, 2005 Public Hearing. Motion by Erica Perry, 2nd by Gary Koch, to approve both sets of minutes as printed. Motion Carried.

II. Mr. Zalucha gave the Township Board Report.

A. The Township Board has appointed Gary Koch as new Trustee and as Planning Commission member to fill John Kingsley's term. David R. Lovell was appointed to the Planning Commission. Bruce Pindzia is now a member of the Loch Alpine Sewer Authority.

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

III. Citizens Wishing to Address the Commission : Gary Wesley said many companies start as a home based business, it is a benefit to our nation, and he wants the ability to have them in Webster Township.

IV. Issues:

A. The Historic District Ordinance, Granite Hills and Chamberlin Woods remain tabled.

B. The Master Plan is being sent to neighboring municipalities for their comment.

C. The Township Board is holding the Porch & Deck definitions until we get the Contractor Establishment definition settled.

V. Contractor's Establishment Definition/Home Based Business was next on the agenda.

A. Mark Reading explained that he felt Contractor Establishments should be a permitted use in the Industrial District and outside storage is fine there. Mark would like Contractor Establishments to be added as an allowed Special Use in the Commercial District with limited outside storage.

B. Mark Reading doesn't want Home Based Business allowed in Residential Districts but felt they could be allowed in the Agriculture District as long as the property had 2 acres (i.e. not in cluster developments). He felt a business with two employees and two customers is small and should not be a problem with neighbors if the property is at least 2 acres.

1. Mark Reading explained that a Special Use permit can limit it but these run with the land. Mark suggested a stand alone ordinance for Home Based Business instead, so the Township could issue the business an annual license with conditions. A variance procedure, coming before the Planning Commission, could be established for flexibility as long as it doesn't bother the neighbors or interfere with the rural residential character of the Ag District.

2. Mark suggested the Planning Commission could authorize the license permit and direct the Zoning Inspector, as its enforcer, to issue administer, issue citations, and renew the license

with the consent of the Planning Commission. The annual renewal allows the Township to review how the business has been going. A license fee could cover the Zoning Inspector's time.

C. Erica Perry moved, 2nd by Gerry Calhoun, to amend the Zoning Ordinance to add Contractor Establishment as a permitted use in the I-1 District, and as a Special Use in the C-1 District, and authorize Erin Perdu to draft a stand alone ordinance for Home Based Business limited to the A-1 District on a minimum lot size of 2 acres. Motion Carried. These will be reviewed at next months meeting and a definition of contractor's establishment done later.

VI. The Preserve Final Site plan was next on the agenda.

A. Steve Bellock asked Mark Reading if it was correct that the Zoning Ordinance did not require developments to be a Drainage District.

1. Mark Reading said there is not a need for a Drainage District if no off site water coming onto the Preserve will go off site, provided the Development's Master Deed includes all 4 phases and that the Homeowner Association will maintain the storm water. The Township may want to be involved through the Master Deed so they can assist in maintenance if the Homeowner Association doesn't do it.

2. Steve Bellock said the Homeowner's Association, all 92 lots, and storm water maintenance is in the Master Deed. The WC Drain Commission is reviewing the master deed and he is waiting for the DEQ.

B. Mr. Zalucha said we still need the WC Drain Commission and Scio Township approval.

VII. PUD Ordinance was discussed.

A. Mark Reading said he has submitted to the Township Board a change to Article 15 and Article 6 and amendment to open space preservation as a permitted use for the next Board Meeting. He wants to allow PUD everywhere except in the Ag District, as PUD's are a more intense mixed use and he wants to preserve the rural residential character in the Ag District. The Ag District would have 50% set aside.

B. Erica Perry said the Natural Features Ordinance encourages PUD use. Erin Perdu said PUD would be a District and not an overlay. Cluster development, open space residential option, would be used in the Ag District.

VIII. The Commissioners discussed the Brighton Township Natural Features overlay district.

A. Erica Perry said she will meet with Larisa Larsen of the UofM and they want to make a Natural Features Map. She will give a report at the next meeting.

B. Erin Perdu will start pulling things together for an ordinance.

IX. Right of Way Map for Washtenaw County Road Commission was next on the agenda.

A. Mariah Howell said the Road Commission wants to revise the 1973 map. They have asked the township for our wish list and they will review our comments and use them for future developments. She will distribute the current map for our review and future discussion.

B. Mariah suggested the gravel portion of Strawberry Lake and Webster Church Roads be downgraded from prime major road to become normal setbacks.

C. Erica Perry suggested putting accident areas and developments on a map and to get resident input to use in our review.

X. Bruce Pindzia presented a Storm Water Management Ordinance that is intended to regulate drainage on all new projects, and exempt all farming activity. It would use the latest version of the county Drain Commission rules and regulations without requiring Drain Commission

approval. A pre application discussion would be mandated so it is a great tool. The Township could modify our Zoning Ordinance which requires Drain Commission approval. He asked that the Planning Commission discuss and consider it.

A. Paul Zalucha asked if we can ask for Drain Commission recommendations and Bruce said a development will automatically go to the Drain Commission if it ties to a County Drain. Bruce said we could adopt this new ordinance and if we wish also require Drain Commission review.

B. Erin Perdu said this is a Best management practice that is part of the Master Plan Implementation.

C. Erica Perry felt it was labor intensive for our Zoning Inspector and having an outside entity is helpful.

1. Bruce said the cost could be passed to the developer so he could get help to review it.

2. Bruce said it would be more expensive for developers as dry detention ponds are cheap.

D. Erica wanted salt to be a restricted item in the ordinance and asked that Dennis Wojcik come to give us his comments.

E. Gerry Calhoun wanted to know what Ann Arbor Township and their engineer says.

F. Mr. Zalucha also asked Bruce for examples of subdivisions that have used this ordinance so we can discuss it next month.

NEW BUSINESS: None

XI: Citizens Wishing to Address the Commission:

A. Tom ? of Loch Alpine was concerned about large retention basins maintained by home owner associations. He wants a governmental agency responsible to maintain it.

B. Greg Heidebrink of Loch Alpine said requiring Drain Commission approval ensures that it works with developers and if the detention ponds are on common ground they will be maintained.

C. Doris Orr liked the idea of a Storm Water Management Ordinance.

D. Bruce Pindzia said the Storm Water Management Ordinance would let the Township do maintenance and pay for it with a Special Assessment for the homeowners in the development.

XII. GENERAL DISCUSSION: None

XIII. Motion by Erica Perry, 2nd by Gerry Calhoun, to adjourn. Motion carried. The meeting adjourned at 10:00 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 15, 2006 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 338TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 15, 2006

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

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

Members Absent: Gerry Calhoun

Also Present: Erin Perdu, Martha Zeeb, Mary Dee Heller, John Kingsley, Doris Orr

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the January 18, 2006 Regular Meeting. Erica Perry moved, 2nd by Don Heller to accept the minutes as printed. Motion carried.

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

A. The Township Board will meet next week.

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

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

IV. Old Business Items were next on the agenda. The Historic District Ordinance, The Preserve, and Granite Hills, remain tabled. The Township Board is holding the Porch and Deck Ordinance until there is a definition of Contractor Establishment.

A. The Township Board has sent the Master Plan to other municipalities and Washtenaw County will discuss it at their meeting March 27, 2006.

B. Erin Perdu explained that she is working with Mark Reading on the PUD Ordinance. They are proposing to eliminate the single family PUD and have only one PUD for mixed use, mixed density.

1. They are changing R-3 from a 2 family to multi family to diversify our housing like in the proposed Master Plan. They are eliminating article 6 - Residential clusters and changing Article 15 – Open Space Preservation community so it is permitted in A-1, R-1 and R-3.

2. They are preparing a document that outlines standards developers need to follow.

3. She is preparing a Home Based Occupation Ordinance for the A-1 District with a license.

Contractor Establishments will be allowed as a Special Use in the commercial district and an allowed use in the Industrial district.

4. The Township Board will review these changes and then send them back to the Planning Commission.

C. Erica Perry reported on the Natural Features overlay district. She met with Larisa Larsen of the UofM and they will start immediately so that we have a map in April. They will also research if it is a disadvantage to bundle all the natural features into one ordinance.

1. Erin Perdu asked if she should make an ordinance and Erica said she should wait to find out if one ordinance is okay and then she can put the fine points on it.

2. Paul Zalucha asked that the U of M be given past meeting minutes so they are aware of the Planning Commission's thoughts.

D. Washtenaw County Road Commission Map was next on the agenda. The Commissioners discussed the possible changes to the 1973 map.

1. Intersections needing improvements were Mast & North Territorial; the 5 corner- Mast, Huron River Drive and Joy Road; Huron River Drive and North Territorial; and Webster Church and North Territorial Roads.

2. Roads to be downgraded from Primary with 110' setbacks to normal include Strawberry Lake Road west of Mast; Maple Road; and the Commissioners will talk to Bruce Pindzia about Webster Church north of North Territorial Road.

3. Erica Perry had received comments from some residents and was expecting more from others.
4. Mr. Zalucha said he would put this on next month's agenda so we can talk to Bruce Pindzia.
- E. Mr. Zalucha asked the Commissioners to read the proposed Storm Water Management Ordinance and we will discuss it next month when Bruce is here to present his summary. Mr. Zalucha will ask Bruce to have someone from the Drain Commission discuss their thoughts also.

NEW BUSINESS:

V. Election of Officers. Don Heller moved, 2nd by Erica Perry to elect Paul Zalucha as Chairperson, and have Gerry Calhoun continue as Vice Chairperson and Wilber Woods continue as Secretary. Motion Carried.

VI. Mr. Zalucha asked for comments from citizens.

A. John Kingsley said Paul Zalucha is a good Chairperson.

B. Doris Orr asked why we need to read the meeting minutes each meeting. John Kingsley said he always read them to bring the public up to date and Don Heller and Gary Koch agreed this was a good idea. Gary Koch will present the Township Board report starting next month.

VII. Don Heller moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 8:36 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, March 15, 2006 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 339TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 15, 2006

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, Erica Perry, Gary Koch, Don Heller, Dave Lovell

WTPC Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, Mariah Howell, Erin Perdu, and about 8 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the February 15, 2006 Regular Meeting. Motion by Erica Perry, 2nd by Gary Koch, to approve the minutes as printed. Motion Carried.

II. Gary Koch gave the Township Board Report.

A. Gary Koch reported that the Township Board discussed the Home Based Ordinance and the Township will meet with the Road Commission on March 21, 2006 at 6:30 p.m.

B. Don Heller moved, 2nd by Gerry Calhoun, to approve the agenda as printed. Carried.

III. Citizens Wishing to Address the Commission: None

IV. Issues:

A. The Historic District Ordinance, PUD, Granite Hills and Chamberlin Woods remain tabled.

B. The Township Board is holding the Porch & Deck definitions until we get the Contractor Establishment definition settled.

C. The Natural Features Overlay District will be reported on in April.

V. Steve Bellock, of the Preserve, presented the conditional approval letter he received from the Washtenaw County Drain Commission and discussed how he will solve the conditions. Paul Zalucha said Steve is still waiting for the MDEQ permit, a drawing update, a special assessment district for the 15 lots in Webster Township, and Scio Township approval. Bruce Pindzia expects a follow up letter from the Drain Commission.

VI. The Master Plan is still out for public review and Paul Zalucha plans to attend the County's meeting on March 27, 2006. The Municipal Services Committee has asked if the high density areas near Dexter and Loch Alpine will expand, before the draft Master Plan is approved, as they want to know how many houses to plan for. After much discussion the Planning Commission decided that it may be changed when the Master Plan is reviewed again in 5 years, but for now the Municipal Services Committee is to look at these two urban service areas.

VII Contractor's Establishment Definition/Home Based Business was next on the agenda.

A. Paul Zalucha presented a very detailed definition of Contractor Establishment, prepared by Mark Reading. The Commissioners wanted lawn care service contractors and tree removal operations added to the definition. Gerry Calhoun asked that the definition be broken into two paragraphs so it is easier to read.

B. The Commissioners reviewed Mark Reading's changes to the Zoning Ordinance to 1) add

Home Based Occupation as a permitted use in the Ag District, 2) add Contractor Establishment as a Special Use in the Commercial District and 3) add Contractor Establishment as a permitted use in the Industrial District.

1. The Commissioners wanted to change it to Licensed Home Based Occupation to distinguish it from Home Occupations which only has family members.

2. The definition of employee also needs to be added.

3. Erin Perdu will look into where licensed day care fits.

C. Paul Zalucha presented Mark Reading's proposed stand-alone Home Based Occupation Ordinance.

1. The Commissioners wanted this also changed to Licensed Home Based Occupation Ordinance and to add the definition of an employee.

2. Erin Perdu wanted the definition of home based occupation to be the same as in the Zoning Ordinance and to change "member" to "employee".

3. Paul Zalucha wanted to rewrite the definition as it was the Commissioner's intent to allow a home occupation with family employees but no other employees as long as it meets the conditions of noise and storage, etc. Erin will talk to Mark Reading about rewriting the definition - with/ without employees - and she will fix the employee definition.

4. Gary Koch did not like the less than 2 acre limitation and Paul Zalucha said there is an allowance for a variance by the Planning Commission. Paul wanted it written so it is clear that it is okay in a subdivision if the lot is at least two acres.

5. The Commissioners discussed the application process. Erin will ask Mark Reading if applicants must tell the township who the employees are and if subcontractors count as employees. Bruce thought we will need a procedure to notify the Township if employees later change. Paul asked Erin to check with Mark on who decides the application is ready to be submitted for a public hearing.

6. Erin will ask Mark about the complaint hearings and how they are done.

D. Gerry Calhoun moved, 2nd by Erica Perry, to hold a Public Hearing at the April 19, 2006 Regular Meeting on the Contractor Establishment Definition, Home Based Occupation Ordinance and Amendments to the Zoning Ordinance. Motion Carried. Erin will talk to Mark Reading to have the changes made.

VIII. The Right of Way map for the Washtenaw County Road Commission was next on the agenda. Bruce displayed the 1973 map with potential improvements he would like sent to the Road Commission for their updated map.

A. Erica Perry has not heard from Webster Neighbors but APRON would like more limestone on the gravel roads.

B. Gary Koch questioned Bruce's suggestion for reducing Webster Church Road north of N. Territorial to 66' right of way when the State gives more money for Primary Roads. Don Heller felt the County Road Commission would leave it as a primary road.

IX. Storm Water Management Ordinance was discussed. Bruce presented a Proposed SWM Ordinance summary dated March 9, 2006. He said it is a permit requirement of the MS4 Clean Water Act of 1970 and asked for the Planning Commissioner's comments. This Ordinance would automatically update to most current version of County Drain Commission rules.

A. Gary Koch asked if enlarging a home near a body of water will require an engineered site plan approved by Bruce and the Planning Commission before they would issue a building permit? Gary also asked if a grading plan must be done by a landscape architect. Bruce said yes and it could be a hardship as it might take a few months. Bruce will look into it and get back

to us at the next meeting.

B. Erica Perry wanted to add Rain Gardens to the standards in Section 4.06 #3. Mariah said Rain Gardens and Buffers were the same thing.

NEW BUSINESS:

X. MS4 Permit Compliance Information was presented by Mariah Howell. She said we are now required to comply with Phase II of the Federal Clean Water Act of 1970.

A. Mariah discussed the many public education endeavors the Township will do in keeping with permit requirements.

B. Mariah mentioned that she will work only part time during April and then she will be leaving the Township.

XI. Citizens Wishing to Address the Commission: Doug Fuller encouraged the Planning Commissioner to attend a Washtenaw County Drain Commission meeting on how to control package sewer plants as a county wide effort.

XII. GENERAL DISCUSSION: Paul Zalucha presented a brochure on Citizen Program Planner courses offered by MSU on Zeeb Road this spring and encouraged Planning Commissioners to attend.

XIII. Motion by Don Heller, 2nd by Gary Koch, to adjourn. Motion carried. The meeting adjourned at 10:45 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, April 19, 2006 at 7:30 p.m.

Regular Meeting, Wednesday, April 19, 2006 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 340TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 19, 2006

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, Don Heller, Gary Koch, Dave Lovell, Gerry Calhoun

Members Absent: None

Also Present: Erin Perdu, Martha Zeeb, Bruce Pindzia, Mary Dee Heller, and 8 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the March 15, 2006 Regular Meeting. Erica Perry moved, 2nd by Don Heller, to accept the minutes with the change to Item II to remove Paul Zalucha and add "Gary Koch" gave the Township Board Report. Motion carried.

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

- A. Gary Koch reported on the March and April Board meetings. The Board signed a letter of commitment to the County for a traffic light at Mast and North Territorial. It should be started by September. The Spring roadside clean up will be on April 22, 2006.
- B. Don Heller moved, 2nd by Gary Koch, to approve the meeting agenda as written. Motion carried.

III. Keely Dinse, Nicole Lewis and Jeremy McCallion, graduate students at the UofM, presented their ideas and recommendations for Natural Features Protection. They will prepare a written report for next month's meeting and Jeremy, a Township resident, will come to present it.

A. Their goals were to protect the natural features, respect property rights, and be legally defensible, user friendly, and administratively feasible. They envisioned it becoming part of the Zoning Ordinance as a section of Natural Features.

B. They suggested 2 overlay districts (one for ground water recharge areas and one to buffer streams with a 100 foot buffer on each side of streams); regulations to protect natural features; require site plans to address natural features (with an inventory, protection plan, mitigation plan, storm water management and steep slope protection, protection of wetlands with a 25 foot buffer); and to use PDR acquisitions.

C. Erica Perry asked about Brighton's plan and Keely Dinse said they wanted one that was clear for developers and not vague. Webster Township has natural features throughout so it is better to have the developer do an assessment from the ground instead of the Township using aerial photos.

D. Erica Perry asked if we would need an overlay for contiguous woodlands. Nicole said they would put a definition in the Zoning Ordinance. Erin Perdu said the County has maps that show contiguous woodlands.

E. Gerry Calhoun preferred the Township to prepare the development survey and have the developer pay for it. Bruce Pindzia was afraid that landowners must remove landmark trees as a sales condition.

F. Robert Redmond on Scully Road is a member of a Michigan Botanical Club and offered his assistance.

IV. Public Hearings were next on the agenda. (See attached)

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

VI. Old Business Items were next on the agenda. Granite Hills remains tabled. The Township Board is holding the Porch and Deck Ordinance until there is a definition of Contractor Establishment. The PUD Ordinance is at Mark Reading's office.

- A. Steve Bellock gave an update on the Preserve Phase IV final site plan. He has a meeting this

Friday to finalize the MDEQ permit.

1. Steve said to get the Scio Township approval he needs Webster Township Planning Commission to clarify to the Washtenaw County Drain Commission what is needed. He does not want a drainage district and he feels a special assessment district for only 15 Webster township residents is inappropriate as most of the water is in Scio Township. He preferred a development agreement with all maintenance billed to the Scio Preserve Home Owner Association.

2. Paul Zalucha said he will meet with Bruce, John Kingsley and Mark Reading next week.

B. Chamberlin Woods Site Condo was next on the agenda

1. Bruce Pindzia explained that the developers need final site plan approval before they can get a Washtenaw County Drain Commission and Washtenaw County Road Commission contract. He asked that we approve the final site plan contingent on approval of both of these agencies.

2. Paul Zalucha said it was a preliminary and final site plan combined. They also were to upgrade the plan, and verify that the meets & bounds lot is covered in the By Laws, and the condition of Lot 3A.

a. Bruce said the plan has been revised and is in compliance with the motion but still need Mark Reading's written approval of the master deed and By Laws. The Township Board has the private road and they still need a development agreement on the project. He thinks Mark is reviewing the development agreement.

b. Gerry Calhoun said we need the development agreement before giving final site plan approval.

C. Paul Zalucha reviewed the highlights of the County's recommendations and approval of our Master Plan.

1. The population growth estimate is larger in Semcog's new report and needs to be updated in our proposed Master Plan. Erin will change the population and review the County's report.

2. Paul received a letter from Northfield Township saying that they are trying to keep rural next to the Township line. Gerry Calhoun asked if there are ground recharge areas or other conservation issues that would be a reason not to have higher density there. Erin will talk to the Northfield Planner.

3. Erica Perry moved, 2nd by Gerry Calhoun, to have a public hearing at the May 17, 2006 on the Master Plan Draft. Motion carried.

D. Paul Zalucha presented a letter dated September, 2003 from the State on our proposed Historic District Ordinance. Erin Perdu will see if we have a revised Ordinance based on those comments.

E. Paul Zalucha asked Bruce and Erin to have Mark Reading come to our May meeting to discuss the Contractor's Establishment/Home Based Business changes.

F. Natural Feature's Overlay District was next on the agenda. Paul Zalucha said we will get their report in 2 weeks. Erica said Mariah volunteered to do map work with them before she leaves.

G. The Storm Water Management Ordinance is at Mark Reading's. Bruce said the Commission must decide when an engineered site plan is required. A storm water management plan needs to be endorsed by a registered professional but a grading plan does not.

NEW BUSINESS: None

VII General Discussion:

A. Paul Zalucha wishes to change the meeting agenda such that pending items will be maintained on a separate list and active items need to be flagged by the 1st Wednesday of the month when the agenda is set. If it is not on the agenda people may speak at the Citizens Address section.

B. Erica Perry would like land use standards available. Erin will get sample land use standards from other townships.

C. Gerry Calhoun would like the office to date stamp items when they come in.

VIII. Mr. Zalucha asked for comments from citizens. Robert Redmond asked to make a 20 minute presentation at the May meeting regarding the Scully Road thoroughfare and conservation zone/greenbelt. Gerry Calhoun asked that he present a document by the first Wednesday in May so we can review it.

IX. Don Heller moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:25 p.m.

NEXT MEETING DATE:

Public Hearing on Master Plan , Wednesday, May 17, 2006 at 7:30 p.m.
Regular Meeting, Wednesday, May 17, 2006 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 341ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 17, 2006

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, Erica Perry, Gary Koch, Don Heller, Dave Lovell

WTPC Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, Erin Perdu, Mark Reading and about 10 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the April 19, 2006 Regular Meeting and Public Hearing. Gerry Calhoun asked about the Critique of the Brighton Township Natural Features Ordinance and learned that Erica Perry added this attachment. Motion by Don Heller, 2nd by Erica Perry, to approve the minutes with a change to item II A by replacing "installed" with "started". Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch reported that Mariah is willing to work part time and Carol Whitney will become the Deputy Treasurer.

B. Paul Zalucha explained that there will not be a public hearing on the Master Plan as the notice did not get published. Erica Perry moved to approve the agenda with a change to remove the word "Tabled" from the Preserve final site plan, 2nd by Gary Koch Carried.

III. Robert Redmond gave a presentation on the Scully/Walsh Road neighborhood. He doesn't want Scully Road to become a thoroughfare. He wants to protect wildlife habitat and see if landowners will respond to the letter from the township Farmland and Open Space Preservation Board. Larry Nooden is President of the Huron Valley Chapter of the Michigan Botanical Club. He said Webster Township has special character and it is worth identifying and preserving the special places with a cohesive plan to take advantage of funds if/when they are available.

IV. Citizens Wishing to Address the Commission:

A. Susan Lackey of the Washtenaw Land Trust said they can be a partner with the Township. They are focusing on the Pinckney/Waterloo area, Farmland, and the riparian area along the Huron River and its tributaries. Conservation easements, established between the landowner and the Land Trust, permanently protects the property from development. The Land Trust monitors these properties annually at no charge to the Township.

B. David Lutton said he is a member of the Natural Area Technical Advisory Committee with the County Park program where they purchase property and put it into a conservation easement for low activity parkland. He said the Park Dept can give the Township expertise.

C. Kate Collins discussed plans for the United Methodist Retirement Home proposed for the northwest corner of Gordon Hall. It will have 50-60 units with a club house. Dan Menzell of Washtenaw Engineering explained that they will need the Planning Commission's help on zoning issues to accommodate the Retirement Home and will send us a letter making a formal request. Dexter Village will provide sanitary sewer and water.

V. The Preserve Final Site Plan was next on the agenda.

A. Mark Reading submitted his opinion letter to the Planning Commission and asked the Planning Commission to consider going into closed session. Erica Perry moved to go into closed session. This died for lack of a second.

B. Mark Reading said it was his opinion that the two letters received from the Washtenaw County Drain Commission state that the engineering aspects meet the technical criteria.

1. Four conditions need to be met. Three of the conditions are site plan changes. The fourth condition deals with MDEQ as they regulate the Phase 3 Preserve Lake which will receive the diverted water from the north of the property. The MDEQ permit needs to be modified for the lake to raise the shoreline to accommodate a 200 year storm. This revised permit must be a condition of approval.

2. The Drain Commission is not requesting that Phase 4 of the Preserve be a Drainage District as all the water will remain on the site.

3. Mark suggested Webster Township require the Master Deed to say that the Homeowner's Association will maintain the storm water and that the Township have an easement to be able to enter the property to maintain the storm water if necessary, at the homeowner's expense. All four phases would need to pay for the improvements. Steve said the Homeowner's Association receives dues for snowplowing and maintaining the lakes, trails, etc.

4. Mark said Bruce is working on a preliminary Development Agreement to negotiate with the developer before coming to the Planning Commission for our possible recommendation to the Township Board for its' approval. If approved, it would then be recorded by the Register of Deeds. The Development Agreement would contain the final site plan and the conditions that are imposed.

5. Mark said we can have a Development Agreement with attachments of a Site Plan and storm water management plan. We need approval letters from MDEQ, the Washtenaw County Drain Commission, and Scio Township will also need to approve the plan. We can approve the site plan with conditions that must be met before the site plan is finally approved.

a. Steve Bellock said the MDEQ plan was resubmitted May 16, 2006 and will receive public comments until June. He should have a MDEQ permit between June 20 – July 3, 2006.

b. Steve said he needs a letter from the Webster Township Planning Commission to the Drain Commission asking them to review the plan based on engineering standards and that we don't need a Drainage District so he can get a clean approval letter.

c. Steve said Scio Township wants to see the final MDEQ approval letter and the approval letter from the WC Drain Commission and then they will review the final drawing.

6. Don Heller moved, 2nd by Gerry Calhoun, that the Planning Commission is not requiring Phase 4 of the Preserve to become a Drainage District under jurisdiction of the county and to authorize a letter to the Drain Commission, after Paul reviews it, to that effect. Motion carried.

7. Erica Perry moved, 2nd by Gary Koch, to table the Preserve to the next meeting. Carried.

VI Contractor's Establishment Definition/Home Based Business was next on the agenda.

A. Mark Reading reviewed the Commissioners concerns.

1. Mark agreed to put the word "may" in the Contractor Establishment definition.

2. Mark said employee was difficult to define and he wants a Licensed Home Based Business to be limited in scope and harmonious with the area which is why he had written non-resident persons. He will add "guardian" to the definition of family in the zoning ordinance and in the stand alone ordinance. The Court of Appeals has approved the definition of family and he suggests we not change the rest of it.

3. Mark said the publication and effective dates were different as the zoning ordinance and the stand alone ordinance operate under different statutes.

4. Mark said Licensed Day Care Facilities are licensed by the State he will add them to the Zoning Ordinance as a permitted use.

5. Mark said vehicles owned by the property owner are allowed.

6. Mark only wanted exterior inspections but if neighbors complain there are formal procedures to renew the license.

7. Mark will change “intend” to “intent” in section 7.01. and will add ”Licensed” throughout.

8. Mark explained that a stand alone ordinance does not have grandfathered businesses and people must obtain a license. If a business has existed since, and was lawful prior to, 1977 when the Zoning Ordinance was adopted it is a non conforming use and they can apply for a license. The Planning Commission is able to issue a variance for a 1-year license to see how it goes. There are Standards set up to grant a variance.

B. Gerry Calhoun moved, 2nd by Don Heller, to recommend to the Township Board to approve the Zoning Ordinance changes. Under discussion, Erin Perdu defined the changes as adding the word ‘may’ to the definition of contractor establishment in the 2nd sentence, add Licensed where needed, to the definition of family add ‘guardianship’ and we did not change the non resident person versus employee issue. Motion carried.

C. Gerry Calhoun moved, 2nd by Don Heller, to recommend to the Township Board to approve the Licensed Home Based Occupation Ordinance with changes. Erin said to add “Licensed”, add guardianship to the family definition, change the word “intend” to “intent” in 7.01 and Section 6.02 Item 8 replace ‘permit’ with “The following shall be printed on the ‘License’”. Motion carried with Erica Perry opposed.

VII. Erica Perry moved, 2nd by Gary Koch, to hold a public hearing at the June 21, 2006 meeting on the Master Plan. Motion carried.

VIII. Natural Features Overlay District was next on the agenda.

A. Erin Perdu presented the UofM student’s report and her outline of a set of Zoning Ordinance amendments based on the student’s report and what she has read.

B. Erin will bring maps and definition of the Groundwater Recharge Overlay District and Surface Water Overlay District and site plan requirements with regulations for those in these districts.

1. Gerry Calhoun wanted the Township to hire someone to do the site plan survey.

2. Bruce wanted developers to use the Natural Features ordinance for a private road.

Erin will talk to Mark Reading on how to link these ordinances.

NEW BUSINESS: None

X. Citizens Wishing to Address the Commission: None

XI. GENERAL DISCUSSION: Erica Perry said there will not be a bird count this year. Gary Koch asked if our meetings can start at 7:00 p.m.

XII. Motion by Don Heller, 2nd by Gary Koch, to adjourn. Motion carried. The meeting adjourned at 10:25 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, June 21, 2006 at 7:30 p.m.

Regular Meeting, Wednesday, June 21, 2006 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 342ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 21, 2006

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: Erin Perdu, Martha Zeeb, Bruce Pindzia, and 10 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the May 17, 2006 Regular Meeting. Erica Perry moved, 2nd by Gary Koch, to accept the minutes with a change to Item II to remove "Clerk" and replace with "Treasurer" and in Item III to replace "Washtenaw Land Trust" with "Farmland and Open Space Preservation Board". Motion carried.

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

- A. Gary Koch reported that the Board approved both the Contractor Establishment Zoning Amendment and Licensed Home Based Occupation Ordinance. The Board tabled the Preserve.
- B. Gerry Calhoun moved, 2nd by Erica Perry, to approve the meeting agenda as written. Motion carried.

III. Public Hearing – Master Plan

A. Paul Zalucha said this has been a year and 3 month effort and asked for comments from the Commissioners. Erin Perdu reviewed Possible Edits to the Master Plan Based On County/Local/Citizen Comments (as of 6/21/06).

B. Paul Zalucha asked for Public Comments.

1. Gary Wesley requested the corner of Mast and North Territorial become a Commercial Node also as it will have a stop light and will be a primary intersection, St. Joseph church makes it a mixed use area, and Township Residents will have less travel. It would protect his existing business.

2. Scott Betzold suggested that overlay districts match with specific parcels when possible.

3. As there were no further comments Mr. Zalucha closed the public comment portion.

C. Paul Zalucha asked for comments from Commissioners and discussion followed on having small Commercial Nodes, with Rural Heritage Ag Business which can be anywhere in the Ag District.

D. Mr. Zalucha closed the Public Hearing at 8:55 p.m.

IV. Mr. Zalucha asked for comments from citizens: Nancy Thelen, Executive Director of the Washtenaw County Extension Service, presented a Certificate of Completion to Gary Koch for attending the MSU Citizen Planner for land use decision makers. She thanked Gary for his participation.

V. Mr. Zalucha said the developer is not ready to discuss the Preserve. Gerry Calhoun moved, 2nd by Gary Koch, to table the Preserve until the next meeting in July. Motion carried.

VI. Master Plan was next on the agenda.

A. Erin Perdu said the Master Plan intends that Ag Business is located in many areas, with Commercial nodes at corners - but limited in scale and use. She can add maximum size of building, and change the map so the Commercial Nodes are parcel specific, and talk to Mark Reading. The Zoning Ordinance is being rewritten and the new Rural Heritage District could include nursery and Ag Business.

B. Paul Zalucha said to limit Commercial to certain size, have Erin make the Master Plan more specific, and we will talk about the North Territorial and Mast Road corner at the July meeting.

VII Natural Feature's Overlay District was next on the agenda. Erin presented an Outline of Article 15 – Environmental Regulations that will be in the new Zoning Ordinance. She is still working on it.

NEW BUSINESS:

VIII St Joseph Church amendments to site plan was discussed.

A. Father Walsh and Scott Betzold said they have made changes to the drawing to save money. These include filling in the pond as it is a safety hazard and the water would roll east to the pond by Mast Road which is more visible. They want the road around the southwest of the property and the road to the building in the center of the property to be only gravel with no lighting. They plan to pave the southwest road during Phase II. They expect to chloride or brine the road for dust control and will need to grade it. They will still have the berm with trees along the Southwest.

B. Bruce Pindzia said the pond is not part of the storm water flow.

C. Paul Zalucha said the Commissioners must decide if these are major changes that require a full site plan review or are minor changes that do not impact the Township and Bruce can approve them.

D. Gerry Calhoun moved, 2nd by Erica Perry, to leave the changes up to Bruce as they are minor changes. Motion Carried.

IX. Mr. Zalucha asked for comments from citizens. None.

X. General Discussion:

A. Paul Zalucha went over the list of tabled items and learned that the PUD ordinance, Storm Water Management Ordinance, and Porch and Deck Ordinance are part of the proposed new Zoning Ordinance so they can be removed from the list. Erin Perdu is looking for the Township's Historic District Ordinance that was sent to the State.

B. Paul Zalucha mentioned that there is a Private Wastewater System meeting 6/22/06 at the Scio Twp Hall.

C. Paul Zalucha has an updated copy of the Agriculture portion of the Washtenaw County Plan. He will give the Commissioners copies so they can submit feedback by 6/30/06.

D. Gerry Calhoun presented an Agriculture Tourism sheet from Michigan.gov and asked the Commissioners to read it and put it in the Zoning Ordinance.

XI. Gary Koch moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 9:55 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, July 19, 2006 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 343RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 19, 2006

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

WTPC Members Absent: Erica Perry,

Also Present: Martha Zeeb, Erin Perdu, Mariah Howell about 8 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the June 21, 2006 Regular Meeting. Motion by Don Heller, 2nd by Gary Koch, to approve the minutes as printed. Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch reported that the Township Board approved the Milligan Landscape consent judgement. Mariah's position has not been filled yet.

B. Don Heller moved, 2nd by Gary Koch, to approve the agenda. Motion carried.

III. Citizens Wishing to Address the Commission: Bill Kauffman requested to be put on the next meeting agenda to discuss specimen trees, global warming, land preservation and developing a corridor from Arms Creek to the Huron River. He wanted 15 minutes.

IV. Paul Zalucha said the Preserve Final Site Plan is still not ready. Don Heller moved, 2nd by Gary Koch, to table the Preserve indefinitely until they are ready. Motion carried.

V. Master Plan was next on the agenda.

A. Erin Perdu discussed her suggested revisions dated 7-19-2006 which includes

1. Removing the text of a possible new "Heritage" or Rural Commercial district from the Commercial section and discuss it only in the Ag section of the Master Plan..

2 Resizing the red dots for commercial nodes and put 1-10 acres in the text. These nodes include the corners of North Territorial & Maple, North Territorial and Webster Church, and North Territorial and Huron River Drive.

a. Gerry Calhoun said the node at North Territorial and Maple Road should be 10 to 20 acres as that corner is a swamp.

b. The Commissioners wanted the Mast, Huron River Dr and Joy Road corner to also be designated as a Commercial node

3. Making a potential definition of the new Heritage or Rural Commercial district and a list of uses. The Commissioners revised Use "a" to become Large and Small Animal Veterinarians.

B. Erin will make a clean copy of the plan for the Commissioners to review 2 weeks before the next meeting.

VI. The Commissioners reviewed the Natural Features Overlay District draft including wetlands, surface water, woodlands, ground water recharge, and steep slopes, and the requirements for site plan reviews of new developments. They will look at this again when reviewing the Zoning Ordinance.

NEW BUSINESS:

VII. Arlington Woods Preliminary and Final Site Plan Review was next on the agenda.

A. Paul Zalucha said the Planning Commission held a public hearing on this site 15 months ago when it was named Joy Ridge. Mark Reading has said this is sufficient as the plan has not changed. We have received the Drain Commission and Health Dept approval letters.

B. Scott Betzold, of Midwest Consulting, said that Shawn, of Northfolk Development, has purchased this project. It is on almost 40 acres with 14 units, and they plan to use cluster development with 10.98 acres of open space including 5 ½ acres of woodland conservation easement on the north end of the property.

1. It will have 3 detention ponds. Pond #3 on the east will release water along the roadside ditch to pond #1. Pond #1 and Pond #2 will release water to the Joy road 36" culvert. They will need to remove the trees along Joy Road to make one of the detention ponds.

2. The 1900 foot long private road through the center of the property in the valley will be 20 feet wide and paved. They still need a DEQ permit and Road Commission approval. The Master Deed and By Laws were submitted to the Township for review.

3. Mariah will find out if we have an application for a Special Use Permit and the Drainage District Agreement letter must be signed after the Final Site Plan is approved.

C. Bruce Pindzia had questioned the drainage of lot 14 and lot 8, and the school bus pick up area. We need Bruce to see the letters just received from the Drain Commission and Health Department, and to clarify the drainage by the north woods to ensure more water is not going to the west property. Scott said they have expanded the apron so the bus can pull off Joy Road and he will call the Dexter School's supervisor of transportation.

D. Paul said the house footprints are 100 feet too low and Scott said he would fix this.

E. Erin Perdu said the project meets 95% of the zoning ordinance, and the use/set backs are okay. She suggested a buffer between the houses and farming to the east. She also suggested they provide access to other developments for the public good and safety. Shawn said he decided against road access as it is a private road and the lots are approved and all will perk. The Commissioners felt a second access is important.

F. Gerry Calhoun moved, 2nd by Gary Koch, to table Arlington Woods until the Regular August Meeting. Motion carried.

VIII Request for rezoning the Wiedman property on Huron River Drive just north of North Territorial Road from Ag to Rural Residential. It is 39.33 acres and they wish to make single family homes. Ag and R-1 is nearby. The property has woods and wetlands, rolling hills and hasn't been farmed for years.

A. Erin said the property is in the Master Plan for R-1 and she will find out what Dexter Township is zoned across the road.

B. Gerry Calhoun moved, 2nd by Don Heller, to hold a public hearing on rezoning the Wiedman property for the August Regular Meeting. Motion carried.

IX. The Commissioners discussed the proposed Zoning Ordinance. Paul Zalucha wanted a hard copy for the Commissioners with revision dates on the pages. Gerry Calhoun wanted the old and new version. Paul Zalucha asked Erin to provide an overview of the intent of the revisions for the August meeting and suggestions of which Sections to review. Gerry Calhoun moved, 2nd by Gary Koch, to hold working sessions to discuss the Zoning Ordinance at 7:30 p.m. on the first Wednesday of September, October, November and December. Motion carried.

X. Citizens Wishing to Address the Commission: Gary Wesley was confused on where nursery greenhouses were to be in the Zoning Ordinance. Erin Perdu said growing plants and greenhouses were in the Ag District and commercial nursery would be in the Commercial Zoning District.

XI. GENERAL DISCUSSION:

A. Gary Koch moved, 2nd by Don Heller, to add Mr. Kauffman to our August Regular Meeting agenda for 15 minutes. Motion Carried.

B. Gary Koch suggested the Commissioners look at changing the Zoning Ordinance or Private Road ordinance to require site plans to have a 2nd exit.

XII. Motion by Gary Koch, 2nd by Don Heller, to adjourn. Motion carried. The meeting adjourned at 10:20 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, August 16, 2006 at 7:30 p.m.

Regular Meeting, Wednesday, August 16, 2006 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 344TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 16, 2006

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, Don Heller

Members Absent: None

Also Present: Erin Perdu, Martha Zeeb, Bruce Pindzia, and 20 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the July 19, 2006 Regular Meeting. Don Heller moved, 2nd by Gary Koch, to approve the minutes as written. Motion carried.

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

A. Gary Koch reported that Mariah's position has not been filled yet.

B. Erica Perry moved, 2nd by Gary Koch, to change the meeting agenda to drop the Preserve and Natural Features Overlay District from Old Business. Motion carried.

III. Public Hearing on Rezoning Wiedman Property (See Attached)

IV. Mr. Zalucha asked for comments from citizens: None. Bill Kauffman was not in attendance to give his Presentation.

V. Arlington Woods Preliminary and Final Site Plan was discussed.

A. Shawn of Northfolk Development reviewed the items on Bruce Pindzia's report and Paul Zalucha read Mark Reading's 3 items. Shawn said he would fix these items but he and his associates are not willing to make a secondary access as it is not required in the Zoning Ordinance.

B. Paul Zalucha asked about drainage near the north woods. Shawn said pipes pick up water from the back yards by the woods and send it to the road system. There will be a slight berm to keep the water in the woods and send it west as the Drain Commission wants.

C. The Commissioners discussed the 2nd access that is recommended in the Master Plan. Erin Perdu said there are large tracts of developable property to the east and west of this parcel. Bruce Pindzia related that the Road Commission said it would move traffic in an easier fashion but historically neighbors in the Township don't want them.

1. Gerry Calhoun moved to table until they have made corrections suggested by the attorney and determine if we can require them to have a 2nd access. Motion died for lack of a 2nd.

2. Erica Perry moved, 2nd by Gary Koch, to conditionally approve contingent on fixing the Master Deed and By Laws. Motion Carried. Mr. Zalucha asked Bruce to keep us updated on the progress of the Master Deed and By Laws.

VI. Erin Perdu reviewed the Master Plan changes she has made.

A. The Commissioners agreed that Erin should add a sentence to the Road Policy, Section 9.01B, to reference the gravel Road Study as a tool when considering rezoning.

B. Gerry asked Erin to include office space at the SE corner of Huron River Drive and North Territorial so everyone knows it is not eliminated.

C. Gerry Calhoun moved, 2nd by Erica Perry, to recommend approval with changes and forward it to the Township Board. Motion Carried.

NEW BUSINESS:

VII Rezoning on Weidman Property was discussed.

A. Paul Zalucha said the traffic study shows that Huron River Drive traffic is over capacity now. Gary Koch said traffic on Huron River Drive is hard to get onto North Territorial already and if people use Chamberlain Road it is narrow, but if we leave it as Ag they can still build on it. Erica Perry felt the roads are dangerous and we need to be aware of safety.

B. Erin Perdu said one of the criteria to consider when rezoning is the capacity of Webster Twp and other agencies to provide services and facilities required to handle the additional development.

C. Erica Perry moved, 2nd by Gary Koch, at this point to turn down the rezoning due to over capacity of Huron River Drive and similar concern with Chamberlain Road and deny rezoning based on failure to meet all the findings in Section 14.05, in particular Section 14.05 B and 14.05C. Motion Carried.

VIII. Bruce Pindzia presented his version of a Licensed Home Based Occupation Application Form, based on the Ordinance requirements. The Commissioners will review it and discuss it in September.

IX. Erin Perdu gave an overview of the proposed Zoning Ordinance that is in compliance with the new Michigan Zoning Enabling Act. She said Mark Reading wants an official map that fits the Zoning Ordinance. PUD, Natural Features, Storm Water Management, Private Road, Barking Dog and Subdivision Articles are new and there are many new definitions so things are clear. The Planning Commission will only make recommendations to the Township Board. Site Plans will be required when rezoning is requested so it is approved concurrently. She recommended more than 4 meetings to go over everything. Comments will be sent to Mark Reading's office for his review before his staff makes the changes.

A. Erica Perry asked if the Zoning Enabling Act juggles duties as there is to be check and balance of responsibility between the Planning Commission and Township Board. She appreciates Mark Reading's simplicity and defensibility.

B. The work session on September 6 will cover administrative Articles 1, 3-8, and 10. Paul Zalucha will ask the ZBA to participate on their Section.

X. Mr. Zalucha asked for comments from citizens. Gary Wesley said he was happy the Master Plan was finally done but he is not sure it helps to not fragment parcels and he is fearful going forward.

XI. General Discussion:

A. Mr. Zalucha said there will be a meeting August 30th at Scio Township hall on Intergovernmental Cooperation on PUD in Washtenaw County for Township Officers and Consultants.

B. Green Oak Charter Master Plan was received for our comment and Mr. Zalucha gave it to Erin.

C. Mr. Zalucha received a letter from Northfolk Development that they want the Preserve's outlet across Granite Hills removed. Mr. Zalucha asked the Township Staff to review it.

D. Erica Perry discussed a new tax law which could help protect open space and historic properties.

XII. Don Heller moved, 2nd by Gary Koch, to adjourn. Motion Carried. The meeting adjourned at 10:00 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, September 6, 2006 at 7:30 p.m.

Regular Meeting, Wednesday, September 20, 2006 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 345TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 20, 2006

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, Megan Masson-Minock, Bruce Pindzia and about 8 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the August 16, 2006 Public Hearing and Regular Meeting.

A. Discussion followed with Paul Zalucha asking to remove from VII A. of the Regular Meeting minutes "but if the parcel was built out as Ag it wouldn't be an issue." Erica Perry asked to delete "Zucharo" in the Public Hearing minutes Section I B 4 and replace it with "Zuccaro". In the Regular Meeting minutes Erica Perry asked to delete "his" in Section IX A and replace it with "Mark Reading's" and to add "and deny rezoning based on failure to meet all the findings in Section 14.05, in particular Section 14.05 B and 14.05 C." at the end of the first sentence in Item VII C.

B. Gary Koch moved, 2nd by Don Heller, to approve both minutes with these changes. Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch gave the Township Board report.

1. The Township Board has hired Bill Sinkule to fill Mariah's position.
2. Dave Calhoun has submitted his resignation. Carol Whitney will be the new Treasurer.
3. The Master Plan amendments are on hold until the Zoning Ordinance is approved.
4. The Township Board passed the Arlington Woods special use. They tabled Weidman rezoning, St Joseph Church and Home Based Business license fees.

B. Gary Koch moved, 2nd by Gerry Calhoun, to approve the agenda as printed. Carried.

III. Citizens Wishing to Address the Commission: Susan Lackey, of the Washtenaw Land Trust, offered their assistance as a 3rd party enforcer of conservation easements which are required of developers who use the PUD. The Land Trust could have conservation easements with the Natural Feature Ordinance as well, and they have the funds for annual monitoring and to go to court to prevent encroachments.

A. Erica Perry asked how long the Washtenaw Land Trust has been in existence and what happens if it dies. Susan said they have been in existence for 35 years, and they receive monetary endowments and possible cost reimbursement from the developer, but another Land Trust would take over if it dies.

B. Gerry Calhoun said we permit activities on set aside land and would the Land Trust allow others on the land. Susan said they would work with the Township to protect the land and the needs of the people but their easements are not public access.

C. Erica Perry asked if other townships have used the Washtenaw Land Trust. Susan said no but it is common in Northern Michigan. Megan said Lyon Township brought in the Oakland Land Conservancy to monitor a large land set aside which was part of a Development agreement as the Township did not have the finances or staff.

D. Paul Zalucha asked what the Township's cost is. Susan said the developer bears the cost because the Township requires it.

E. Bruce Pindzia encouraged the Township to consider Susan's proposition.

F. Susan said she will provide language the Township can look at and mentioned a seminar with a panel of experts on October 3, 2006 to protect land in the next two years.

IV. Licensed Home Based Occupation Form was next on the agenda.

A. Bruce Pindzia said the application form is based on the procedure section of the Ordinance and it needs Planning Commission approval. He plans to post it on the Web.

B. The Commissioners discussed the application and asked Bruce to change the adjacent residents to adjacent landowners within 300 feet. They asked Bruce to add 5 lines for space to write the distance between structures and abutting lands. They asked Bruce to put an expiration date on the License Page. Paul asked Bruce to put the Application fee on it when the Township Board has decided what it is.

C. Gerry Calhoun moved, 2nd by Erica Perry, to approve the application form with these changes. Motion Carried.

NEW BUSINESS:

V. The Commissioners discuss future working sessions to review the proposed Zoning Ordinance. Gerry Calhoun moved, 2nd by Don Heller, to hold the working sessions on the first Wednesday of October, November and December from 6:30 pm. to 8:30 p.m. Motion Carried.

VI. Bruce Pindzia gave his Zoning Officer Updates.

A. The Preserve now has the MDEQ Permit and Scio Township needs to approve the plans. Bruce said the plan's revision date is September 6, 2006 and he will prepare an engineering review of it and look at the list of past requirements so we can address them.

B. We are still waiting for Chamberlain Woods Final Site Plan.

C. Arlington Woods needs a Development Agreement. The Township Board approved the Special Land Use and Private Road last night.

D. St Joseph Church is under construction with a temporary zoning certificate of compliance.

1. Bruce said we are still waiting for approval of the development agreement, the \$500,000 bond, a revised plan and a couple of other things.

2. Bruce said the church wants to change the landscaping plans as it is impossible to put a berm between the west property line and the proposed road. The Planning Commission had been concerned with headlights from the church going into homes in Chamberlain Woods and had asked the two property owners to work with each other, but Bruce said the two property owners don't want to work together. Erica Perry asked if the church can move the road and Bruce said the road can be moved. He will let Paul Zalucha know when he gets the plans.

VII New Ordinance Discussion was next on the agenda.

A. Megan suggested the Commissioners read Mark Reading's answer to their questions at home, to digest it, and discuss it later. The Commissioners agreed.

B. Megan discussed part of the Zoning Enabling Act

1. The Act requires the Township Board to give final approval for Special Land Use and PUD. It also requires the Township Board to hold public hearings for PUD, Development agreements and Special Land Use as these have discretionary standards that the public needs to know about. The Township Board has final approval but they let the Planning Commission do the bulk of the work.

2. Planning Commissioners are appointed by the Township Board, and are not elected by the public, so as to be out of the political arena and be a buffer to the Township Board. The Commissioners can then carefully and objectively study issues to give recommendations to the Township Board and sometimes the Commissioners are the final approval body.

C. Megan discussed her, and Erin's, concern about the proposed Zoning Ordinance which makes the Township Board the final approval body of Site Plans and says the Township Board must hold a public hearing on them.

1 Site plans are not discretionary and must be approved if they meet the Zoning Ordinance. She was concerned that the Township Board might base their decision on the public hearing and it is best to be removed from that pressure.

2 The State Zoning Enabling Act lets townships decide if the Planning Commission or Township Board has final approval for Site Plans. Megan said Mark Reading was concerned there could be a problem between the Township Board and Planning Commission if the Planning Commission has final approval on Site Plans and does not agree with the Township Board. Megan felt the two bodies should meet regularly to avoid problems.

D. John Kingsley thought the Planning Commission should take responsibility for Site Plans, and to give recommendations to the Township Board for special use, rezoning and PUD.

1. The Commissioners felt the public hearings are valuable so people can voice their opinion even if the decision doesn't go their way but, as a buffer to the Township Board, the Planning commission should have final approval on site plans.

2. The Commissioners wanted PUD, rezoning and special land use to have final approval by the Township Board with a recommendation by the Planning Commission.

E. Megan was also concerned that the proposed zoning ordinance requires a site plan with rezoning. She was afraid this would limit the scope of the review instead of all rezoning aspects. She and Erin will look at State law to see if we can use discretion on requiring a site plan and how enforceable it is and when does the site plan end for the rezoned area.

VIII. Citizens Wishing to Address the Commission: There was none. Erica Perry asked those present for their feedback on Susan Lackey's proposal.

A. Mrs. Wesley was concerned that the developer's fees would be passed on to the homeowners and it would be too expensive for people to live here. She likes open space but doesn't want too much government.

B. A man said he likes open space and wondered how it works in other places – how permanent it is if we need to reverse it and how it fits with the natural feature ordinance.

IX. GENERAL DISCUSSION:

A. Paul Zalucha asked the Commissioners to give Mary Dee all education they have received in the last 18 months.

B. Paul Zalucha has a note from Erin Perdu to Green Oak Township on their Master Plan. We also have Lima Township's Master Plan to review and he will give it to Erin's group for their feedback.

X. 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, October 4, 2006 at 6:30 p.m.

Regular Meeting, Wednesday, October 18, 2006 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 346ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 18, 2006

The Meeting was called to order at 7:32p.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, Megan Masson-Minock and 7 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the September 20, 2006 Regular Meeting. Megan Masson-Minock said it was Lyon Township, not Lima Township, in item III C. Erica Perry moved, 2nd by Don Heller, to accept the minutes with this change. Motion carried.

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

A. Gary Koch reported that the Township Board approved Home Based Business license fees, and David Calhoun will become the Deputy Treasury on November 1, 2006.

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

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

IV. Paul Zalucha said the Preserve now has approval from Scio Township, MDEQ, and the Drain Commission.

A. Bruce Pindzia explained his report.

1. Bruce said that all Phase 4 on-site drainage will stay on the Preserve. 7 acres will drain to the detention pond that will be changed to a retention pond using County standards to hold two 100 year storms. Off-site water will travel south to the lakes in Phase 1, 2 and 3 of the Preserve.

2. Bruce was comfortable that the Master Deed makes the Homeowners Association responsible for infrastructure maintenance and, if they fail to do the maintenance, the Township may do repairs and assess the Association.

3. Bruce had issues with the existing signage as they are not what the site plan calls for.

4. If the Planning Commission gives the go ahead to the Preserve he will want a pre-construction meeting for the escrow deposit, insurance, etc.

B. Megan reviewed Erin's report which had 2 concerns.

1. They would like the Preserve to connect to Loch Alpine in Scio Township, but this is a moot point as Scio Township has approved the plan.

2. They would like vegetative screening around the retention pond to limit access.

C. Steve Bellock said the Development Agreement said they can start the houses and the retention pond once the Planning Commission approves. They want to do the north-south pipe first and then change the detention pond to a retention pond yet this fall.

1. Steve said the signage is temporary as the entrance will be natural landscape (rocks and trees).

2. Steve said the DEQ approval requires a 25' buffer with native grass that isn't mowed.

D. Gary Koch moved, 2nd by Erica Perry, to approve the Preserve with Bruce's amended notes of signage and landscape requirements per DEQ permit to be noted on the site plan. Motion carried.

E. Bruce asked Steve Bellock for revised full sized plans so Paul Zalucha can sign them.

NEW BUSINESS:

V. Paul Zalucha related that the Municipal Services Committee would like to make a presentation at the November 1st working session. Erica Perry moved, 2nd by Don Heller, to add the Municipal Services presentation to the working session on November 1st. Motion Carried.

VI United Methodist Church Project was next on the agenda.

A. Bruce Pindzia explained that he has received plans and a Special Use permit application to build a youth center on the southeast corner of their property by the Huron River. The structure is under construction as a storage shed. It is R-1 District. They want to buy more property to the southeast and to expand. He has a verbal request for a public hearing.

B. Paul Zalucha asked if the plans submitted with the application meet the requirements of the preliminary site plan. Bruce said the plans do not have 1' contours, or drainage narrative, or WC Drain Commission approval.

C. Don Heller moved, 2nd by Gary Koch, to table setting a public hearing on the United Methodist Church application for Special Use Permit until we get a completed application. Motion Carried.

D. Bruce Pindzia will send them a letter explaining the missing items and mention porous asphalt paving.

VII. Bruce Pindzia gave his Zoning Officer Update.

A. The Chamberlain Woods project is dead.

B. St Joseph Church has resolved the Mast Road issue but he is still waiting for the revised Mast Road detail and landscape plans. Dunlavey Homeowners Association has filed a complaint about dust.

C. He has heard nothing from Arlington Woods or Granite Hills.

VIII. Mr. Zalucha asked for comments from citizens. John Kingsley said UMRC has submitted a site plan to the Village of Dexter, and the Dexter Historical Society will ask to annex 15 acres of Gordon Hall property. The Dexter Village Planning Commission has asked that a member of the Webster Planning Commission and Webster Township Board attend a meeting Monday, October 30, 2006 at 5pm. for the site plan review. Paul Zalucha will represent the Planning Commission and Erica Perry will be an observer.

X. General Discussion: Paul Zalucha said the Dexter Village will hold a meeting on Monday, October 23, 2006 to discuss their Master Land Use Plan for mixed use commercial.

XI. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 8:55 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, November 1, 2006 at 7:30 p.m.

Regular Meeting, Wednesday, November 15, 2006 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 347TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 15, 2006

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, Megan Masson-Minock, and 5 citizens

OLD BUSINESS:

I. Mr. Zalucha read the minutes of the October 18, 2006 Regular Meeting. Don Heller moved, 2nd by Erica Perry, to approve the minutes as printed. Motion Carried.

II. Township Board Report and Approval of Agenda

A. Gary Koch did not give the Township Board report as the meeting is next week.

B. Don Heller moved, 2nd by Gerry Calhoun, to approve the agenda as printed. Motion carried.

III. Citizens Wishing to Address the Commission:

A. Robert Sly of the Dexter United Methodist Church asked if the Planning Commission will set a Public Hearing tonight. They have applied to the Washtenaw County Drain Commission. Paul Zalucha said we got the material today but haven't had a chance to review it. They will be put on the December agenda to set a public hearing.

B. Mrs. Wesley asked if the new Zoning Ordinance is available and was told there is one in the office.

C. Tom Egan, of the non profit "Center for Creative Expression of Spirit" said they are looking to purchase a farm in the Dexter area for a nature preserve and training retreat.

IV. The Commissioners reviewed Article 5 of the proposed Zoning Ordinance on rezoning.

A. Dave Lovell asked when Pittsfield, Superior and Scio Township Zoning ordinances were revised.

B. Megan said Mark Reading wants the Township Board to review all Site Plans, and the Planning Director will be changed to Planner.

C. Gerry Calhoun said a Zoning Ordinance should give answers and she felt the proposed Zoning Ordinance was useless except as a legal document. She wanted a user friendly book to tell people what to do. Megan said an index would be made at the end and the applications will be revised.

D. Paul Zalucha wanted the applicant to make a full blown site plan unless they petition to do a lesser site plan. The Zoning officer will then consult with the Planning Commission Chairperson.

E. The next working session will discuss Standards for Review for Zoning, Special Use and Site Plans. Megan will prepare a comparison of other Township Zoning Ordinance's Special Uses standard for review for item 4, 6 and 7. Megan will ask Mark Reading his intent for item 5 as the Commissioners wanted to eliminate it.

NEW BUSINESS: None

V. Citizens Wishing to Address the Commission: None.

VI. GENERAL DISCUSSION:

A. Erica Perry encouraged the Planning Commissioners to attend the November 30, 2006 meeting at Webers on the Legal Defensibility of Land Use Planning.

B. Erica Perry asked the Planning Commissioners to submit educational seminars they have attended to help with the scoring on the PDR Application.

VII. Don Heller moved, 2nd by Gerry Calhoun, to adjourn. Motion carried. The meeting adjourned at 9:45 p.m.

NEXT MEETING DATE:

Working Session: Wednesday, December 6, 2006 at 6:30 p.m.

Regular Meeting, Wednesday, December 20, 2006 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 348TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 20, 2006

The Meeting was called to order at 7:32p.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 11 citizens

OLD BUSINESS:

I. Mr. Zalucha reviewed the minutes of the November 15, 2006 Regular Meeting. Don Heller moved, 2nd by Erica Perry, to accept the minutes as printed. 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 Weidman request for rezoning, Nextel wants to put a tower at the Township Hall, and Dunlavey Farms is concerned with the berm height and trees to hide the St Joseph Church lighting.

B. Don Heller moved, 2nd by Gary Koch, 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 said the Preserve has not worked on the pond yet and they are waiting for utility relocation. Arlington Woods is approved and they will wait until spring.

V. Municipal Services Committee Report was given by Scott Betzold.

A. He said they met 8 times last year and looked at 5 options for Municipal services in Webster Township (extending the 4 existing facilities and the Township having its own facility) in keeping with the Township's Master Plan. They did not make a recommendation, but instead presented the facts.

B. Erin Perdu thought it would be good to revisit the Master Plan based on this new data. Paul Zalucha said the Master Plan is on hold at the Township Board until the Zoning Ordinance is done.

NEW BUSINESS:

VI United Methodist Church Project was next on the agenda.

A. Bruce Pindzia said we have all the documentation needed to set a public hearing. He said the DNR issued them a natural river project permit in October.

B. Jim Meneghini said they are planning 3 phases but the special use permit request is only for phase one. They are working with the Washtenaw County Drain Commission and they would consider porous paving for the parking lot but he hadn't seen it in this area much. The soil drains well. The youth center is now framed in and it already has a permit. They will take care of the items on Bruce's list.

C. Paul Zalucha wanted the statement in the drawing corrected as the Master Plan shows this site is a ground water recharge area. He also wanted them to change the reference from the 1986 Zoning Ordinance to the current Zoning Ordinance.

D. Erin Perdu said the side yard set back is different than on the site plan, and the rear yard set back is 15' and needs to be 35'. Bruce said the permit was issued for an accessory structure which gives them leeway.

E. Erica Perry asked about the number of parking spaces. A man said they propose 52 more spaces to give them a total of 193. Jim said they will come back to the Planning Commission for future phases.

F. Gerry Calhoun moved, 2nd by Erica Perry, to set a public hearing on the United Methodist Church application for Special Use Permit for the January Regular Meeting. Motion Carried.

VII. John Klepaski presented his rezoning request from A-1 to R-1 for his property at the northeast corner of Chamberlain and North Territorial Road.

A. The property just to the north on Chamberlain Road is zoned R-1. His parcel 6C is only 4.3564 acres and with the road set backs is not large enough to split into two parcels. The soil is such that he can only get two lots there and he intends to build houses for his children. He lives in lot 6A and he sold 6B.

B. Gerry Calhoun moved, 2nd by Don Heller, to set a public hearing for the January Regular Meeting. Motion Carried.

VIII. Gerry Calhoun moved, 2nd by Erica Perry, to hold a zoning ordinance working session at 6:30 p.m. on January 10, 2007 and on the first Wednesday of the next 5 months for a total of 6 working sessions. Motion Carried.

IX. Citizens Wishing to Address the Commission: None

X. General Discussion:

A. Paul Zalucha discussed the MAP Training meetings and said if Commissioners want to attend they should ask the Township if it will send them. Erin said she is certified, and offered, to give the basic training session. Paul said the Citizen Planner Core Module package is offered on line now.

B. Bruce Pindzia discussed a porous pavement conference he attended.

C. Bruce said the township has no official application from Gordon Hall, but the Road Commission is asking for Webster's official position on the Gordon Hall project.

XI. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 9:00 p.m.

NEXT MEETING DATE:

Working Session, Wednesday, January 10, 2007 at 6:30 p.m.

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

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: J. Kingsley

M. Heller

Erin Perdu

Bruce Pindzia