

MINUTES OF THE 325TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 19, 2005

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

WTPC Members Present: John Kingsley, Don Heller, Paul Zalucha, Wilber Woods, Erica Perry

WTPC Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and about 32 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the December 15, 2004 Regular Meeting. Motion by Don Heller, 2nd by Paul Zalucha, to approve as printed. Motion Carried.

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

A. Mr. Kingsley reported that the Township Board appointed Sheryl Smith to the ZBA and Wilber Woods, Paul Zalucha, and Don Heller have been appointed to the Planning Commission for another 3 year term. Erica Perry is replacing John Westman on the Planning Commission. Rosemary Angel, Charles Estleman, and Doris Moore were appointed to the Board of Review.

B. Mr. Kingsley reported that the ZBA denied St. Joseph church's height variance request.

C. The Township Board will vote on the PDR Committee Resolution in February.

D. The Township Board has directed the WTPC to revisit the Master Plan, so zoning categories can change and be reflected in the Master Plan, as subdivisions are zoned Ag and 10 acres is not agriculture.

E. Erica Perry moved, 2nd by Paul Zalucha, to revise tonight's agenda to add a Public Hearing on the PUD Ordinance, and under Old Business to change item C to "Cobblestone Farm is tabled" and change Item D to "Consideration of the PUD Ordinance", and to approve the agenda with these changes. Carried.

III. Public Hearing on proposed changes to Section 5 and Section 2 for Home Occupations and Home Based Business, and then a Public Hearing on adding PUD Ordinance Section 4.42, were next on the agenda. (Attached)

IV. Citizens Wishing to Address the Commission .

A. Mike Elden, of the Loch Alpine Improvement Association, said the Preserve's soil is flowing into Loch Alpine.

1. He asked the Planning Commission to formally recommend the Preserve's final site plan be sent to the Washtenaw County Drain Commission and to consider withdrawing approval

of their final site plan until it is approved by the Drain Commission.

2. Mr. Kingsley said Bruce Pindzia is working to get the Drain Commission's review, and we want our attorney's opinion before we revoke approval.

B. Sherry Smith asked to receive a copy of the PUD draft.

V. The Historic District Ordinance, Granite Hills and Chamberlain Woods are tabled.

VI Road Side Stand and Home Occupation Ordinance was next on the agenda.

A. Paul Zalucha moved, 2nd by Erica Perry, to recommend to the Township Board to adopt the Home Occupation Ordinance with the discussed changes. Motion Carried.

B. Don Heller moved, 2nd by Paul Zalucha, to recommend to the Township Board to approve Section 5.08 on Roadside Stands as amended. Motion Carried.

C. Megan asked for the wording for item j on manufacturing process and warehouses being prohibited. She wanted her revisions to be reviewed and Mr. Kingsley said a clean copy would go to the township attorney prior to going to the Township Board.

VII Cobblestone Farm Preliminary and Final Site Plan remains tabled and Mr. Kingsley and Bruce Pindzia met with Jim Daratony. He wants to comply with the Zoning Ordinance

VIII PUD Ordinance was next on the agenda.

A. Paul Zalucha asked if the attorney has seen it and learned he saw a prior one and will review it again before it would be sent to the Township Board.

B. The Commissioners discussed accessory buildings in open space.

C. Erica Perry moved, 2nd by Don Heller, to recommend to the Township Board to adopt the PUD Ordinance section 4.42. Motion Carried.

NEW BUSINESS:

IX St. Joseph Catholic Church reviewed changed made to their plan but they have not submitted all the requirements yet for the Final Site Plan. The church is now 39" 11" tall at the midpoint between eave and ridge. The existing west house will be torn down and the pole barn moved. The festivity area will be graded and a restroom/kitchen building put there. A left turn lane will be added to Mast Road entrance. The Commissioners discussed the feasibility of less asphalt. The pond is deep but has a 1x5 slope so it doesn't need fencing. The Planning Commission needs a development agreement tied to the final site plan because of the phases.

X. Citizens Wishing to Address the Commission: None

XI. Motion by Don Heller, 2nd by Erica Perry, to adjourn. Motion carried. The meeting adjourned at 10:50 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 16, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

E. Perdu

MINUTES OF THE 326H REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 16, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, Erica Perry

Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and about 9 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the January 19, 2005 Regular Meeting and the Public Hearing on PUD of January 19, 2005 and the Public Hearing on Home Occupation and Home Based Business of January 19, 2005. Paul Zalucha moved, 2nd by Don Heller, to approve the Regular Meeting minutes and the Public Hearing on PUD Section 4.42 and the Public Hearing on Home Occupation and Home Based Business.. Motion Carried.

III. Township Board Report and Approval of Agenda were next on the agenda. A. The Zoning Inspector report had 15 new home permits last month. B. The PDR Ordinance was approved at the Township Board meeting. Erica Perry said the PDR Committee has added protection of open space in a report Mr. Kingsley received tonight. C. The Township Board will hold a meeting about Grand Sakwa on February 17, 2005 at 7:30 p. m. D. Mr. Kingsley said Granite Hills has requested rezoning for higher density and grading in the

Preserve is causing soil erosion. Mr. Kingsley asked for a special meeting on March 2,2005 at 7:30p.m. so the Preserve, Granite Hills, LASA and the Washtenaw Co. Drain Commission can

work on the storm water drainage issue and come to a solution. Don Heller so moved, 2nd by Erica

Perry. Motion carried. E. Mr. Kingsley wanted to add items to the agenda in New Business- item D - Traffic Assessment

and Item E - Election of Officers. Paul Zalucha moved, 2nd by Don Heller, to approve the meeting agenda with these changes. Motion carried.

III. Mr. Kingsley asked for comments from citizens.

A. Mike Eblen, of Loch Alpine Improvement Association, asked why the Planning Commission is going to consider changing the zoning of Granite Hills when Northfolk Development has not offered to pay for studies on the sanitary system. Mr. Kingsley explained that they have filed the application for rezoning so we must consider it. Mr. Eblen also wanted the Washtenaw County Drain Commission to review and approve the Preserve's plan as there is lots of brown water coming into Loch Alpine. Mr. Kingsley said Bruce Pindzia is working with them and we will incorporate Granite Hills into the review. Mr. Eblen asked if the March 2nd meeting was open to the public and was told yes.

B. Marsha Mumm reiterated that the Home Based Business ordinance is an enforcement nightmare as there are gray areas of what is personal and what is business related.

C. Dale Conger wanted to keep the current language, as it is hard to monitor traffic and noise, or take all of Pittsfield and Hamburg Township wording with clearly defined language.

D. Ron Meyer gave the Commissioners copies of the Pittsfield and Hamburg Township's Home Occupation ordinance. He wanted to stick with Webster Township's current language. He had contacted the Webster Township Office and became frustrated he was not able to have access to the proposed versions of the proposals.

E. Steve Bemis suggested township citizens would vote in favor of PDR and it would help get the millage passed.

IV. The Historic District Ordinance, Cobblestone Farm, Chamberlain Woods and St. Joseph Church remain tabled.

V. The Landscaping and Road Side Stand Ordinance has been sent to the Township Board and Mark Reading is reviewing it.

VI. Mark Reading is also reviewing the PUD Ordinance. Paul Zalucha said the PUD Ordinance needs a fee schedule set up as it is expensive. He also learned that a PUD is a way to transfer development rights to protect other lands that are not contiguous to the developing parcel.

NEW BUSINESS:

VII. Joy Ridge Preliminary Site Plan was next on the agenda and Mr. Kingsley asked Bruce Pindzia to take over the meeting for this discussion. Bruce said he is reviewing this proposed site condo cluster development. He asked Scott Betzoldt to make a quick overview.

A. Scott said they plan 14 homes on 40 acres with 8 acres of open space. The property is a half mile long with hardwoods at the north end of the site. They have Health Dept approval. There is land on both sides of the road and a detention pond in the open space. The land drains to the south. They have set aside wetter land for an out lot or a single meets & bound lot. He will submit it to the Dexter Area Fire Dept. and is working on the Master Deed and By Laws.

B. Erica Perry moved, 2nd by Paul Zalucha, to hold a public hearing on March 16, 2005 at 7:30 p. m. Motion Carried.

VIII. Mr. Kingsley explained that the Township Board has asked the Planning Commission to redo the Master Plan so it is more specific about the next 5 years as the Township is changing. The Township Board now must approve revisions. Discussion followed.

A. Megan said she could draft a proposed schedule of activity and make a survey of what people would like to see. She said we could add an implementation section to the Master Plan to ground the Master Plan in data so it is not arbitrary and the community will need to abide by the Master Plan.

B. Mr. Kingsley asked Megan to put material together to start this for next month.

I.. Bruce Pindzia presented proposed additions to the Site Plan Information Requirements. He will specify criteria for more than 19 residential lots and for non-residential lots. He will add Washtenaw County Drain Commission approval in the final site plan. He will present these

revisions next month.

.. Bruce Pindzia presented the need for a traffic study as a tool for the Planning Commission to deal with future developments. Discussion followed. Mr. Kingsley said it was the consensus of the Planning Commission to take this proposal to the township Board and asked that Bruce discuss it with Mannik & Smith about the big picture.

XI Don Heller moved, 2nd by Erica Perry, to leave Planning Commissioner Officers as they are. Motion Carried.

XII Mr. Kingsley asked for comments from citizens. Steve Bemis said he appreciated the ability to speak.

XIII Mr. Kingsley listed items for the March meeting agenda. Paul Zalucha suggested the agenda be closed to further topic as it is full. Mr. Kingsley will find out how this is done.

XIV. Don Heller moved, 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 10:30 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, March 16, 2005 at 7:30 p.
m. Regular Meeting, Wednesday, March 16, 2005 at
7:30 p.m.

MINUTES OF THE 327TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2005

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

WTPC Members Present: John Kingsley, Don Heller, Paul Zalucha, Wilber Woods, Erica Perry, Gerry Calhoun

WTPC Members Absent: None

Also Present: Martha Zeeb, Megan Masson-Minock, Bruce Pindzia, and about 25 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the February 16, 2005 Regular Meeting and the March 2, 2005 Special Meeting. Motion by Don Heller, 2nd by Erica Perry, to approve the minutes of the Regular February 16, 2005 meeting and the March 2, 2005 Special Meeting as printed. Motion Carried.

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

A. Mr. Kingsley reported that the Grand Sakwa court date will be January 12, 2006.

B. Mr. Kingsley reported that the Township Board has sent the Road Side Stand - Home Occupation and Home Based Business Ordinance back to the Planning Commission.

C. Mr. Kingsley passed around Hamburg Twp. drainage district and will wait to put it on the agenda as tonight's meeting is full.

D. Paul Zalucha moved, 2nd by Erica Perry, to approve the agenda as printed. Carried.

III. Public Hearing on Joy Ridge Site Condo was next on the agenda. (Attached)

IV. Citizens Wishing to Address the Commission : Marsha Mumm said the Planning Commission worked on the Home Occupation Ordinance for 14 months and she thought Mark Reading's comments were unreasonable and illogical. She suggested the Planning Commission reject his recommendation and search for a better lawyer.

V. The Historic District Ordinance, Granite Hills, and St. Joseph Church remain tabled.

VI. Mr. Kingsley related that Mark Reading made many changes to the Road Side Stand and Home Occupation – Home Based Business Ordinance to make it defensible.

A. Mr. Kingsley said the Township Board sent it back to the Planning Commission as changes of this magnitude would need a new public hearing.

B. Gerry Calhoun moved, 2nd by Erica Perry, to hold a special meeting on Monday April 18, 2005 to discuss the Master Plan and the Roadside Stand – Home Occupation and Home Based

Business ordinance. Motion Carried. Mr. Kingsley said he would ask Mr. Reading to attend.

VII Cobblestone Farm Preliminary and Final Site Plan remains tabled. Mr. Kingsley said that Jim Daratony is still working with the Drain Commission as they want 4 detention ponds and a drainage district for the 7 lots.

VIII PUD Ordinance is still being reviewed by Mark Reading.

IX. Chamberlain Woods Site Condo was next on the agenda. Bob O'Reilly of Atwell Hicks said the plan has been revised to a regular zoning plan based on engineering and market analysis. They plan 34 lots on the 164 acres. It will have 3 cul-de-sacs with a single entrance onto North Territorial Road. The Road Commission has approved the entrance. It will be a narrow private road with curb & gutter about 2500-3000 feet in length. It will be well and septic fields. They plan open space but 12 acres of the 72 acres of woods and wetland will be impacted by homes (7 ½ ac), road (2 ac) and detention pond (2 ac). They will have a conservation easement around the site, with restrictions against clearing, but it will be owned by the lots. They are asking for preliminary site plan approval and are confident the lots will perk.

- A. Mr. Kingsley asked if they have contacted the fire department and Bob asked the Township to submit it.
- B. Bruce Pindzia said he has drainage concerns but he has not looked at the new plan.
- C. Erica Perry asked about the open space and learned they plan to keep the existing trees along North Territorial Road and the rest will be native un-mowed field grasses. The 50 foot conservation easement will be protected by deed restriction and neighbors will need to monitor it.
- D. Gerry Calhoun said a 2nd exit is required for emergency vehicles. Bob said there is a gravel driveway for 2 residents along the west side of the property which can be used just for emergencies, and they plan an easement to Gregory Road at the south cul-de-sac to allow for future development if needed.
- E. Megan wanted plantings and trees shown on the final site plan.
- F. Paul Zalucha said they still need the Drain Commission report.
- G. Paul Zalucha moved, 2nd by Gerry Calhoun, to table Chamberlain Woods Site Condo until the next meeting to get preliminary site plan conditions met. Motion Carried.

X. The Planning Commission discussed the Joy Ridge Preliminary Site Plan with Bruce Pindzia acting as Chairperson. Mr. Pindzia has not seen the new set of plan and voiced many concerns. Much discussion followed about the dangerous entrance on Joy Road, and the drainage issues with 2 detention ponds near Joy road. The Drain Commission is reviewing it and they need a Road Commission letter. He is planning a 220 foot deceleration lane on Joy Road. Mr. Kingsley asked the developer to put up an easement connection, owned by the Township, for the future. Mr. Betzoldt was willing to make an east easement and would consider a west easement

as well. The 3 acre lot has water in the sand so it can't be in a subdivision lot. They would reduce the private road width to 20 feet, try to hide the ponds with plantings and make the entrance onto Joy Road attractive. The Commissioners cannot give preliminary approval yet.

XI The Commissioners started the Master Plan Review.

A. Megan said Michigan has no strong state laws to support the master plan like in other states. In Michigan the Township's need strong Master Plans, to treat each person the same, to use PUD and contract zoning, and have the Zoning Ordinance relate to the Master Plan.

B. Natural features, commercial and public facilities were areas the Commissioners suggested as needing work. The Commissioners will give Megan a list of people who have expertise to impact the output.

XII Bruce Pindzia is not finished with the Plan Requirements or a Traffic Assessment yet.

NEW BUSINESS:

XIII The Commissioners heard the rezoning request by Norfolk Development for Granite Hills. They would like it rezoned to R-2 like Glen Devon, Loch Alpine and Scio Township, as the township has required the site to be hooked up to Loch Alpine Sewer Authority. Don Heller moved, 2nd by Erica Perry, to hold a public hearing April 20, 2005 at 7:30 p.m. to hear the rezoning request for Granite Hills from R-1 to R-2. Motion Carried.

IVX. Citizens Wishing to Address the Commission:

A. Doug ? of Loch Alpine felt the Planning Commission should spend time on the Master Plan as in 10 years we will need municipal water and sewer and storm drainage.

B. Sherry Smith asked if contract zoning is a tool for the township. Megan said it was just approved by the State that Townships can give hints in the Master Plan of what they would like and developers can offer to pay for it.

C. Ross Martin asked about public hearings for the master plan. Mr. Kingsley said a public hearing will be held after the language is set. Prior to that we will get input from others on what areas in the master plan we need to look at.

VX. Mr. Kingsley suggested special meetings for a few months with regular meetings for projects.

VXI. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 11:20 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, April 20, 2005 at 7:30 p.

m.

Regular Meeting, Wednesday, April 20, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 328TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 20, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Don Heller, Erica Perry, Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, and about 15 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the March 16, 2005 Regular Meeting and the Public Hearing on Joy Road Site Condo of March 16, 2005. Paul Zalucha moved, 2nd by Don Heller, to approve the Regular Meeting minutes and the Public Hearing on Joy Road Site Condo of March 16, 2005. Motion Carried.

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

A. Erica Perry is attending a Citizen Planner Course.

B. The Township is getting a consent judgement against Milliken Landscaping.

C. Gerry Calhoun moved, 2nd by Paul Zalucha, to approve the meeting agenda with the change to move items up as there is no item 8. Motion carried.

III. Granite Hills rezoning request public hearing (attached)

IV. Mr. Kingsley asked for comments from citizens.

A. Jim Daratony, of Cobblestone Farm, said the Drain Commission wants a Drainage District with 4 retention ponds and a conservation area for the 7 lots they plan on the 75 acres. His engineers feel it is not needed and he asked the Planning Commission for an exemption from the Drain Commission. Mr. Kingsley said they have a meeting set up with the Drain Commission on April 29, 2005 on how their rules are applied and they will give Jim Daratony direction afterwards.

B. Sherry Smith asked about the special meeting that was held April 18, 2005. Mr. Kingsley said another meeting is scheduled May 12, 2005. It will be a fact finding meeting for the Master Plan and to review an updated version of the Landscape and roadside stand ordinances which may alleviate Mark Reading's concerns without a new public hearing.

V. The Historic District Ordinance, Cobblestone Farm, Granite Hills Site Condo, and St. Joseph Church remain tabled. Mr. Kingsley said the County wants St Joseph Church to fill a trench with stone around the perimeter of the festival grounds.

VI. Mark Reading is reviewing the PUD Ordinance.

VII. Chamberlain Woods does not have Drain Commission approval yet. Don Heller moved, 2nd by Erica Perry, to table Chamberlain Woods until the May 18, 2005 Regular Meeting. Carried.

VIII. Joy Ridge Preliminary Site Plan is not ready to resubmit.

IX. Motion by Erica Perry, 2nd by Paul Zalucha, to move item L – rezoning Granite Hills to item J and move remaining items on the agenda down. Motion Carried.

X. Rezoning request by Northfolk Development to rezone Granite Hills was discussed.

A. Paul Zalucha asked about the Township Board letter dated November 16, 2004. Mr. Kingsley said the Township Board felt hook ups to LASA would best protect Loch Alpine's well heads. LASA is owned by Webster and Scio Township. The letter doesn't mention economically feasible and is for Northfolk Development and Granite Hills only, though he expects the Township Board would take the same approach for other developments on this site.

B. Gerry Calhoun asked if Shawn has talked with Scio Twp. and learned that he did 8 months ago but they did not issue a statement. Mr. Kingsley said Scio Twp. does not impact Loch Alpine wellheads.

C. Paul Zalucha wanted Mark Reading to verify Section 4.21 - if a project must have sewer and water hookup before getting R-2 Zoning. He asked about a time table and learned there is none but we must be reasonable.

D. Gerry Calhoun asked about cluster developments. Mr. Kingsley said R-1 can cluster to ¾ acre with the same number of units to create open space.

E. Mr. Kingsley read Section 14.05 of the Zoning Ordinance.

1. Gerry Calhoun felt that item A - there is a change in conditions as the Township required the hook up after he made the offer to purchase, is an issue.

2. Paul Zalucha asked if item C – capacity to provide services - has been met?

F. Paul Zalucha moved, 2nd by Don Heller, to table Northfolk Development's request to rezone Granite Hills until we have our attorney's opinion on Section 4.21 and 14.05 A & C. Mr. Kingsley said he would not vote because of a business relation with Northfolk Development. Motion carried.

XI. Bruce Pindzia reviewed proposed revisions to the Site Plan Requirements and asked that it be approved. The Commissioners suggested revisions and Bruce will make the changes. Erica Perry moved, 2nd by Paul Zalucha to accept the revised plan requirements. Motion carried. Bruce will ask Mariah to post them on the Website.

XII Bruce Pindzia encouraged the Planning Commission to ask the Township Board to enter the traffic assesment agreement to help with future developments as a tool to negotiate road improvements. Mr. Kingsley said the Township Board would need budget revisions or site plan review fees to do this. Erica Perry moved, 2nd by Gerry Calhoun, to recommend the Township Board hire the Mannick & Smith Group to do a traffic study of the township. Motion carried.

NEW BUSINESS: None

XIII Mr. Kingsley asked for comments from citizens.

A. Mark Eblen said state permits will be needed but LASA is willing to work with Northfolk. The LASA study needs to be done. Paul Zalucha asked how long it would take to do the study and learned 8 months but he didn't know about the State approval process.

B. Greg Heidchrink said Loch Alpine does not want damage and was concerned about changing the

Zoning for Granite Hills to R-2 as it is not in the Master Plan.

C. Doris Moore wanted developers to help with funds to improve roads.

D. A Man wanted to hold off rezoning Granite Hills until we are sure we need more R-2.

XIV. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 10:40 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, May 18, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 329TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 18, 2005

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

WTPC Members Present: John Kingsley, Don Heller, Paul Zalucha, Wilber Woods, Gerry Calhoun

WTPC Members Absent: Erica Perry

Also Present: Martha Zeeb, Erin Perdu, Bruce Pindzia, and about 16 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the April 18, 2005 Special Meeting, April 20, 2005 Regular Meeting, April 20, 2005 Public Hearing, and the May 12, 2005 Special Meeting. Motion by Don Heller, 2nd by Paul Zalucha, to approve the minutes of the April 18, 2005 Special Meeting, April 20, 2005 Regular Meeting, April 20, 2005 Public Hearing, and the May 12, 2005 Special Meeting as printed. Motion Carried.

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

A. Mr. Kingsley reported that the Township has asked for a summary judgement on Grand Sakwa and the hearing will be June 10, 2005.

B. Mr. Kingsley reported that the Township Hall will be closed for repairs on June 15, 2005.

C. Mr. Kingsley reported that citizens will sponsor a PDR Open House at the Township Hall.

D. Paul Zalucha moved, 2nd by Don Heller, to approve the agenda as printed. Carried.

III. Citizens Wishing to Address the Commission : Greg Heidebrink, President of Loch Alpine Homeowner Association, was opposed to R-2 Zoning for Granite Hills as it doesn't keep the water on site and it needs a Drainage District. Loch Alpine would like representation as a member of the Planning Commission.

IV. The Historic District Ordinance, Granite Hills site condo, St. Joseph Church, Cobblestone Farm, and Joy Ridge remain tabled.

A. The Commissioners will consider the Road Side Stand report at the June 13, 2005 meeting.

B. Mr. Kingsley said Jim Daratony, of Cobblestone Farm, had requested to address the Planning Commission tonight during Public Participation but he was not present.

C. Mr. Kingsley said Chamberlain Woods just received Drain Commission approval. Paul Zalucha asked Bruce Pindzia if he has given them the new Plan Review requirements and Bruce said he will soon. Paul Zalucha moved, 2nd by Don Heller, to table Chamberlain Woods until

the June 15, 2005 regular meeting. Motion Carried.

V. Master Plan was next on the agenda.

A. Erin Perdu presented needed language and items so people can participate in PDR. She suggested the Township create an overlay on the Master Plan called Ag Preservation as we are still looking at the Master Plan. Then if people are interested in PDR they can but the zoning won't change.

B. The Commissioners reviewed the maps to choose an Ag Preservation area and decided on large areas of active farmland. Mr. Kingsley said this is a temporary 6 month map and it will be adjusted when we do the Master Plan Map.

C. Erin Perdu will notify surrounding Townships. The Township Board must approve the draft for distribution so the Board will need a special meeting.

D. Paul Zalucha moved, 2nd by Don Heller, to recommend to the Township Board that they actively pursue the language and maps on, or prior to, June 15, 2005. Motion carried.

VI. Rezoning request for Granite Hills was discussed.

A. Mr. Kingsley said Mark Reading had looked at the Sections of the Zoning Ordinance in question. He determined that Section 4.21 means that sewer services were available once the Township Board mandated that the developer use LASA. Section 14.05A - the requested rezoning came after the November letter from the Township Board due to a change in conditions. Section 14.05C – It is unknown if capacity is available and it will not be known until the LASA study has been made.

B. Shawn of Northfolk Development said he wants a vote on R-2 Zoning, with conditions if needed. He was willing, under contract zoning, to agree that they will not develop higher than R-1 Zoning if sewer and water is not available after the study is done. He is working with the State on a new proposal to tighten the framework for a sewer and water study but he needs higher density to pursue the study.

C. Paul Zalucha moved to table until we learn more about contract zoning. This motion died for lack of a 2nd. Paul Zalucha moved to deny R-2 zoning based on the failure to meet 14.05C. This motion also died for lack of a 2nd.

D. Gerry Calhoun asked if Loch Alpine's objection would be overcome if Shawn replaced their well onto Granite Hills property. Shawn said he had asked them about relocating their well but they didn't wish to risk losing their water quality.

D. Gerry Calhoun moved, 2nd by Don Heller, to recommend the Township Board approve Northfolk's request for rezoning from R-1 to R-2 with condition that they are able to connect to LASA water and sewer. Paul Zalucha felt a finding was missing (Section 14.05C) as our attorney says a study must be done. Mr. Kingsley said he will not vote as he has a relationship with Northfolk. A vote was taken with Gerry Calhoun, Don Heller and Wilber Woods voting yes, John Kingsley not voting, Paul Zalucha voting no and Erica Perry not in attendance.

NEW BUSINESS:

VII Review of the Preserve Final Site Plan was next on the agenda.

A. Bruce Pindzia reviewed his letter of May 12, 2005 to Steve Bellock saying it is unclear if the Standards for Review have been met and if the detention pond and control structure on the Preserve can handle all the water based on conditions of this past winter. The Preserve needs to meet the recommendations in this letter. He is concerned for the health, safety and welfare of Township residents. Our Township Attorney recommended the Preserve go to the Drain Commission again to verify that the engineering information provided is complete and accurate.

B. Gary, an Engineer from Tetrotech, explained the design of the Preserve's site calculation that was done in 2004. It is for water coming from the 14 acres to the North and West onto the Preserve, and for the Preserve's 20 acres. Water coming from off site is expected to pass through the Preserve to Loch Alpine. The Drain Commission said the Detention Pond is okay for on site water and they have corrected the Detention Pond construction problem that caused problems for Loch Alpine. The outflow structure has 10 times capacity and culverts limit how much off site water can come onto the Preserve. He did not do this project but there is nothing to suggest an error.

C. Mr. Kingsley said the Drain Commission never gave approval of the calculation. He referenced Section 9.06 C4 that says the Washtenaw County Drain Commission must approve and it must not cause undue run off. We need a letter from the Drain Commission that says final site plan approval so we have it on file and so we are sure this past winter's disaster never happens again, but Mr. Bellock has been unwilling to go to the Drain Commission.

D. Steve Bellock said he has a letter, dated March 19, 2004, from the Drain Commission saying they do not have jurisdiction and the Township Engineer must approve. He has a letter from Bruce Pindzia, dated May 4, 2004 that all conditions were satisfactory, and that is final site plan approval in his opinion. He has spent lots of money and the Township can't take away approval. The Drain Commission's standards are different in 2005 and he is not willing to take the chance to get an approved plan reapproved.

E. The attorney for the Preserve said they got final site plan approval and this is a new selling season. The new Drain Commission study will cause a delay and substantial damages. He suggested LASA, Planning Commission, and the developers get together to solve this problem without going to court.

F. Gerry Calhoun said the Planning Commission recommended approval of the final site plan with conditions. She asked if the conditions were removed. Mr. Kingsley said the Drain Commission was in error when they said they did not have jurisdiction and the Township Engineer needs clearance from the Drain Commission.

G. Bruce Pindzia said the Township paid the Drain Commission \$625 in February 2005 to review these plans. Bruce Pindzia read the recommendation portion of his May 12, 2005 letter stating we also need certification, as-builts and construction issues taken care of before permits can be issued.

H. Steve Bellock said he will submit the as-builts and construction issues and it is okay for the

Township to ask the Drain Commission to review the 2004 plans again.

I. Don Heller moved, 2nd by Gerry Calhoun, to table the Preserve revisitation of final site plan until the June 15, 2005 Regular Meeting. Gerry Calhoun wanted input from our attorney as we are being asked legal questions. Motion carried.

VIII. Citizens Wishing to Address the Commission: Mike Eblen asked if the letter from the Drain Commission regarding the Preserve is the basis of the Drain Commission review. Mr. Kingsley said he suspected that is the case.

IX. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 11:25 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 15, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 330TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 15, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Erica Perry, Gerry Calhoun

Members Absent: Don Heller

Also Present: Martha Zeeb, Bruce Pindzia, and about 10 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the May 18, 2005 Regular Meeting and the June 13, 2005 Special Meeting. Paul Zalucha moved, 2nd by Gerry Calhoun, to approve the Regular Meeting minutes of May 18, 2005 and the Special Meeting minutes of June 13, 2005 with additions to Item III of Commercial"/ Industrial" and the sentence "All meetings begin at 7:30 p.m." of the Special Meeting minutes. Motion Carried.

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

A. Mr. Kingsley said the June Board meeting will be next week.

B. Mr. Kingsley apologized for omitting at item 8 on the agenda and the June 13, 2005 Special Meeting minutes. Gerry Calhoun moved, 2nd by Erica Perry, to approve both the meeting agendas. Motion carried.

III. Mr. Kingsley asked for comments from citizens. Gregg Heidebrink read a letter from the Loch Alpine Homeowners Assoc. to the Township asking that the Preserve be a Drainage District.

IV. The Historic District Ordinance, Cobblestone Farm, Granite Hills Site Condo, and Joy Ridge remain tabled. Mark Reading is reviewing the Landscape and Roadside Stand ordinance and the PUD ordinance. Mr. Kingsley has a letter from Father Walsh saying they still need Road Commission approval and asked that St. Joseph Church continue to be tabled.

V. Chamberlain Woods Site Condo preliminary approval was next on the agenda.

A. The Developers said they have Drain Commission approval for their 34 unit project. Drainage comes from Dunlavy Farms to their detention pond. They will put a section catch basin, as part of the final site plan, to handle the water coming to their road. The Fire Department wants a dry hydrant and it will be in the large pond. They want Preliminary Site Plan Approval.

B. Erica Perry asked about a traffic study. She learned that they have contracted for one, it will take about a month, and then they meet with the Road Commission. Mr. Kingsley said it may result in a longer deceleration lane and road improvements but should not affect the lots.

C. Paul Zalucha asked about the 1.6 acre open space east of the farmhouse and learned it is in Lot 8.

D. Bruce Pindzia read his comments on the project. The developers stated the Master Deed dated December, 2004 is current and they will create a utilities easement. Bruce wants a tree preservation plan to limit tree clearing and a storm drain to intercept water from Dunlavy Farm.

E. Erica Perry wanted trees planted along the street and only lighting at North Territorial Road as part of

the final site plan. The developers stated they will have lighting only on the entrance sign.

F. Mr. Kingsley asked how people would safely get to the two open space areas as the paved roads are narrow. The developers will put in traffic calming devices such as speed bumps, stop signs, etc. Mr. Kingsley also wanted the final site plan to show where the driveway and house will be located on a lot.

G. Gerry Calhoun moved, 2nd by Erica Perry, to approve the preliminary site plan of Chamberlain Woods Site Condo, contingent upon Road Commission approval with a traffic study, traffic calming devices, and culvert under the road to the detention pond. Motion Carried.

H. Paul Zalucha said Guenther violates our sign ordinance every weekend and they said they'd stop.

VI Mr. Kingsley said the next Master Plan Special Meeting will be July 18, 2005 on Housing.

VII. Mr. Kingsley presented his report on the Rezoning request by Norfolk Development for Granite Hills. It has been sent to the Township Board showing the Planning Commission vote results.

VIII. Steve Bellock presented a review of the Preserve final site plan and asked for a vote to release the zoning permits on Phase IV and to reaffirm the final site plan approval. He is not willing to go back to get approval of his site plan from the WC Drain Commission as the Drain Commission now says water coming across the Preserve to Granite Hills and then near Loch Alpine well head to the two 36" culverts is not a defined water course. Their new rules also insist his detention pond can't be on private property so he would lose 20% of his lots.

A. Mr. Kingsley asked who would maintain the detention pond on private property and learned the Homeowner's Association would clean it out.

B. Bruce Pindzia said he is reviewing Steve's reports and it looks reasonable and he is 99% to where he is happy with the engineering. He thinks the WC Drain Commission will probably disapprove as they do not think it is a defined water course. Bruce is sure it is a defined water course. Mr. Kingsley said the motion for final site plan approval did not specifically state the Preserve needed WCDC approval but the Zoning Ordinance is very clear.

C. Steve said the Drain Commission approval is the only item not done now but he feels they completed all required items and were granted final site plan approval last year. He wants an approved final site plan first so he his grandfathered. He has invested \$1 million in this project. He is willing to pay whatever it takes to protect the Loch Alpine well house from any possibility of flow, but he can't guarantee procurement of the necessary easements or approval by the DEQ as the well house is illegal in today's standards. He is suffering serious economic damage if the final site plan approval is taken away and will have no choice but to pursue extensive damages including punitive damage.

D. Erica Perry wanted the Preserve to be a Drainage District so we are good stewards for the future. She asked if a Drainage District would take care of the problem after Steve is gone. Mr. Kingsley said yes and the Township could petition the WC Drain Commission to set up a Drainage District but it would take months and there is no guarantee that it would be made into one.

E. David Lutton said he was a partner in Phase IV and the Drainage District is the ultimate solution but it is an unfair penalty. They are willing to bond their share of work for the Loch Alpine pump house and improvements to the detention pond but to deny the 2005 selling season is unfair. He urged the Planning Commission to set aside the Drainage District right now. They have lost two builder/developer buyers due to these proceedings.

F. Gregg Heidebrink said Loch Alpine Homeowners Association had raised the Drainage District issue,

but due to time constraints they would agree if the developer posts a bond to fix the pump house and in case the detention pond needs work, and we require them to seek a Drainage District in the future so it allows development now and pursue a Drainage District later.

1. Mr. Kingsley said a bond would assure construction things but a development agreement with the Township and the developer, including a bond, would be better.

2. Steve Bellock said he is willing to post a bond that guarantees off site water is cared for on the Preserve with Drain Commission recommendations, and post a bond to defend the well house and fix improvements at the well house, and he is willing in the future to be in a Drainage District as he doesn't want a liability.

3. Mr. Kingsley said tomorrow he would have our attorney set up an agreement detailing these items with Steve, the Township and the attorneys and specify when they get the zoning compliance permit.

G. Gerry Calhoun moved, 2nd by Erica Perry, to establish a development agreement with the Preserve to cover all outstanding issues. Motion carried.

NEW BUSINESS:

IX. Mr. Kingsley said the Township Board has asked the Planning Commission to discuss the number of Planning Commission members and the request by Loch Alpine to become a member. Mr. Kingsley said Dean Fisher prefers we leave it at 6 members until the Township finances are better and the new Master Plan is approved.

A. Erica Perry felt the Commission could use more expertise for complex issues. Bruce suggested Erin Perdu could be used more. Mr. Kinsley said she could prepare a report on specific projects and the cost could be passed though to the developers.

B. Doris suggested waiting until the August election outcome and use Erin until then. Mr. Kingsley agreed and it was tabled until after the August election.

X Mr. Kingsley asked for comments from citizens.

A. Doris asked about site plan requirements and learned developers receive them and the Zoning Ordinance. She wants to come to the Master Plan meetings.

B. Gregg Heidebrink said Loch Alpine is greatly affected by what is going on in the Township but they do not have anyone picked to become a Planning Commission member. Erica Perry said she attended meetings for 6 years to prove she is not just interested in her area.

XI Under General Discussion Mr. Kingsley said he talked to Mark Reading and a vote's pass or fail depends on the rules or bylaws of the Planning Commission. He suggested we look at the ZBA Bylaws once they are finalized and come up with some for the Planning Commission.

XII. Paul Zalucha moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 11:00 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, July 20, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 330TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 15, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Erica Perry, Gerry Calhoun

Members Absent: Don Heller

Also Present: Martha Zeeb, Bruce Pindzia, and about 10 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the May 18, 2005 Regular Meeting and the June 13, 2005 Special Meeting. Paul Zalucha moved, 2nd by Gerry Calhoun, to approve the Regular Meeting minutes of May 18, 2005 and the Special Meeting minutes of June 13, 2005 with additions to Item III of Commercial"/ Industrial" and the sentence "All meetings begin at 7:30 p.m." of the Special Meeting minutes. Motion Carried.

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

A. Mr. Kingsley said the June Board meeting will be next week.

B. Mr. Kingsley apologized for omitting at item 8 on the agenda and the June 13, 2005 Special Meeting minutes. Gerry Calhoun moved, 2nd by Erica Perry, to approve both the meeting agendas. Motion carried.

III. Mr. Kingsley asked for comments from citizens. Gregg Heidebrink read a letter from the Loch Alpine Homeowners Assoc. to the Township asking that the Preserve be a Drainage District.

IV. The Historic District Ordinance, Cobblestone Farm, Granite Hills Site Condo, and Joy Ridge remain tabled. Mark Reading is reviewing the Landscape and Roadside Stand ordinance and the PUD ordinance. Mr. Kingsley has a letter from Father Walsh saying they still need Road Commission approval and asked that St. Joseph Church continue to be tabled.

V. Chamberlain Woods Site Condo preliminary approval was next on the agenda.

A. The Developers said they have Drain Commission approval for their 34 unit project. Drainage comes from Dunlavy Farms to their detention pond. They will put a section catch basin, as part of the final site plan, to handle the water coming to their road. The Fire Department wants a dry hydrant and it will be in the large pond. They want Preliminary Site Plan Approval.

B. Erica Perry asked about a traffic study. She learned that they have contracted for one, it will take about a month, and then they meet with the Road Commission. Mr. Kingsley said it may result in a longer deceleration lane and road improvements but should not affect the lots.

C. Paul Zalucha asked about the 1.6 acre open space east of the farmhouse and learned it is in Lot 8.

D. Bruce Pindzia read his comments on the project. The developers stated the Master Deed dated December, 2004 is current and they will create a utilities easement. Bruce wants a tree preservation plan to limit tree clearing and a storm drain to intercept water from Dunlavy Farm.

E. Erica Perry wanted trees planted along the street and only lighting at North Territorial Road as part of

the final site plan. The developers stated they will have lighting only on the entrance sign.

F. Mr. Kingsley asked how people would safely get to the two open space areas as the paved roads are narrow. The developers will put in traffic calming devices such as speed bumps, stop signs, etc. Mr. Kingsley also wanted the final site plan to show where the driveway and house will be located on a lot.

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H. Paul Zalucha said Guenther violates our sign ordinance every weekend and they said they'd stop.

VI Mr. Kingsley said the next Master Plan Special Meeting will be July 18, 2005 on Housing.

VII. Mr. Kingsley presented his report on the Rezoning request by Norfolk Development for Granite Hills. It has been sent to the Township Board showing the Planning Commission vote results.

VIII. Steve Bellock presented a review of the Preserve final site plan and asked for a vote to release the zoning permits on Phase IV and to reaffirm the final site plan approval. He is not willing to go back to get approval of his site plan from the WC Drain Commission as the Drain Commission now says water coming across the Preserve to Granite Hills and then near Loch Alpine well head to the two 36" culverts is not a defined water course. Their new rules also insist his detention pond can't be on private property so he would lose 20% of his lots.

A. Mr. Kingsley asked who would maintain the detention pond on private property and learned the Homeowner's Association would clean it out.

B. Bruce Pindzia said he is reviewing Steve's reports and it looks reasonable and he is 99% to where he is happy with the engineering. He thinks the WC Drain Commission will probably disapprove as they do not think it is a defined water course. Bruce is sure it is a defined water course. Mr. Kingsley said the motion for final site plan approval did not specifically state the Preserve needed WCDC approval but the Zoning Ordinance is very clear.

C. Steve said the Drain Commission approval is the only item not done now but he feels they completed all required items and were granted final site plan approval last year. He wants an approved final site plan first so he his grandfathered. He has invested \$1 million in this project. He is willing to pay whatever it takes to protect the Loch Alpine well house from any possibility of flow, but he can't guarantee procurement of the necessary easements or approval by the DEQ as the well house is illegal in today's standards. He is suffering serious economic damage if the final site plan approval is taken away and will have no choice but to pursue extensive damages including punitive damage.

D. Erica Perry wanted the Preserve to be a Drainage District so we are good stewards for the future. She asked if a Drainage District would take care of the problem after Steve is gone. Mr. Kingsley said yes and the Township could petition the WC Drain Commission to set up a Drainage District but it would take months and there is no guarantee that it would be made into one.

E. David Lutton said he was a partner in Phase IV and the Drainage District is the ultimate solution but it is an unfair penalty. They are willing to bond their share of work for the Loch Alpine pump house and improvements to the detention pond but to deny the 2005 selling season is unfair. He urged the Planning Commission to set aside the Drainage District right now. They have lost two builder/developer buyers due to these proceedings.

F. Gregg Heidebrink said Loch Alpine Homeowners Association had raised the Drainage District issue,

but due to time constraints they would agree if the developer posts a bond to fix the pump house and in case the detention pond needs work, and we require them to seek a Drainage District in the future so it allows development now and pursue a Drainage District later.

1. Mr. Kingsley said a bond would assure construction things but a development agreement with the Township and the developer, including a bond, would be better.

2. Steve Bellock said he is willing to post a bond that guarantees off site water is cared for on the Preserve with Drain Commission recommendations, and post a bond to defend the well house and fix improvements at the well house, and he is willing in the future to be in a Drainage District as he doesn't want a liability.

3. Mr. Kingsley said tomorrow he would have our attorney set up an agreement detailing these items with Steve, the Township and the attorneys and specify when they get the zoning compliance permit.

G. Gerry Calhoun moved, 2nd by Erica Perry, to establish a development agreement with the Preserve to cover all outstanding issues. Motion carried.

NEW BUSINESS:

IX. Mr. Kingsley said the Township Board has asked the Planning Commission to discuss the number of Planning Commission members and the request by Loch Alpine to become a member. Mr. Kingsley said Dean Fisher prefers we leave it at 6 members until the Township finances are better and the new Master Plan is approved.

A. Erica Perry felt the Commission could use more expertise for complex issues. Bruce suggested Erin Perdu could be used more. Mr. Kinsley said she could prepare a report on specific projects and the cost could be passed though to the developers.

B. Doris suggested waiting until the August election outcome and use Erin until then. Mr. Kingsley agreed and it was tabled until after the August election.

X Mr. Kingsley asked for comments from citizens.

A. Doris asked about site plan requirements and learned developers receive them and the Zoning Ordinance. She wants to come to the Master Plan meetings.

B. Gregg Heidebrink said Loch Alpine is greatly affected by what is going on in the Township but they do not have anyone picked to become a Planning Commission member. Erica Perry said she attended meetings for 6 years to prove she is not just interested in her area.

XI Under General Discussion Mr. Kingsley said he talked to Mark Reading and a vote's pass or fail depends on the rules or bylaws of the Planning Commission. He suggested we look at the ZBA Bylaws once they are finalized and come up with some for the Planning Commission.

XII. Paul Zalucha moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 11:00 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, July 20, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 331ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 20, 2005

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

WTPC Members Present: John Kingsley, Don Heller, Paul Zalucha, Wilber Woods, Gerry Calhoun, Erica Perry

WTPC Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, and about 10 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the June 15, 2005 Regular Meeting, and the June 13, 2005 Special Meeting. Motion by Gerry Calhoun, 2nd by Erica Perry, to approve the minutes of the June 13, 2005 Special Meeting and the June 15, 2005 Regular Meeting as printed. Motion Carried.

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

A. Mr. Kingsley reported that the Township has asked for a summary judgment on Grand Sakwa and the hearing will now be August 5, 2005.

B. Mr. Kingsley said the Township Board will make a change to the PDR draft so the State of Michigan will accept it. Washtenaw County's PDR was not accepted by the State.

C. Mr. Kingsley reported that the Township Board discussed the Daratony property road improvements as it is a natural beauty road.

D. Mr. Kingsley said the Township Board has asked the Planning Commission to work on Cobblestone Ph II.

E. Mr. Kingsley gave the zoning report with 3 new home building permits last month.

F. Gerry Calhoun moved, 2nd by Erica Perry, to approve the agenda with the addition of item K in Old Business for the tabled number of planning commission members. Carried.

III. Citizens Wishing to Address the Commission :

A. Sherry Smith asked about the State of Michigan not accepting the County PDR wording. Mr. Kingsley said the County does not have funds to monitor preserved property. Webster Township will change our wording so that we will fund and monitor properties – it will cost \$300-500/parcel/year to ensure the properties are used correctly.

B. Marsha Mumm asked the status of the Landscape/Home Based Business ordinance and she presented proposed changes and urged the Planning Commission to consider it. Mr. Kingsley said the Township Board should have the report back from the Twp. Attorney by next month.

C. Corry Crittenden likes the current zoning ordinance if it is enforced. She thought the proposed criteria are too vague and it isn't clear enough so you don't have to go to court.

D. Ron Meyer wants to keep the current zoning ordinance but Marsha Mumm's revisions are good. He said his neighbor was sited but brags that the Township can't do anything about it.

IV. The Historic District Ordinance, Granite Hills site condo, Chamberlain Woods and Joy Ridge remain tabled.

A. Mr. Kingsley has not heard or seen anything from the Preserve.

B. Motion by Erica Perry, 2nd by Gerry Calhoun, to table St. Joseph Church indefinitely until we get further information from them. Motion Carried.

V. The Planning Commission discussed Cobblestone Farm.

A. Mr. Kingsley said the Drain Commission has two outstanding issues with the Plans. The buffer area around the pond is too small, and there is not sufficient common area for storm water runoff so the County wants Pond #2 to be in Common space so they can have access to the area.

1. Jim is in the process of changing Farrell Road to a private road and then he can shift the right of way to increase the buffer area around the pond, but it will impact the large oak trees.

2. Pond #2 will become common space to increase the area for storm water runoff.

B. Mr. Kingsley asked about changing the name of Farrell Road as the Fire Department has requested. Mr. Daratony said he will change it to Cobblestone Road after the County abandons Farrell Road.

C. A Development Agreement has been drawn up that Mr. Daratony can enter into. The site plan can be attached to this agreement and the Township will monitor. He will need to post a \$10,000 bond or a Certified Letter of Credit, etc. The Planning Commission needs to sign the Development Agreement also.

1. Bruce Pindzia suggested adding a \$1,500 cash deposit to cover inspections. Mr. Kingsley said it could be added to Article 6 item B - that inspections are done at the developer's expense and a \$1,500 escrow fund will be established to cover this and be replenished if needed.

2. Mr. Daratony's lawyer said the Development Agreement must change the owner of the property to Country Estates LLC.

3. Paul Zalucha wanted a 90 day time limit put in the Development Agreement to get the Plan submitted to the Drain Commission and approved. Mr. Daratony said he has already submitted the plans so a 90 day limit is okay. Mr. Kingsley said Article 1B could state the Washtenaw County Drain Commission must approve the plan within 90 days.

4. Motion by Erica Perry, 2nd by Don Heller, to approve the Development Agreement with changes to include a \$1,500 escrow for inspections, 90 day approval time limit and editorial changes. Motion Carried.

5. Mr. Kingsley will meet with the Township Attorney to make these changes so that Mr. Daratony can sign the Development Agreement.

NEW BUSINESS:

VI. Zoning Board of Appeals proposed Zoning Ordinance Changes was next on the agenda.

A. Mr. Kingsley explained that the ZBA needs to make the Zoning Ordinance consistent with their proposed By-Laws.

B. Mr. Kingsley said he would clean up the proposed Section 13.07 C to read better. Gerry Calhoun also suggested it read the “basic” application fee as they may think of other items later.

C. In item 13.07D Mr. Kingsley wanted the Clerk to notify the Chairperson, “or the vice-chairperson in the Chairperson’s absence”. He also felt this item reads that the ZBA must have a meeting to have a meeting.

1. Sherry Smith, of the ZBA, said this needs to be changed as the ZBA intended that the Chairperson and one other ZBA person decides when the application is complete and then the clock starts ticking.

2. Item 13.07D was changed to “Upon receipt of the application, the Township Clerk will within three working days notify the chairperson of the ZBA, or in absence Vice Chairperson, and one other ZBA member. The above two persons shall review the application ...”

D. Mr. Kingsley related that Item 13.04G stated the hearing must occur within 75 days of the filing date so 13.07E is okay. Paul Zalucha said if the application for an appeal is signed within 60 days they meet the deadline and that the clock starts when all data is submitted.

E. The Commissioners discussed item 13.07G. Bruce Pindzia felt the officer is a reference to the person listed in 13.07B. Gerry Calhoun questioned “taken by” in Item 13.07B and thought it should be “made by”. Much discussion followed.

F. Motion by Don Heller, 2nd by Paul Zalucha, to send the proposed Zoning Ordinance back to the ZBA for discussion the next time they are scheduled to meet. Motion Carried.

VII. Citizens Wishing to Address the Commission:

A. Jim Daratony asked if he can go ahead with his project if he gets Drain Commission approval in a few days before the Development Agreement is signed. Mr. Kingsley said Jim would need to come back to the Planning Commission next month for site plan approval before proceeding if he doesn’t sign the Development Agreement and post the bond.

B. Marsha Mumm said the Planning Commission has made a big mistake to pass the Home Based Business ordinance when it is contrary to the standards in Section 10.09 of the Zoning Ordinance.

VIII. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 10:40 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, August 17, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 332ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 17, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Erica Perry, Gerry Calhoun, Don Heller

Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, Jennifer Simonds, Rick Kleinschmidt, Sherry Smith, Charles Estleman and about 12 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the July 20, 2005 Regular Meeting and the August 15, 2005 Special Meeting. Erica Perry asked that item III E state "Consensus that no big box commercial needs to be accommodated in Webster Township" and the Prior item E becomes item F. Erica Perry moved, 2nd by Gerry Calhoun, to approve the Regular Meeting minutes of July 20, 2005 and the Special Meeting minutes of August 15, 2005 with the above addition. Motion Carried.

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

A. Mr. Kingsley presented the Zoning Inspector report with 19 items of zoning violations and 2 new homes in the last month.

B. Mr. Kingsley said the Township Board approved the PDR Ordinance and the approval form. They have formed a 5 member Preservation Board.

C. Mr. Kingsley said the agenda for Chamberlain Woods site condo will instead need a motion to table. Don Heller moved, 2nd by Gerry Calhoun, to approve the meeting agenda with this change to item 6 E. Motion carried.

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

IV. The Historic District Ordinance, and Granite Hills remain tabled. Nothing has happened on the PUD ordinance.

V. The attorney has given his comments on the Roadside stand/Home occupation ordinance to the Township Board.

VI. Chamberlain Woods Site Condo was next on the agenda.

A. The Developers said they have Drain Commission approval but still need other approvals. The traffic study has called for major, expensive, changes to the Mast and North Territorial Road intersection including a traffic signal and left turn lanes.

C. Paul Zalucha said the final site plan has an additional house so they will need to amend the preliminary plan. Bruce Pindzia will talk to our attorney and then to the developer.

D. Paul Zalucha moved, 2nd by Erica Perry, to table Chamberlain Woods until the September 21, 2005 regular meeting. Motion carried.

VII. Mr. Kingsley said the petitioner for Joy Ridge is not the property owner so the application is in error. Mr. Kingsley will notify them of this.

VIII. St. Joseph Church Phase I site plan was next on the agenda.

A. Gerry Calhoun moved, 2nd by Erica Perry, to remove it from the table to consider St. Joseph Church site plan. Motion Carried.

B. Father Walsh asked for final site plan approval. Scott Betzold said they have received approval from the Drain commission, the Dexter Area Fire Department, Washtenaw County Road Commission and made adjustments to the roof line.

1. They have agreed to give the Road Commission right of way along both Mast and North Territorial Roads for the intersection improvement.

2. They will make a 3 lane entrance near the existing farm house on Mast Road and all the deciduous trees there will come down.

C. Bruce Pindzia said he has the approval letters and a copy of the proposed lighting. He has no issues and feels it is ready for approval.

D. The Commissioners discussed lighting. Father Walsh said they would have the lights on from 9:00 p.m. until 11:00 p.m. in the summer and from dark until 11:00 p.m. in the winter. Paul Zalucha verified that the parking lot and all building lights will be off at 11:00 p.m. The parking lot lights are 16 feet tall and are 10 feet tall along the driveways with lighting only going down.

E. Berm heights on the West and South were discussed. The Commissioners wanted the berm 4 feet high along the west with evergreens placed on top. They can move the drive east to make room for a berm. Scott Betzold suggested working with Chamberlain Woods for a joint berm.

F. The roads will be paved except for the drive to the pole barn for maintenance equipment.

G. Father Walsh wants gated entrances and the fire department will have a code. The gates will be attached to pillars and need to be added to the plans.

I. They plan a lighted sign at the intersection.

J. Paul Zalucha asked about hours of construction and learned it is normal for a 5 day work week from 7:30 a.m. to 5 p.m.

K. Bruce has a standard development agreement that he will adjust for issues the Planning Commission has raised. Bruce will share it with St Joseph church, Township Board, and Planning Commission. The Township Board and the church will need to sign it.

L. Gerry Calhoun moved, 2nd by Erica Perry, to approve St. Joseph Church final site plan contingent on Township Board approval of Development Agreement based on concerns added this evening. Motion carried.

IX. Mr. Kingsley said we will decide if we need extra special meetings to discuss the Master Plan after the September 19, 2005 meeting.

X. Mr. Kingsley said the Preserve's engineers have admitted calculation errors in offsite water and pass though water amounts so they are recalculating to get concrete data.

XI. ZBA request for Ordinance Changes was next on the agenda.

A. The ZBA and Commissioners discussed Mark Reading's most recent changes to Section 13.07 and

13.04D and G.

B. Jennifer Simonds was happy with the changes. She felt the By Laws could say the Vice Chairman and one other person should review applications if the Chairman is not available.

C. Sherry Smith wanted the extra “the” to be removed from 13.07 I “relevant to “the” whether the decision”... She also wanted the “in” to be replaced with “on” in 13.07 J “ought to be made “on” the premises....

D. Don Heller moved, 2nd by Erica Perry, to hold a Public Hearing on September 21, 2005 for the proposed revisions. Motion carried.

XII PDR Master Plan Amendment was next on the agenda.

A. Mr. Kingsley said the State needs the Township’s documents on September 1st for farmers to be eligible to participate in the State program. Don Heller moved, 2nd by Erica Perry, to hold a public hearing for the PDR master plan amendment on August 31, 2005 at 7:30 p.m. Motion Carried. Mr. Kingsley said this will be a joint meeting with the Township Board.

NEW BUSINESS: None

XIII Mr. Kingsley asked for comments from citizens.

A. Sherry Smith asked about Development Agreements. Mr. Kingsley said our Zoning Ordinance allows their use as part of the final site plan approval and it is good for the Township.

B. Sherry Smith asked about Preservation Board duties. Mr. Kingsley said they will solicit and score applications. It improves the Township’s scoring with the State if we have a Preservation Board.

C. Erica Perry asked about the Grand Sakwa lawsuit and learned it will hopefully be settled next week as Grand Sakwa has requested it be dismissed.

XV In General Discussion the Commissioners asked about metes & bounds splits and water management as they are not required to get approval from various agencies. Bruce will discuss with Mark Reading and give a report to the Planning Commission in September.

XVI. Don Heller moved, 2nd by Gerry Calhoun, to adjourn. Motion Carried. The meeting adjourned at 9:30 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, August 31, 2005 at 7:30 p.m

Special Meeting, Monday, September 19, 2005 at 7:30 p.m.

Public Hearing, Wednesday, September 21, 2005 at 7:30 p.m.

Regular Meeting, Wednesday, September 21, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
M. Heller
Erin Perdu
Bruce Pindzia

MINUTES OF THE 333RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 21, 2005

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

WTPC Members Present: John Kingsley, Don Heller, Paul Zalucha, Wilber Woods, Gerry Calhoun, Erica Perry

WTPC Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, and about 11 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the August 17, 2005 Regular Meeting, the August 31, 2005 Special Meeting and the September 19, 2005 Special Meeting. Paul Zalucha wanted Item VI C in the August 17, 2005 minutes to be changed to "amend the 'preliminary'". Motion by Erica Perry, 2nd by Don Heller, to approve the minutes of the August 17, 2005 Regular Meeting with the requested change, and the Special Meeting minutes of August 31, 2005 and September 19, 2005 as printed. Motion Carried.

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

A. Mr. Kingsley reported that the Township Board, per recommendation of the Township attorney, amended the Zoning Ordinance definition of roadside stand and added it as a permitted accessory use in the Ag district. Section 4.10 (D)(9) and Section 5.08 are deleted

B. Gerry Calhoun moved, 2nd by Erica Perry, to approve the agenda with the change of putting item No. 5 before item No. 4. Carried.

III. Citizens Wishing to Address the Commission : Ray Tell, Chairman of the Dexter Village Planning Commission, invited the Webster Township Planning Commission to a Public Hearing on September 29, 2005 at 7:00 p.m. at Copeland School regarding Peter Building Company proposed development. They will give comments to the Dexter Council.

IV. Public Hearing: Revision to Section 13 of the Zoning Ordinance of ZBA procedures.

A. Mr. Kingsley asked for comments from Commissioners: None

B. Mr. Kingsley asked Jennifer Simonds, Chairman of the ZBA, to present the proposed changes. She said they are also requesting Revisions to Section 13.04 and 13.08. The Legal notice said changes to the Zoning Ordinance regarding ZBA Section 13. Jennifer said the changes are to enable the ZBA the control the applications that come to them and what is needed to make proper decisions.

C. Mr. Kingsley asked for comments from the public.

1. Rick Kleinschmidt was concerned that Section 13.07F and 13.08 D says the ZBA will review so the way it is written the ZBA Board must have a meeting to have a meeting. Mr. Kingsley suggested adding the ZBA Assigned Representative shall review applications.

2. Jennifer Simonds felt the By laws say the ZBA Chairman and one other person will review and that the By Laws are easier to change if needed.

3. Mary Dee Heller asked if one person can look it over and Jennifer felt two heads are better than one.

D. Mr. Kingsley closed the Public Hearing at 8:25 p.m.

V. Issues:

A. The Historic District Ordinance and Granite Hills site condo remain tabled.

B. Mr. Kingsley reported that the Roadside Stand which was adopted by the Township Board was not what the Planning Commission proposed. Home Occupation ordinance remains unchanged as the Township Board did not vote on it. There is a Township Board Special meeting in two weeks regarding Mr. Milliken.

1. Paul Zalucha wanted a definition of Ag produce. He was also concerned that 50 % grown on the property has been deleted so nothing must be grown on the property. Mr. Kingsley said that Mark Reading did not want to count 50%.

2. Mr. Kingsley said the Planning Commission is a recommending body but he will e-mail Dean Fisher.

C. Mr. Kingsley reported that Mark Reading has reviewed the PUD ordinance but has not sent it to the Township Board.

D. Motion by Don Heller, 2nd by Erica Perry, to table Chamberlain Woods indefinitely until they provide us with approvals. Motion Carried.

E. Mr. Kingsley reported that we do not have paperwork from the legal owner yet for Joy Ridge and the process will need to start over.

F. The Master Plan will have a Special Meeting on October 17, 2005 and November 14, 2005. Gerry Calhoun, Vice Chairman, will conduct the November 14, 2005 Special Meeting.

VI. The Preserve Final Site plan was next on the agenda. Gary Markstrom of Tetra Tech, Inc. presented new drawings for Phase 4. It has a larger drainage basin on the east side and is meant for detaining all the water and releasing it per the drain code. It will have a 5' tall chain link fence around the detention pond with a native grass 'no mow zone' to protect it. There will be more holes in the outlet pipe. He said to the best of their knowledge the drainage area is 104.7 acres. They will be meeting with the Drain Commission on Friday and will need a Drain Commission variance as the swale slope between lots 66 and 67 would be unsightly and unsafe if it is made as steep as the Drain Commission wants it.

A. Mr. Kingsley asked about net lot sizes for lots 60 – 63. Mr. Markstrom said the lots lines are the same and he will calculate the net lot size.

B. Mr. Kingsley asked Bruce Pindzia to forward the County Drain Commission a copy of the

Development Agreement so they have it for the Friday meeting. Bruce said he will send it tomorrow and he has not reviewed these new plans as we just got them.

C. Gerry Calhoun moved, 2nd by Paul Zalucha, to postpone action on the Preserve until we get approval of the Washtenaw County Drain Commission.

1. Mr. Markstrom said they would like to start construction on the pond and establish the turf yet this fall. Mr. Kingsley said after they get an approval letter from the Drain Commission they may need a special meeting.

2. Erica Perry was concerned about removing silt from the pond in the future. Steve Bellock said the County would clean it in 10 years if it is a Drainage District, or the Homeowner Association would do it. The Homeowner Association's Bylaws requires maintenance of the Drainage Easement.

3. The Commissioners voted and the motion carried.

VII. ZBA Request for Ordinance Changes:

A. Mr. Kingsley said he got a note from Jennifer Simonds that Section 13.07 F, G, & I and 13.08D could read 'members of the ZBA'. Mr. Kingsley suggested 'Designated members of the ZBA' and each of the ZBA members in attendance concurred.

B. The Planning Commission discussed it and Don Heller moved, 2nd by Erica Perry, to adopt revision of 13.04, 13.07 and 13.08 of the Zoning Ordinance as rewritten. Motion carried.

NEW BUSINESS: None

VIII. Citizens Wishing to Address the Commission: Sherry Smith asked about the PUD status and Mr. Kingsley said he is not aware of any problems but it is not on the agenda.

IX. GENERAL DISCUSSION

A. Erica Perry will try to find a template ordinance to protect wildlife corridors.

B. Bruce Pindzia said Mark Reading has a Stormwater Management Ordinance which would provide an opportunity to review metes & bounds developments. Mr. Kingsley asked that Bruce also contact the MTA and other townships for language.

VIII. Motion by Don Heller, 2nd by Gerry Calhoun, to adjourn. Motion carried. The meeting adjourned at 9:35 p.m.

NEXT MEETING DATE:

Special Meeting, Monday, October 17, 2005 at 7:30 p.m.

Regular Meeting, Wednesday, October 19, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
M. Heller
E. Perdu
B. Pindzia

MINUTES OF THE 334TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 19, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Erica Perry, Gerry Calhoun, Don Heller

Members Absent: None

Also Present: Martha Zeeb, and 6 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the September 21, 2005 Regular Meeting and the October 17, 2005 Special Meeting. In the Regular Meeting minutes Mr. Kingsley wanted "Revision to Section 13.07" replaced by "Revision to Section 13" in Item IV, and add "regarding ZBA Section 13" after Zoning Ordinance in Item IV. B. In the Regular Meeting minutes Paul Zalucha wanted the last sentence in item VI C 2 to state the "Homeowner Association's Bylaws". Gerry Calhoun moved, 2nd by Don Heller to approve both sets of minutes with these changes. Motion carried.

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

A. Mr. Kingsley said the Township Board voted to table action on the Preserve until a full report is received that outlines all charges a Drainage District may cost the Township.

B. Mr. Kingsley said the PDR Committee requested a pledge of \$10,000/year for 5 years if the Dexter Historical Commission buys the Gordon Hall site.

C. The Township Board approved the ZBA Zoning Ordinance changes to Section 13.

D. The Township Board wants to establish a Municipal Utilities Planning Board.

E. Gerry Calhoun moved, 2nd by Erica Perry, to approve the meeting agenda. Motion carried.

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

IV. Old Business Items were next on the agenda. The Historic District Ordinance, Granite Hills, Chamberlin Woods, and Joy Ridge remain tabled. Mr. Reading will push forward the PUD Ordinance. Mr. Kingsley asked the Commissioners to examine the Master Plan draft map and language for Part 5 and give comments to Erin before the November 10, 2005 special meeting.

NEW BUSINESS:

V. Erica Perry presented Brighton Township's Natural feature Overlay District and said she couldn't get a sample Wildlife Corridor Ordinance. High Priority Natural features can be used in Land Use Planning by requiring clusters or have these lands removed from the development envelope.

A. Erica said the Township would need an assessment of natural features in the Township. Mr. Kingsley suggested the Huron River Watershed Council and the U of M School of Natural Resources.

B. Mr. Kingsley asked the Commissioners to review the Brighton Township Ordinance to discuss next month and talk to the U of M School of Natural Resources to get a Natural feature overlay. He said we need to temper it as we want affordable housing and this may make it more costly for developers.

VI. Mr. Kingsley discussed the Township Board's request for the Planning Commission to set up a Municipal Services Committee with community and Planning Commission members. He asked the Commissioners to decide on the size of the Committee and who would like to volunteer. Mr. Kingsley will talk with Dean Fisher and LASA to make a list of possible committee members.

VII. Mr. Kingsley reviewed Bruce Pindzia's list of proposed Zoning Ordinance revisions and new Ordinances he would like adopted.

VIII Mr. Kinsley reviewed Dean Fisher's October 3, 2005 letter regarding contractors. Mr. Kingsley suggested making a single Industrial District in the Zoning Ordinance with special uses. He asked the Commissioners to read Sections about I-1 and I-11 and about contractors.

IX Mr. Kingsley said the Planning Commission is invited to a TDR workshop on November 10, 2005. As it is the same time as our Special Meeting, Mr. Kingsley will ask Bruce Pindzia to attend.

X Mr. Kingsley asked for comments from citizens. Jeremy ? said Traverse City uses TDR. Erica Perry said it is a good tool to concentrate density where we want it and preserve other areas with less density.

XI. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 9:20 p. m.

NEXT MEETING DATE:

Special Meeting, Thursday, November 10, 2005 at 7:30 p.m.

Regular Meeting, Wednesday, November 16, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

Erin Perdu

Bruce Pindzia

MINUTES OF THE 335TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 16, 2005

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

WTPC Members Present: John Kingsley, Don Heller, Paul Zalucha, Wilber Woods, Gerry Calhoun, Erica Perry

WTPC Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia, and about 12 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the October 19, 2005 Regular Meeting and the November 10, 2005 Special Meeting. Motion by Erica Perry, 2nd by Don Heller, to approve the minutes of the October 19, 2005 Regular Meeting and the November 10, 2005 Special Meeting minutes as printed. Motion Carried.

II. Mr. Kingsley gave the Township Board Report. He mentioned that Milliken has purchased 3 acres on Mast Road for his business.

III. Citizens Wishing to Address the Commission : None

IV. Issues:

A. The Historic District Ordinance, Granite Hills and Chamberlin Woods site condos, and Joy Ridge Preliminary site plan remain tabled. The PUD ordinance is still with Mark Reading and Dean Fisher.

B. Erica Perry moved, 2nd by Don Heller, to hold a special meeting on Monday, December 19, 2005 at 7:30 p.m. to discuss the Master Plan. Motion Carried.

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

A. Steve Bellock said he would again like our original approval so he can begin construction after he gets Drain Commission approval. He explained that the Washtenaw County Drain Commission has rescinded everything they had done before. He now has an alternative plan to send offsite water south to the Preserve's lake. Only 8 acres on the east side of the project will send water into the retention pond located on the east side of the property. The existing pipe in the pond will be used as an emergency overflow pipe. He has submitted this new plan to the Drain Commission but has not received their comments yet.

B. John Kingsley asked about the volume of the retention pond. Gary Markstrom of Tetra Tech, Inc. said they will need to widen the pond to retain an additional 20,000 cubic feet of water. Steve said the pond walls are mostly clay with some loam.

C. John Kingsley asked about changes to the lot layout. Steve related that the only change is to redirect water on the west side of the property to his lake in Scio Township.

D. Paul Zalucha asked about Scio Township approval since they now plan to move water there. Steve said they must get Scio Township administrative approval and Scio Township Planning Commission is waiting for the Drain Commission report. Paul wants to see the Drain Commission report also.

E. Paul Zalucha moved, 2nd by Don Heller, to table the Preserve final site plan approval until we receive comments from the Washtenaw County Drain Commission and from Scio Township.

Motion Carried.

F. Mr. Kingsley said that recent storms have shown that sediment must be removed from the existing detention pond and to again repair the area around the outlet pipe. Steve and Gary will look at it. Bruce Pindzia said he was there today and it needs to be fixed soon.

VI. The Commissioners discussed the Brighton Township Natural Features overlay district. Webster Twp has lots of swamps and some farmland has been tilled so their rules might be too restrictive. The Commissioners agreed we must be very careful when we make the Maps. Erica Perry will contact Brighton Township to find out if it has been tested and what the issues were. Mr. Kingsley will ask Erin Perdu to review it.

VII. Municipal Services Committee was next on the agenda. Dean Fisher and Mr. Kingsley will present a list of names at the next meeting and set a time for the first meeting. Mr. Kingsley said he wants a balanced committee – some with engineer backgrounds and some with logical experience to say not only what is possible but if it is desirable for the community. The Commissioners did not object that a qualified volunteer may not live in Webster Township.

VIII. Bruce Pindzia presented zoning ordinance issues that need clarification. These are the definition of contractor establishment, livestock, and if porches and decks are allowed in the setbacks. He would like a public hearing setup and explained the problems he has had.

A. The Commissioners agreed that fire protection requires setbacks they can drive on. Mr. Kingsley asked Bruce to incorporate porch, deck and stoop into a definition. Patios would be an exception in the setback, but the rest should be excluded from the setback area.

B. Mr. Kingsley said we need a definition of contractor establishments for Mark Reading's consent judgment with landscape/ lawn service businesses. Bruce offered a definition and asked the Commissioners to consider it. Gerry Calhoun moved, 2nd by Don Heller, to hold a public hearing on December 21, 2005 at 7:30 p.m. on the definition of contractor establishments. Mr. Kingsley said revisions can be made at the December meeting. Motion carried.

NEW BUSINESS: None

IX: Citizens Wishing to Address the Commission:

A. Dave Kozlouski said the thrush is not rare so it shouldn't be an issue for natural features. He liked Brighton Township's natural features to allow development while preserving the property owner's right for reasonable use of the land. He asked how restrictive the natural features rules will be. Mr. Kingsley said he could cluster and still preserve the woods.

B. Charles Estleman said he was also concerned that protecting natural features was restrictive spot zoning.

C. Doug Fuller thanked the Commissioners for asking questions on the Preserve.

X. GENERAL DISCUSSION Bruce Pindzia presented 1973 major road map and asked the Commissioners to make improvement suggestions for the Washtenaw County Road Commission to adopt.

A. The Commissioners suggested realigning Joy Road east of Webster Church, the Zeeb Road interchange at Joy Road, the 5 corner intersection near Dexter, and lights at Webster Church and North Territorial and at Huron River Drive and North Territorial.

B. Erica suggested using the study that graded roads and we should get public comments.

C. Paul Zalucha said we should look at the grade of road and use of the road.

D. Mr. Kingsley will put public input on road improvements on the December agenda.

XI. Motion by Don Heller, 2nd by Gerry Calhoun, to adjourn. Motion carried. The meeting adjourned at 10:08 p.m.

NEXT MEETING DATE:

Special Meeting, Monday, December 19, 2005 at 7:30 p.m.

Regular Meeting, Wednesday, December 21, 2005 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

M. Heller

E. Perdu

B. Pindzia

MINUTES OF THE 336TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 21, 2005

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

WTPC Members Present: Wilber Woods; Paul Zalucha, John Kingsley, Erica Perry, Gerry Calhoun, Don Heller

Members Absent: None

Also Present: Martha Zeeb, and 12 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the November 16, 2005 Regular Meeting and the December 19, 2005 Special Meeting. Don Heller moved, 2nd by Erica Perry to accept the minutes of November 16, 2005 and December 19, 2005 without changes. Motion carried.

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

- A. Mr. Kingsley said he will become Township Supervisor and will resign as Chairperson of the Planning Commission at the end of this meeting and he will not vote on any issues tonight.
- B. Mr. Kingsley said the Milliken consent judgment is being worked on by both attorneys and the site plan may be approved by the court judge instead of the Planning Commission.
- C. The Township Board tabled the private road in Chamberlin Woods Site Condo.
- D. The Township Board tabled the PUD Ordinance as Mark Reading wants to delete Section 15 of the Zoning Ordinance.
- E. The Township Board passed a resolution to change North Farrell Road to Cobble Lane at the Request of Mr. Daratony. It will remain a public road.
- F. Erica Perry moved, 2nd by Gerry Calhoun, to approve the meeting agenda. Motion carried.

III. Public Hearing on Planning Commission Definitions of Contractor Establishment, Porch and Deck (see attached)

IV. Mr. Kingsley asked for comments from citizens: Sherry Smith said that since Dean Fisher is an at-will employee she asked if the Township is paying twice the Supervisor position. Mr. Kingsley said yes, until after the holiday, and he will discuss this with Dean.

V. Old Business Items were next on the agenda. The Historic District Ordinance, Granite Hills, and Joy Ridge remain tabled. Joy Ridge is becoming Arlington Woods with new plans coming from Northfolk Development. The Master Plan will be on the Township Board January agenda.

A. Chamberlin Woods Site Condo was next on the agenda.

1. Bruce Pindzia said they do not have approval of the road by the Township Board and the Road Commission has approved but has not executed a contract. He expects the Road Commission will make intersection improvements. He has no significant issues but they will need a development agreement with the Township Board.

2. Paul Zalucha said the Drain Commission's December 13, 2005 letter says a Drainage District Agreement is needed before the Drain Commission will issue final approval. Mr. Kingsley said this is a one owner drainage district and is just administrative.

3. Gerry Calhoun moved, 2nd by Erica Perry, to table until everything is in.

4. Paul Zalucha said this plan has lot 3A as a land division which is one more lot than was on the preliminary drawing so this must be a combined preliminary and final site plan. Mr. Kingsley said they must reapply since they made changes to add a lot.

5. Paul Zalucha said the By laws and Master Deed must include this extra lot in the Homeowners

Association.

6. Gerry modified her motion, and Erica Perry agreed, to table the final site plan of Chamberlin Woods site condo with the stipulation that the following conditions are met: 1) a 4.33 Drainage District agreement with the Drain Commission, 2) upgrade the plan to a Preliminary and Final Site Plan, 3) verification from our attorney that the extra meets and bounds lot is covered by the By laws and Master Deed, 4) verify the legal description and conditions of Lot 3A, 5) and have a contract with the Road Commission. Motion carried.

B. The Preserve Final Site Plan was discussed.

1. Steve Bellock said he can comply with the Drain Commission as long as all water stays on the site. He does not want to be a Washtenaw County Drainage District as then all storm water facilities must be on common property so the Drain Commission has access. He wants recognition that the Washtenaw County Drain Commission approval letter will not include a storm water drainage district.

2. Bruce said he has asked the Township attorney his opinion and should know in early January.

3. Mr. Kingsley said that the Preserve now plans to have no water leave the site. The Township Board had asked the Drain Commission to let them know what it takes to establish a Drainage District and what the costs would be, and that question does not apply to the Preserve's new plan.

C. Erica Perry reported on Wildlife Corridors and Brighton Township's natural features overlay district. She said it has been in effect since March 2004 and is based on information from the Livingston County Extension Service. Their woodland ordinance did not get passed.

1. Erica said their Natural Features Overlay district is working well as it gives the Planning Commission more leverage in negotiation with developers but has not inhibited land developers. They require a natural feature easement in the Master Deed so it is protected. It is owned by the Condo Association and only owners can go on it.

2. The Commissioners asked Erica to start the process and she will report next month.

D. Municipal Service Committee was next on the agenda.

1. Mr. Kingsley suggested the Commissioners appoint the following people to this committee: Scott Betzel (Midwestern Consulting), Bill Ince (Loch Alpine), Ross Martin, Steve Bemis, Paul Zalucha, Gerry Calhoun, and himself (as an ex officio member who will not vote). The Committee will meet the 2nd Thursday of January and he feels it will take 6 months with the help of Township Planners, Engineer, and Attorney.

2. Gerry Calhoun asked if these people are willing to participate and if they are volunteers. Mr. Kingsley said yes.

3. Erica Perry moved, 2nd by Don Heller, to appoint John's recommendations. Motion Carried.

E. Ordinance Changes – Definitions of Contractor's Establishment

1. Gerry Calhoun moved to accept Definition A. This died for lack of a second.

2. Erica Perry said the definition was fine but then all small business is disallowed in the Ag District and she doesn't want to discourage small business. This definition will force people to move.

3. Mariah Howell said Webster Township has little Industrial and Commercial District areas but businesses are hard to enforce without a definition.

4. Mr. Kingsley said we are trying to force commercial into the correct District without being an enforcement nightmare for Bruce Pindzia.

5. Gerry Calhoun felt people need some help and asked Bruce if businesses with 2 employees are a problem. He said no.

6. Paul Zalucha said this definition would be okay if the attorney had not thrown out the Home Based Business, as contractor establishments are only mentioned in the Commercial and Industrial Districts. We need to get the Home Based Business ordinance in place. Home Occupation can't have any employees.

7. Erica Perry moved, 2nd by Don Heller, to table the definition of contractor's establishment until

next month so Mark Reading can come to our Planning Commission meeting or have had a discussion with him prior to that meeting to discuss the Home Based Ordinance that he through out. Motion carried.

F. Ordinance Changes – Definition of Porch and Deck

1. Motion by Paul Zalucha, 2nd by Erica Perry, to adopt the definition of porch to be “a roofed structure providing shelter at the entrance of a building.” Motion carried.

2. Erica Perry moved, 2nd by Paul Zalucha, to approve Gerry’s definition of a deck which was “ a roofless floored structure having foundation walls, footings and steps, typically with railing, that adjoins a house”. Motion carried.

G. Ordinance Changes – Major roads. Bruce Pindzia said we should do this next month.

NEW BUSINESS:

VI. Bruce Pindzia presented a Stormwater Management Ordinance and asked the Commissioners to consider and discuss it in January with a public hearing in February. It would by pass the Drain Commission office, if adopted, and he was not sure if we could still get Drain Commission review, but he was sure we would get better results with development projects. The Township would review and regulate based on Drain Commission rules.

VII. Mr. Kingsley said Wilber Woods and Gerry Calhoun have been reappointed to the Planning Commission He submitted his resignation and said next month the Commissioners would need an interm Chairperson as election of officers is not held until the February meeting.

A. Erica Perry moved, 2nd by Don Heller, to modify tonight’s agenda to hold election of an interm chairperson. Motion carried.

B. Erica Perry moved, 2nd by Wilber Woods, to elect Paul Zalucha interim chairperson. Motion carried.

C. Erica Perry thanked Mr. Kingsley for a great job as our Chairperson.

VIII. Mr. Kingsley asked for comments from citizens. None.

IX. Don Heller moved, 2nd by Erica Perry, to adjourn. Motion Carried. The meeting adjourned at 10:50 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, January 18, 2006 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: M. Heller

Erin Perdu

Bruce Pindzia