

MINUTES OF THE 490TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, JANUARY 16, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Brant Savander

I. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by George Goodman, to approve the agenda as presented. Motion carried unanimously.

II. Approval of Minutes: Kay Stremler asked to change “Kim” to “Kay” in Item VII J and Paul Zalucha asked to change “Zalucah” to “Zalucha” in item X. Kay Stremler moved, 2<sup>nd</sup> by Tammy Koch, to approve the minutes of the December 19, 2018 Webster Township Planning Commission meeting as amended. Motion carried.

III. Township Board Report:

A. John Westman reported that the Board held a public hearing on Recreational Marijuana Facilities and after due consideration adopted an ordinance to prohibit it.

B. The Board passed a resolution to ask for legal support from the Michigan Township Association, when the State Court of Appeals reviews the Nixon Case, on if the ZBA has the responsibility to interpret the Zoning Ordinance if the Zoning Ordinance is ambiguous or silent.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated January 16, 2019 (attached).

A. He said our Bylaws state 4 hours of training is needed each year. He suggested a training session for 5pm on February 20, 2019 for 2 hours with John Enos. John Westman asked to add training on the Right to Farm. Andrea Zamansky asked for Master Plan processing training from John Enos.

B. He said the Road Commission voted to abandon Scully Road north of Walsh Road. The residents will need a private road agreement.

C. The Township is working on a design for a new fire hall. They will have monthly meetings and hope to have a smaller plan that meets our funding to make a decision. Kay Stremler asked if the Township will submit a site plan request for the Fire Hall. John Westman said yes if it goes that far.

V. PDR Report: John Westman said they hope to close on two parcels totaling 135 acres by the end of March.

VI. Comments from Citizens: None

VII. Small Wireless Communication Facility Deployment Act: Andrea Zamansky said it will be effective in March and it is eroding the authority of the Planning Commission. Our Township counsel has provided us with “Townships Got Run Over by Wireless Providers: Small Cell Towers are Coming to Townships” (attached). In the future we can review a potential Zoning Ordinance Amendment from our planner.

VIII. Andrea Zamansky verified that training time on February 20, 2019 at 5 pm was good for everyone.

IX. Public Comment: John Kingsley asked the Commissioners to review our Budget Request next month.

X. Informational Items: None

XI. Paul Zalucha moved, 2<sup>nd</sup> by George Goodman, to adjourn. Motion carried. The meeting adjourned at 7:30pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, February 20, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz  
copy to: J. Kingsley  
B. Calleja  
R. Raiford

MINUTES OF THE 491ST REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 20, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, George Goodman, Kay Stremler, Paul Zalucha, Tammy Koch

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford

I. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by Tammy Koch, to approve tonight's agenda as presented. Motion carried.

II. Approval of Minutes: Paul Zalucha asked if we have received a budget request in item IX. Andrea Zamansky apologized and said she would circulate it. John Westman asked to change "council" to "counsel" in item VII. George Goodman moved, 2<sup>nd</sup> by Kay Stremler, to accept the minutes of the January 16, 2019 meeting as written with the change to the proper spelling of counsel in VII and with comments on item IX as noted. Motion carried.

III. Township Board Report:

- A. John Westman reported that the Michigan Municipal League and Michigan Township Association will provide up to \$15,000 and submit briefs in support of our petition when the State Court of Appeals reviews if the ZBA has the ability and responsibility to interpret the Zoning Ordinance.
- B. The Township Board approved St Joseph Church festival permit for July 19-21, 2019. St. Joseph performance guarantee of \$4000, to replace dead trees on the berm if needed, was returned to them as the time limit was up.
- C. The Township Board discussed the floor plan and site plan. They will vote next month if the proposed fire hall will proceed.

IV. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated February 20, 2019 (attached). The Commissioners discussed solar arrays and wind energy. They decided they should look into regulating alternative energy. Randy will find other municipalities' language to bring to the next meeting.

V. PDR Report: John Westman said Jason Wylie is ill and can't serve on the PDR Committee so they are looking for a new member. Their budget will be the same as last year.

VI. Comments from the Public: None

VII Election of Officers

- A. John Westman made a motion to nominate Andrea Zamansky to continue as Chairperson for the next 12 months. This was 2<sup>nd</sup> by Tammy Koch and the motion carried.
- B. Charles Estleman said Paul Zalucha has done a good job and made a motion, 2<sup>nd</sup> by John Westman, to nominate Paul Zalucha for the next year as Vice Chairperson. Carried.
- C. George Goodman nominated Tammy Koch as Secretary for her outstanding service for the next twelve months. This was 2<sup>nd</sup> by Kay Stremler and the motion carried.

VIII: Small Wireless Communication Facilities Deployment Act: Andrea Zamansky said we should have proposed templates in the next two weeks so we can discuss this next month.

IX. Public Participation: None

X. Information/Correspondence:

- A. Andrea Zamansky said she was going to attend the MSU "Cultivating Local Farm Economies" (brochure attached) and encouraged others to attend.

- B. Andrea Zamansky is researching Site Plan language. She will send a model and check list to the Planning Commissioners for their input on what to have in our Zoning Ordinance.
  - C. As several Commissioners would be absent in March, Paul Zalucha moved, 2<sup>nd</sup> by John Westman, to hold the next Planning Commission Meeting on Wednesday, March 13, 2019 at 7pm. Motion carried.
  - D. Kay Stremmer volunteered to review the Master Plan implementation plan on what we have done and what we still need to do. She will make a status sheet for our next meeting.
- XI. Tammy Koch moved, 2<sup>nd</sup> by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 7:40 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, March 13, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley  
B. Calleja  
R. Raiford

MINUTES OF THE 492ND REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, MARCH 13, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Rick Kleinschmidt, Connie Savander

I. Approval of Agenda: Andrea Zamansky asked to add item 10 g “Proposed Ethics Policy”. Tammy Koch moved, 2<sup>nd</sup> by Charles Estleman, to accept the agenda with the addition of 10 g. Motion carried.

II. Approval of Minutes: George Goodman moved, 2<sup>nd</sup> by Tammy Koch, to accept the minutes of the February 20, 2019 meeting as written. Motion carried.

III. Township Board Report: John Westman said the Board will meet next week.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated March 13, 2019 (attached).

V. PDR Report: John Westman said they hope to close on 150 acres by the end of March and hopefully close on 90 acres and 30 acres by the end of June. This is the most successful program in the State.

VI. Comments from Citizens: None

VII. Draft Budget: Andrea Zamansky related that John Kingsley has asked for our comments.

A. Kay Stremler asked what is a “Contracted Service/Developer” item and learned it is a pass through for unfunded escrow accounts.

B. Kay Stremler asked if the Master Plan should be in the budget. John Kingsley said our Planner is on a \$500/month retainer though there could be extra expense. She said the Huron River Watershed Council has free public information to members. John Kingsley stressed the Planning Commissioners should make decisions that fit our Township.

C. Paul Zalucha verified the proposed budget is the same as last year.

VIII: Master Plan:

A. The Commissioners suggested a training session at 5:30pm just before the April Meeting to get a detailed game plan. John Kingsley said it will be published as a Special Meeting.

B. Andrea Zamansky suggested committees for parts of the Master Plan. John Westman volunteered for land preservation. Kay Stremler volunteered for natural features preservation and land preservation.

IX. Potential Solar & Wind Power Regulations:

A. The Commissioners decided that we are not in a wind area so solar regulations should be done first with higher control on larger commercial projects. Andrea Zamansky said Best Practices has minimal regulations for residential solar panels.

B. John Westman wanted our Master Plan to support the Zoning Ordinance and we need community input as it could be contentious. Tammy Koch said she has heard complaints from neighbors about the size of personal use solar.

C. Andrea Zamansky, Paul Zalucha and Kay Stremler volunteered to tweak the Zoning Ordinance draft.

X. Article 8 (Site Plan) Language Upgrade:

A. The Commissioners liked easy to follow flow charts, tables and check lists. John Westman wanted these items used and complete before coming to the Planning Commission meeting for approval.

B. Randy Raiford said the Process Manual will be given at the Pre-application meeting.

C. Andrea Zamansky said a Preliminary Site Plan should be less comprehensive than the Final Site Plan so it could be changed if needed. Administrative approval for smaller items could be by the Zoning Administrator and a representative of the Planning Commission. She will work on a draft.

XI. Small Wireless Communication Facilities: Andrea Zamansky said we have not received the form from our counsel yet. We will need to update our Zoning Ordinance so it is like Federal Law.

XII. Zoning Ordinance Road terminology – (See attached Draft Corrections – Thoroughfare/Roads – March 2019).

A. After discussion it was decided that “major thoroughfare” should be changed to “Primary Road” in Article 2 Roads (5); and in Article 9 Section 9.55 K (2); and in Article 12 section 12.35 A (1).

B. In Article 12 Section 12.30 C “regional” was removed and “secondary thoroughfare” was changed to “Local Road”. The Commissioners also discussed changing 86 feet to 66 feet in Article 12 Section 12.35 A (1).

C. Andrea Zamansky said we will have a public hearing on these at a later date.

XIII. Draft Ethics Policy (attached)

A. John Westman said the Township Board asked the Commissioners to review the proposed policy as they will consider it at their Board meeting next week because it is good to have one.

B. The Commissioners decided it was lengthy, redundant, and needed rewriting. George Goodman volunteered to come up with a better one as he has had much experience with them.

XIV. Public Participation: None

XV. Informational Items: Andrea Zamansky said there will be a MDEQ Webinar on March 26, 2019.

XVI. Paul Zalucha moved, 2<sup>nd</sup> by Kay Stremler, to adjourn. Motion carried. The meeting adjourned at 8:50pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, April 17, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 493RD REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, APRIL 17, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Kay Stremler, Paul Zalucha, Tammy Koch

WTPC Members Absent: George Goodman

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, Barb Calleja, Brant Savander, John Enos

I. Approval of Agenda: Paul Zalucha moved, 2<sup>nd</sup> by Tammy Koch, to approve the agenda of the April 17, 2019 meeting as presented. Motion carried.

II. Approval of Minutes: Charles Estleman moved, 2<sup>nd</sup> by Kay Stremler, to accept the minutes of the March 16, 2019 meeting as presented. Motion carried.

III. Township Board Report:

A. John Westman reviewed the minutes of the March 19, 2019 Board Meeting (attached).

B. At the April Board Meeting John Westman reported the Township Board approved a flea market permit for the Webster Township Historical Society. The Board approved a 8'x8' sign for the St Joseph Church summer festival

C. Randy Raiford expects a Preliminary and Final Site Plan request for the Fire Hall in June.

IV. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated April 17, 2019 (attached).

V. PDR Report: John Westman related they have closed on a 30 acre parcel on Strawberry Lake Road.

VI. Comments from the Public: None

VII Master Plan Update – Timeline and Process

A. John Enos presented his Memorandum dated April 16, 2019 (attached). He said it starts with a notice to surrounding Townships of intent to plan. He said slow and steady was best. He will provide some questions in May that the Commissioners can consider for a Township survey to enclose with the Township Tax bills.

1. Barb Calleja said the last survey to Township Residents was too long.

2. John Scharf liked open ended questions on what we want and what we don't want.

3. Randy Raiford passed out Webster Township 2014 Master Plan Survey (attached) and asked the Commissioners to give him questions soon.

B. John Kingsley said Webster Township is unique as it has about 2000 set aside acres and close proximity to Ann Arbor City. We have only a few thousand acres left to build on.

C. John Enos said the Board and Planning Commissioners can use the Master Plan to show future land use direction for residents. It goes from goals to objectives to policy. Webster Township may like a functional master plan based on functional chapters such as Transportation, Environmental preservation or agriculture, Housing, Industrial and Commercial. The Township Board is the approving body for spending and zoning implementation.

1. John Enos will provide a model capital improvement plan of big dollar items such as walking trails. He will provide a map of existing trails.

2. He will provide trends he has seen such as technology and home offices. It is difficult to predict how technology will change in the future.

VIII: Zoning Ordinance Changes:

- A. Andrea Zamansky said Solar Power Provisions and Article 8 (Site Plans) are still in process.
- B. Andrea Zamansky related that Counsel has said Small Wireless Communication Facilities is a complicated question and needs to be a separate ordinance.
- C. Randy Raiford said Set Backs and Lot lines language is a Township Board issue as part of the Land Division Ordinance. It may need definitions in the Zoning Ordinance.

IX. Public Participation: None

X. Information/Correspondence:

- A. Andrea Zamansky attended the MSU “Cultivating Local Farm Economies” which explained the current state of farming economics so it encouraged Townships to have farm friendly zoning.
- B. Andrea Zamansky reviewed the MDEQ webinar she saw on “Marihuana Production and Processing Operations”. It has environmental issues such as high water use, water contamination, Ozone, and odor issues.

XI. Charles Estleman moved, 2<sup>nd</sup> by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:35 pm.

NEXT MEETING DATE:

Regular Meeting: Wednesday, May 15, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford



MINUTES OF THE 494TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, MAY 15, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler. Paul Zalucha arrived at 7:30 pm

Members Absent: John Westman

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Brant and Connie Savander, Toni Spears

I. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by Kay Stremler, to accept the agenda as presented. Motion carried.

II. Approval of Minutes: Tammy Koch moved, 2<sup>nd</sup> by Charles Estleman, to approve the minutes of the April 17, 2019 meeting as written. Motion carried.

III. Township Board Report: None

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated April 15, 2019 (attached). He said next month we may get a site plan for the proposed fire hall. Andrea Zamansky asked Randy to have EGLE provide state laws so we can refer to it in our zoning ordinance.

V. PDR Report: None

VI. Comments from Citizens:

- A. Toni Spears said she worked on the Gravel Road survey last year. There was lots of interest to improve them but some reluctance about the cash flow. Can we control the speed limits on gravel roads? There was opposition about the Road Commission cutting legacy trees along Mast Road and she was surprised the Master Plan would increase the right of way there. Can a survey question be for a vision along primary roads or preserving trees there?
- B. John Kingsley said the Road Commission supersedes the Township. On Mast Road the set back is 120 feet but the Road Commission cut trees 10 feet from the road surface.

VII. Master Plan Update: Webster Township 2019 Master Plan Survey (attached)

- A. George Goodman said the State Police control speed limits on rural roads, but you must pass when and where it is safe. He asked if the Master Plan could mention we want speeds to be safe for non-motorized travelers.
- B. Kay Stremler asked if the survey should list where people live if some residents want to pay for improved roads. John Kingsley said the Master Plan is broad based to steer the Township, but if people want their road paved they can ask the Township Board for a Special Assessment District to start the process. George Goodman wanted it made clear to people that the property's special assessment will need to be paid off if they sell.
- C. The Commissioners discussed the survey being distributed via the summer tax bill, via survey monkey, and as a Township email blast. To avoid ballot stuffing it was suggested the surveys be numbered, that the home address be a question on the survey, and that we compare addresses and hand writing.
  1. Paul Zalucha asked if we want renters, who may only be here a short time, to decide the future of the Township. He suggested surveys by quadrants of the Township.
  2. Tammy Koch said residents who live in the same household could write on one survey their opinions if they don't agree on a question.
  3. Andrea Zamansky wanted to know the size of the property the person lives on.
- D. Kay Stremler wanted the question on Green Infrastructure Plan to be worded "update and adopt a Green Infrastructure Plan to identify and blend environmental and economic factors." Andrea Zamansky suggested the question be removed and Kay Stremler would draft a revised question and we would give the survey to the Township Board next week to change it.

- E. Kay Stremmer asked about protecting local groundwater. Paul Zalucha said we could ask residents if they want more regulations to protect our groundwater and natural resources.
  - F. George Goodman suggested removing question 22 about the Fire House and EMS Station, or make an opening statement stating the demographics are that people are getting older in the Township and will need quicker response time from EMS and to prevent houses from burning down.
    - 1. John Scharf said the average in Webster is 10 minutes response time, but it is more than 20 minutes in the north part, so we could ask how important the first response time to arrive 3-10 minutes sooner is.
    - 2. Brant Savander said 90% of the calls for the last 5 years were for EMS but the fire station is the first responder. Community guidance is important.
    - 3. Randy Raiford suggested we should let residents know we have almost enough money to pay for the new fire station. Brant Savander said if the cost comes in at more than \$2.2 million it may not be approved.
    - 4. Andrea Zamansky suggested the Township Board draft the Fire House question.
  - G. Andrea Zamansky said we may need to shorten the survey. The Commissioners decided to remove question 16 and 17, and combine question 18 and 19. We shall also combine question 25 and 26, while removing the boxes for office, residential and combining commercial/industrial.
- VIII: Draft Zoning Ordinance changes: Andrea Zamansky said these are in process.
- IX. Public Participation: Toni Spears asked why the survey will be on line and in the mail. Andrea Zamansky said it is to get more feedback. Randy Raiford said he will contact other townships to get best practices on how they obtain their survey results.
- X. Informational Items: Kay Stremmer said PFAS is unlikely in our groundwater but freshwaterfuture.org can test homeowner's water for \$60. Andrea Zamansky asked Kay to contact John Kingsley to send this information to residents in the next email blast.
- XI. George Goodman moved, 2<sup>nd</sup> by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 8:45pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, June 19, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 495TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, JUNE 19, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Kay Stremler, Paul Zalucha, Tammy Koch, George Goodman

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, Brant and Connie Savander, Bill Cohoon

I. Approval of Agenda: Andrea Zamansky asked to add item 9 a “Set public hearing date for preliminary and final site plan for proposed fire hall”. George Goodman moved, 2<sup>nd</sup> by Kay Stremler, to accept the agenda as amended. Motion carried.

II. Approval of Minutes:

A. George Goodman asked to amend item VII F by replacing “your house is going to burn down” with “to prevent houses from burning down”.

B. Kay Stremler asked to amend the last sentence in item VII D by inserting “Kay Stremler would draft a revised question and we would” after “removed and”.

C. Charles Estleman moved, 2<sup>nd</sup> by George Goodman, to accept the minutes as amended. Motion carried.

III. Township Board Report:

A. John Westman reviewed the highlights of the May 21, 2019 Board Meeting. The Board approved up to \$2,500 to produce and mail the Master Plan survey.

B. John Westman reviewed the highlights of the June 18, 2019 Board Meeting:

1. The Board discussed the possibility of adopting a fire code or a stand-alone police ordinance to regulate demolition and open burning.

2. The Board passed a resolution to write a letter to the Washtenaw County Road Commission asking them to delay road side spraying of herbicide in the Township until next year and to provide more information and alternatives.

3. Sue Shink, County Commissioner, said they are looking at reorganizing the Road Commission and asked for Township Board input.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated June 19, 2019 (attached).

V. PDR Report:

A. Linda Hosford has been appointed to the PDR Committee.

B. The Township Board has lent \$94,000 to PDR to be repaid by February 2020. It will be used, in conjunction with other entities, for property on Daly Road, hopefully by month end.

C. The State of Michigan PDR program has \$2 Million available for conservation easements purchases and Webster Township qualifies to apply.

VI. Comments from the Public:

A. Bill Cohoon owns 2 acres on Pillar Dr. He asked the Commissioners to consider changing the Zoning Ordinance to allow a 2<sup>nd</sup> structure on the property for his mother-in-law to live in as she wants to be close to her grandchild and his house is too small. He said we could control future rentals by not allowing it to be rented.

B. Connie Savander asked how the Planning Commission will deal with an on-line Master Plan survey as she has 12 computers and a phone at home so they have 15 IP Addresses.

Also, she filled out the OPT-OUT Application for road side spraying along their property. The Road Commission is coming to her house at 2:30pm on June 20, 2019 to show her what she needs to cut down. She invited others to attend.

VII Set Public Hearing for Preliminary and Final Site Plan of proposed Fire Hall.

- A. Randy Raiford said he will have the Site Plans available by July 3rd. He asked if the Planning Commissioners need the trees identified which may be removed for acceleration and deceleration lanes. Paul Zalucha asked if the Zoning Ordinance requires replacement of trees above a certain size. Randy was not sure, but thinks it requires a buffer between different Zoning Districts.
- B. Andrea Zamansky moved 2<sup>nd</sup> by Charles Estleman, to set a public hearing date for Preliminary and Final Site Plan approval for proposed Fire House for the next Planning Commission Meeting, Wednesday, July 17, 2019 at 7:00 pm. A roll call vote was taken and it passed unanimously.

VIII: Master Plan Update:

- A. Randy will upload the master plans of surrounding communities for the Commissioner's review. Andrea Zamansky said our Planner likes Hamburg Township. Kay Stremmer asked to upload proposed drafts of Northfield, Salem and the City of Dexter also to get ideas.
- B. Discussion followed on the Master Plan survey:
  - 1. Randy Raiford said Mr. Kingsley reviewed the Master Plan survey and sent it to the printer to be put in with the summer tax bill. Randy Raiford said the surveys will be numbered and we know the number of voters per household. He, Linda, and Donna, in the Township office will keep a running total of answers and compile a graph.
  - 2. Andrea Zamansky said we will look at an online survey, using the same questions, at our July Meeting. Randy said he would email the Commissioners a copy of the survey and gather other online survey sites for information.

IX. Draft Zoning Ordinance Changes: Andrea Zamansky said they are still in process but she needs someone to review the Article 8 Draft before the July meeting. Paul Zalucha volunteered.

X. Public Participation: None

XI. Information/Correspondence:

- A. Andrea Zamansky said we would look at allowing detached residences in the Ag District at a later date. She asked Randy Raiford to look at what Webster has done in the past.
- B. George Goodman thanked Martha Zeeb for her work. He said Mackinaw Island is an example of an aging population so it is important for Webster Township to have a new Fire Hall in the proposed location.

XII. Paul Zalucha moved, 2<sup>nd</sup> by Kay Stremmer, to adjourn. Motion carried. The meeting adjourned at 8:16 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, July 17, 2019 at 7:00 p.m.  
Regular Meeting: Wednesday, July 17, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley  
B. Calleja

R. Raiford

MINUTES OF THE 496TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, JULY 17, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha, John Westman

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Scharf, Brant Savander, Paul Montagno and 3 citizens

I. Approval of Agenda: Tammy Koch asked to change the date to July 17, 2019. Andrea Zamansky asked to add item 10b – Cap-Dart Transportation Priority Project; 10c - Accessory Dwelling Units and 10d - Response to Public Participation. Tammy Koch moved, 2<sup>nd</sup> by Charles Estleman, to accept the agenda with the change to the date and addition of 10b, 10c and 10d. Motion carried.

II. Approval of Minutes: Andrea Zamansky asked to change “Op-Out” to “Opt-Out” in item VI B. George Goodman moved, 2<sup>nd</sup> by Kay Stremler, to accept the minutes of the June 19, 2019 meeting as amended. Motion carried.

III. Township Board Report by John Westman:

- A. The Washtenaw County Road Commission has permanently terminated the roadside spraying. He said that Webster received \$317,000 in property taxes and \$300,000 went to the roads.
- B. The Township will make an educational flyer about open burning and demolition.
- C. He distributed the Code of Ethics which was approved by the Township Board.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated July 17, 2019 (attached).

V. PDR Report: John Westman reported that they hope to close on 90 acres before August 31, 2019. They are waiting for the master plan survey results to consider asking for a millage extension.

VI. Comments from Citizens: None

VII. Public Hearing on Application for Preliminary Site Plan for Fire Station at 5775 Webster Church Rd.

- A. Randy Raiford said we have received no written comments.
- B. John Kingsley said a manned fire station will reduce time to the northeast part of the Township. We will ask for a ZBA variance for the 25 foot height limit that is too low for the fire trucks. The Water Resources Commission has increased their standards for impervious surface which is not required in our Zoning Ordinance.
- C. Kathy Keinath, of Macon Engineering, explained we plan a storm water sheet flow from the surrounding property, with a rain garden in front of the building, for a 10 year storm. We will clean out the roadside ditch as that is the outlet. Detention will capture the first flush from the pavement. The Water Resources Commission wants to store offsite water for a 100 year storm which would entail a large excavation and be very expensive.
- D. Bob Overhiser, of Architect Design Group, explained they have two versions of the building – one 7600 square feet with 1 ½ bay for the firetruck and one with 2 bays of 8500 square feet. The Bays will need a 14 foot tall door with a 3-12 roof pitch and they don’t want to intersect the roof of the lower office/living quarters. Hazardous waste will be stored inside the building behind the firetruck.
- E. Andrea Zamansky opened Public Hearing at 7:45 pm to comments from the Public – None. She closed the Public Hearing at 7:46pm.
- F. Paul Montagno reviewed the recommendations from Carlisle/Wortman “Combined Preliminary and Final Site Plan Review for Webster Township, Michigan” dated June 27, 2019. (Attached).
  - 1. Randy Raiford said the site plan will be the same for either size Fire Station. Kathy Keinath said price will determine which is chosen.
  - 2. Kathy Keinath explained the Road Commission requires the trees along the road be removed for the driveways. The trees on the South line will remain. Trees will be removed from the North

East corner as that is the area that perked. Randy Raiford said the trees will be inspected and we can amend the plan to have the proper barrier.

3. Kathy Keinath explained that the lawn over gravel behind the fire station will deter the public, but allow for fire truck use when needed.
  4. Kathy Keinath explained that the training room is for 30 seats so we need at least 22 parking spaces, but many firemen will come together, in fire trucks, in case there is a fire. Paul Montagno asked to add to the plan that we discussed this. He said we don't need the bumper blocks as it is a raised sidewalk. Kathy Keinath said the north parking lot has bumper blocks.
  5. Kathy Keinath explained that the lighting plan is revised already. Bob Overhiser said the light fixture was selected so the light bulb cannot be seen by neighbors.
  6. Kathy Keinath said we are working with the Health Dept. and Water Resources Commission.
- G. Questions from the Commissioners:
1. Paul Zalucha said we should follow the Water Resources Commission recommendations so the Township does not set a precedent. Randy Raiford said a 3<sup>rd</sup> party review would say that we meet the Township Zoning Ordinance. Andrea Zamansky wanted to see the information that was submitted so we know where we are now. Paul wanted a parallel plan submitted. Kay Stremmer wanted the rationale for the different conditions. Randy Raiford said the Final Site Plan would include the correspondence with the Water Resource Commission.
  2. Paul Zalucha asked if the fire station would be used for voting. Randy Raiford said it would be the Absentee Voter District.
  3. Andrea Zamansky asked about the Health Dept. Randy Raiford said the letter said it is approved but we still need the permit. It will be in the Final Site Plan.
  4. Kay Stremmer asked if the road can handle more traffic. Randy Raiford said the condition of the road was not studied, but the fire hall is just for firemen. George Goodman asked if there will be a traffic light and learned there will not be one.
  5. Kay Stremmer said the Impact Statement does not identify who prepared it. It also needs current site conditions within ¼ mile of the site (woodlands, drainage, and flood plains). Natural features within 100 feet of the site should be identified. Randy Raiford said these will be in the Final Site Plan.
  6. Kay Stremmer asked about the fire department review meeting all codes. Randy Raiford said Chief Smith identified all fire codes and the County verifies all standards are met when we apply for a Building Permit.
  7. John Kingsley said there will not be a dumpster as 1 person will live there. John Westman said the Fire Dept. will staff it with one person and they have applied for a grant for more staffing.
  8. George Goodman said it is less costly to build now so he wants the full pull through for the Final Site Plan.
  9. John Westman said it is reasonable to grant the tree waiver. Paul Zalucha said there is not a requirement to inventory road side trees. Andrea Zamansky said it is not woodland, so it is not a natural feature and does not need mitigation.
  10. Andrea Zamansky asked if the Commissioners were in favor of amending the zoning ordinance regarding maximum height of buildings in Public Land Districts. They agreed to discuss this in the future.
- H. Paul Zalucha moved, 2<sup>nd</sup> by Charles Estleman, to acknowledge receipt of the application and to postpone consideration of the Preliminary Site Plan, Job No. 2019-5775, last revised on July 3, 2019 to construct a fire station (the Fire Station") in the Public Lands zoning district on 9.72 acres of land located at 5775 Webster Church Road, Dexter, Michigan, parcel number C-03-27-100-029 (the Property) pending receipt of the following: 1) materials with respect to drainage and Washtenaw County Water Resources Commission review; 2) Parallel Plan showing 100 year storm drainage acceptable to the Washtenaw County Water Resources Commission standards; 3) Approval of a building height variance by the Zoning Board of Appeals. A roll call vote was taken and the motion carried unanimously.

VIII: Master Plan Survey: Randy Raiford said 200 surveys have already been turned in and landowners

have until September to submit them. He said if a mortgage company receives the tax bill the landowner still gets a survey. If we have both written and on line surveys someone could do both, or send the link to their neighbors. Kay Stremmer suggested an email blast to registered voters to come to the Township Office in person to get a written survey. Tammy Koch suggested they show Randy an electric bill or driver's license.

IX: Andrea Zamansky said we are compiling Master Plans of surrounding communities. John Enos likes Chelsea and Howell. She asked John Kingsley for the Township's upcoming expenditures for a capital improvement plan. Kay Stremmer liked Master Plans with a descriptive table of contents, which put community data at the end, and have PDR a separate section showing its value.

X. Timing of community engagement: The Commissioners suggested early November so we have time to receive and compile all the surveys first. Early December or January would work also.

XI. Cap-Dart Transportation Priority Project – Andrea Zamansky said the Township Board has requested our feedback so it will be on our August agenda.

XII. The Commissioners discussed Accessory Dwelling Units. Andrea Zamansky said it is in our master plan so we should ask about people's thoughts in our discussion groups to get feedback. Paul Zalucha asked Randy Raiford and learned separate buildings on the same parcel would use the same drain field and well. John Westman said we already have a provision to have mobile homes that are removed when the dependents no longer need them.

XIII. Response to Public Feedback – Andrea Zamansky asked if we should add this agenda item after public comments. The Commissioners will think about it as there are several issues to consider.

XIV. Public Participation: Meg Rescorla said she lives next door to the proposed fire station. Her son wants to be part of the fire department so she wants our equipment up to date which takes money. She was concerned about her taxes going up, and fiscal responsibility as the economy may be changing, and speeding traffic so we need a speed limit sign and a stop light at North Territorial Road. She was concerned with noise, lights, and land value going down if there is a fire station next to her house, and wetlands are near so we need a sewage pipe around the fire station. In addition she questioned if renters should be allowed to have input in the Master Plan Survey when they don't have a long term investment.

XV. Information items/ Correspondence: Andrea Zamansky said the Township has two new books – "Township Guide to Planning and Zoning" and "Township Planning and Zoning Decision Making."

XVI. Paul Zalucha moved, 2<sup>nd</sup> by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 10:00pm.

NEXT MEETING DATE: Regular Meeting, Wednesday, August 21, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford



MINUTES OF THE 497TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, AUGUST 21, 2019

The Meeting was called to order at 7:01 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Kay Stremler, Paul Zalucha, Tammy Koch

WTPC Members Absent: George Goodman

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford, John Enos, 6 Citizens

I. John Kingsley read the Webster Township Resolution, dated 8-20-19, (attached) in gratitude for Carol Whitney and her dedication to the Township during her years of service as Treasurer.

II. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by Kay Stremler, to accept the agenda as presented. Motion carried.

II. Approval of Minutes: Kay Stremler asked to amend item VIII by replacing “owners” with “voters”. Kay Stremler moved, 2<sup>nd</sup> by Charles Estleman, to accept the minutes with one correction as noted. Motion carried.

III. Township Board Report and PDR Report:

A. John Westman reviewed the highlights of the August 20, 2019 Board Meeting.

1. Sue Shink, County Commissioner, will make a presentation on reorganizing the County Road Commission at our September Board Meeting.
2. A public hearing was held on request for part of Scully Road to become a private road by waiving the standards and with a special assessment for maintenance. The Board will hire a professional engineer to assess Scully Road and decide after getting the results.
3. The Board issued a permit for the Webster Fall Festival.

B. PDR Report: John Westman said they will have to close on the Daly Rd property by the end of August to be able to also use Federal grant funding.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated August 21, 2019 (attached).

V. Comments from the Public: None

VI A request by Verizon Wireless Tower to change the power backup from propane and generator to only a battery system as a minor change to the Site Plan.

- A. Robert LaBelle, Attorney for Verizon Wireless, explained a battery would be less visible and it would be contained in the existing cabinet. They have learned in the last year that propane and generators are not needed in metropolitan areas. Batteries are good for 4-8 hours. They can bring out a generator if needed for longer periods of electrical outages.
- B. Kay Stremler asked about safety issues. Mr. LaBelle said batteries were better for safety and the environment. They last for 20 years and will be disposed of as required per regulations. Andrea Zamansky said propane can be dangerous. Paul Zalucha said Deka batteries won't leak and Deka is a very good company.
- C. Tammy Koch said we are rural and her power has been out for more than 8 hours. Mr. LaBelle said they can give assurance they will get power out there.
- D. Paul Zalucha moved, 2<sup>nd</sup> by Charles Estleman, that the Webster Township Planning Commission hereby 1) Acknowledges receipt of the applicant's request for approval of a site plan amendment dated July 23, 2019 and supplemented on July 25, 2019 (collectively, the “Amendment” ) to the previously-approved combined Preliminary and

Final Site Plan, Job No. 94044-1287A (the Site Plan), with respect to the monopole cell tower with antenna at 2833 W. Northfield Church Road, Ann Arbor, Michigan 48105, parcel number C-0-36-100-004, which Site Plan was approved by the Webster Township Planning Commission on October 17, 2018; and 2) Finds and determines that the proposed Amendment is minor in nature; and 3) Finds and determines that the proposed Amendment does not alter the basic design, compliance with the standards of site plan review, nor any specified conditions of the Site Plan as agreed upon by the applicant, the Planning Commission or the Township Board; and 4) Confirms that the Amendment may be approved by the Webster Township Zoning Administrator. A roll call vote was taken and it carried unanimously.

VII. CAP/DART Survey:

- A. John Kingsley said the Township Board has requested the Planning Commissioner's input. In Webster Township mass transit is limited, due to low density, and the WAVE is available but is not widely used by the community.
- B. Kay Stremmer said she found a 2019 CAP/DART study which has preventative maintenance county wide. The corner of Joy and Mast is a concern so we should lobby for funds. Andrea Zamansky said the Mast/ Daily road elevation is an issue.
- C. For Non-Motorized project it was suggested to keep bikes off the roads as they spook the horses. We had no Transit Project or Other Priorities suggestions.
- D. Andrea Zamansky will write up our suggestions for John Kingsley.

VIII. Request of waiver of Washtenaw County Water Resources Commission standards for the proposed Fire Hall:

- A. John Kingsley said, because of the clay soil, it would cost an additional \$300,000 to meet the 100 year flood plain requirements of the WCWRC and the project will not go forward. A Fire Hall is needed for the safety of Webster residents. Currently water comes from the Township Hall and the site behind the proposed Fire Hall without problem. WCWRC standards are far sighted. The expense of more soil investigation for a parallel would kill the project.
- B. Andrea Zamansky asked the Commissioners to read the new confidential legal opinion.
- C. Discussion by Planning Commissioners:
  1. Paul Zalucha said morally he cannot approve a waiver of these Zoning Ordinance standards, unless we change the standards back to our previous requirements and have them for everyone. Charles Estleman agreed with Paul. Randy Raiford said it would set a precedent.
  2. Kay Stremmer said we rely on County/State expertise as water impact is important.
  3. Andrea Zamansky said we have the ability to waive requirements for public safety. Is there a risk to safety if we go back to prior standards?
  4. Kathy Keinath, of Macon Engineering, said the water goes to the roadside ditch and the road is higher than the ditch. The detention area will capture enough to reduce the volume of runoff. If the site is built as shown on the drawing, the building will decrease the amount of water going to the road. The County changed regulations about 5 years ago.
  5. John Westman said we need creativity to solve this problem. He thought the building has too much impervious surface and asked how much reduction is needed to meet the current standards without the 20% and to meet prior standards.
    - a. Kathy Keinath said we could get close to the old standard if eliminate parking south of the building and build berms. 20% is penalty as our soils don't infiltrate.
    - b. Tammy Koch said we had lots of rain this year, but we need the fire station and

- emergency service. She would look at a waiver if more compliant.
    - c. John Westman said we should explore more concepts that could improve this.
    - d. Charles Estleman said it needs more work and it could be done.
  - 6. Andrea Zamansky said it is up to the applicant on how to proceed, but if a parallel plan is more compliant we might consider a waiver.
- IX. Set Public Hearing for Zoning Ordinance Amendments:
  - A. The Commissioners Discussed changing Maximum Building height in Public Land District to be 40' for Principal Structure and 25' for Detached Accessory Structures.
  - B. Moving Public Utilities to Special Use in Ag District; and to Permitted Use in Industrial District.
  - C. Change definition of Roads and Marginal Access Road, Article 9.55 K(2); Article 12.30.C and Section 12.35.A(1)
  - D. John Westman moved, 2<sup>nd</sup> by Tammy Koch, to set a public hearing date of Wednesday September 18, 2019 at 7:00 pm at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI, to consider each of the following proposed amendments to the Webster Township Zoning Ordinance: 1) Amendment to Zoning Ordinance Sections 2.10, 9.55.K. (2), 12.30.C. and 12.35.A.(1): Corrections to the language regarding thoroughfares and roads; and 2) Amendments to Zoning Ordinance Sections 9.10.B. and 9.10.C: Changing "Public Utilities" from a Permitted Use to a Special Use in the Agriculture (AG) zoning district; and 3) Amendment to Zoning Ordinance Section 9.40.B.: Adding "Public Utilities" as a Permitted Use allowed in the Industrial (I) zoning district; and 4) Amendment to Zoning Ordinance section 9.50.D.(3): Amendments to the language regarding the maximum height of buildings in the Public lands (PL) zoning district. A roll call vote was taken and it carried unanimously.
- X. Master Plan Update:
  - A. Randy Raiford discussed the Township Resident survey tally so far.
  - B. John Enos discussed Public Engagement/ Community Workshops to invite residents with a flyer to informal discussions. He could facilitate it with an overview of the Master Plan and then have discussion tables for citizen comments. The citizen comments could then be prioritized to establish goals and objectives. There would be a public hearing on the Master Plan Draft. Andrea Zamansky said we can pick a date and table topics at the next meeting.
  - C. We can put notice in Sun Times; our Township website; on the counter, etc.
  - D. Kay Stremmer, John Westman, Andrea Zamansky, and John Enos volunteered to be on the Master Plan Update Committee.
- XI. Information/Correspondence: Invitation to 2021-24 Roads & non-Motorized millage meeting
- XII. Charles Estleman moved, 2<sup>nd</sup> by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 9:40 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, September 18, 2019 at 7:00 p.m.  
 Regular Meeting: Wednesday, September 18, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja  
R. Raiford

MINUTES OF THE 498TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 18, 2019

The Meeting was called to order at 7:03 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha, John Westman

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, and 3 citizens

I. Approval of Agenda: Andrea Zamansky asked to add item 9e – Set Special Meeting Date for waiver of Storm Water requirements for Fire Hall. John Westman moved, 2<sup>nd</sup> by Charles Estleman, to accept the September 19, 2019 agenda as amended. Motion carried.

II. Approval of Minutes: Charles Estleman moved, 2<sup>nd</sup> by Tammy Koch, to accept the minutes of the August 21, 2019 meeting as presented. Motion carried.

III. Township Board Report by John Westman:

- A. The Board listened to a presentation by Sue Shink, Board of Commissioners, on reorganizing the Washtenaw County Road Commission (WCRC). In October the Township Board will make a recommendation.
- B. The Board granted a variance so Scully Road, north of Walsh Road, would not need to meet the Private Road Ordinance requirements of an engineering review.
- C. The Board appointed John Scharf as vacancy Treasurer and will need to appoint the Trustee vacancy.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated September 18, 2019 (attached).

V. PDR Report: John Westman reported that they closed on 90 acres – Goldsmith/Ford property.

VI. Comments from Citizens: None

VII. Public Hearings:

- A. Amend Zoning Ordinance Sections 2.10, 9.55.K.(2), 12.30.C and 12.35.A.(1)
  1. Andrea Zamansky opened the Public Hearing at 7:30 p.m. to replace outmoded terms with new terms “primary road” and “local roads”
  2. Randy Raiford said we have received no written comments. Andrea Zamansky opened the Public Hearing for comments from the public. None. She closed the Public Hearing at 7:31p.m.
- B. Amend Zoning Ordinance Sections 9.10.B. and 9.10.C
  1. Andrea Zamansky opened the Public Hearing at 7:31p.m. to have Public Utility as a Special Use in the Ag District.
  2. Randy Raiford said we have received no written comments. Andrea Zamansky opened the Public Hearing to comments from the public. None. She closed the Public Hearing at 7:32 p.m.
- C. Amend Zoning Ordinance Section 9.40.B.
  1. Andrea Zamansky opened the Public Hearing at 7:33 p.m. to have Public Utility as a Permitted use allowed in the Industrial (I) Zoning District.
  2. Randy Raiford said we have received no written comments. Andrea Zamansky opened the Public Hearing to comments from the public. None. She closed the Public Hearing at 7:34 p.m.
- D. Amend Zoning Ordinance Section 9.50.D.(3) amend language regarding the maximum height of buildings in Public Land (PL) Zoning District.
  1. Andrea Zamansky opened the Public Hearing at 7:34 p.m. to increase the Maximum building height in the Public Land District.
  2. Randy Raiford said we have received no written comments. Andrea Zamansky opened the Public Hearing to comments from the public. None. She closed the Public Hearing at 7:35 p.m.
- E. Questions from Commissioners

1. Kay Stremmer asked if the building height in the Public Land district would become the same as in the Ag and Residential District and was told yes.
  2. Paul Zalucha moved by reading “Webster Township Planning Commission Recommendation to Amend Webster Township Zoning Ordinance” (attached), 2<sup>nd</sup> by Tammy Koch. A roll call vote was taken and it carried unanimously.
- VIII. Set Special Meeting Date for partial waiver of Storm Water Requirement for proposed Fire Hall
- A. Charles Estleman moved, 2<sup>nd</sup> by George Goodman, to set the Special Meeting on October 2, 2019 at 7:00 p.m. to consider waiver for prospective Fire Hall. Discussion followed.
    1. Randy Raiford explained the packet for the Commissioners to review before October 2<sup>nd</sup>. The Commissioner must weigh the Health, Safety, and Welfare of residents for fire protection. The proposed waiver would still allow release of storm water slower than is happening today.
    2. Tammy Koch wanted public input. John Kingsley said he can do an email blast for Trustee Vacancy and for the Special Meeting.
    3. George Goodman said the Township is authorized to grant waiver or variances and he didn’t agree that it would set a precedent.
    4. John Westman said the standard proposed is the same as when the Zoning Ordinance was started and is very different than the standard used today by the Water Resource Commission.
  - B. A roll call vote was taken and the motion carried unanimously.
- IX. Addition of “Athletic Facility – Indoors” as a permitted use in the Industrial Zoning District
- A. Brigitte Laketa told the Commissioners how she would like to build a Gymnastics facility on 7.8 acres along Mast Road in the Industrial District. She handed out PAX Gymnastics (attached) to explain what she has done. They need to know if Webster Township would consider this so they can then work with the Road Commission and Dexter City to try to get the sewer line.
  - B. After discussion Andrea Zamansky said we would consider it as a Special Use and then the Township Board would decide. Paul Zalucha said we could add it as a Special Use to the Commercial District also.
- X. Randy Raiford handed out Community Survey Responses the office has compiled to date. They have many more responses to include. He was pleased that most respondents say the Quality of Life is excellent to good.
- XI. Master Plan Public Engagement Open House
- A. Andrea Zamansky suggested the meeting be 2 hours long with 1 of the hours being breakout groups for citizen feedback. Saturday, November 9, 2019 from 9:30-11:30 was decided on.
  - B. Kay Stremmer prepared “Master Plan Update – Community Visioning Open House Fall 2019” (attached) which the Commissioners discussed.
    1. John Westman will facilitate the breakout session “Preservation of Farms & Farmland and Open Space/Natural Areas/Wildlife Habitat
    2. Kay Stremmer said she would facilitate Green Infrastructure Plan, with help of Kris Olsson of the Huron River Watershed. John Westman cautioned to get input from citizens and not to tell them what we should do.
    3. John Scharf was suggested to facilitate the Roads Break Out session as public education and to learn what roads citizens wish to focus on.
    4. Capital Improvements Plan: John Kingsley said in the next 5-10 years we would need to redo the parking lot and the building roof. He would like to reactivate the Parks and Rec committee on how to use our acreage asset. John Westman asked to remove Farmland & Open Space Preservation from this topic. George Goodman said he would facilitate Capital Improvement.
    5. Miscellaneous Topics – George Goodman suggested removing Broadband as it is a duplicate. Paul Zalucha said he would facilitate Miscellaneous.
    6. Andrea Zamansky said we will have more details in October from the survey to determine categories for the Breakout Sessions.
    7. The Commissioners reviewed a potential flyer (attached). They removed the RSVP.

XII. Public Participation: John Kingsley said he would ask people to respond to the letter of interest for the Trustee Position by the 2<sup>nd</sup> Tuesday of October.

XIII. Information items/ Correspondence: None

XIV. George Goodman moved, 2<sup>nd</sup> by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 8:57 p.m.

NEXT MEETING DATE:

Special Meeting, Wednesday, October 2, 2019 at 7:00 p.m.

Regular Meeting, Wednesday, October 16, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

WEBSTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
WEDNESDAY, OCTOBER 2, 2019

The Meeting was called to order in the Township Hall at 7:03 p.m. by Chairman Zamansky.

WTPC Members Present: Charles Estleman, Paul Zalucha, George Goodman, Tammy Koch, Kay Stremler, John Westman, Andrea Zamansky

WTPC Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, Rick Kleinschmidt, and 4 citizens

I. Charles Estleman moved, 2<sup>nd</sup> by George Goodman, to approve the agenda as presented. Motion Carried.

II. Public Participation: None

III. Applicant request of waiver of Zoning Ordinance requirements needing approval by the Washtenaw County Water Resources Commission for proposed Fire Hall development.

A. Andrea Zamansky informed the Commissioners that we have received an updated Site Plan; a letter requesting the waiver; a summary of changes; and maps of Approximate Travel Time with and without the proposed facility.

B. Questions from Commissioners:

1. Paul Zalucha learned that the proposed plan will meet 100% of the old Drain Commission standards. He thought instead of a waiver, we are following the standards of the prior Washtenaw County Drain Commission requirements. Andrea Zamansky said it would comply with the standards prior to August 6, 2014.
2. Kathy Keinath, of Macon Engineering, said to reduce the impervious surface we reduced the area on the site that is disturbed and now plan retention ponds to catch the rain water.
3. Kay Stremler said the Washtenaw County Water Resources Commission updated their standards in 2014 to protect public safety. Webster Township had the old standards in place since 2000 and she did not understand the logic in using 20 year old standards.
4. Andrea Zamansky said the current standards are for all developments. This project is only a 2 acre development and is not prone to flooding. The Fire Hall is for public safety and by improving the emergency response time people lives could be saved. This Fire Hall could increase response time by 4 to 8 minutes. There have been 400 emergency calls in Webster so far this year.
5. John Westman said the proposed development will release the water slower than it is currently being released now. The government is to provide health, safety, and welfare for residents in the northeast part of the Township. He said the Zoning Ordinance standards were different when it was adopted; this proposed Fire Hall meets those standards; the County does not require us to meet their standards; and we have the ability to waive our standards.

C. George Goodman moved, 2<sup>nd</sup> by Paul Zalucha, to accept Motion 1(attached) as written with the correction in item (v) to August 6, 2014 if it doesn't have it. A roll call vote was



taken. All Commissioners voted yes except Kay Stremmer who voted “ney”. Motion Carried.

IV. Comments from the Public:

- A. Jason Hilberer asked to hear the motion and Andrea Zamansky read it out loud.
- B. John Kingsley thanked the Commissioners. He stated that tomorrow at 6:30pm there will be a Town Hall meeting by County Commissioner, Sue Shink, to discuss aerial mosquito spraying, in a radius of 2 ½ miles from the horse who died in Hamburg Township. This is proposed to prevent the EEE virus from spreading. Four people have died in Michigan this year due to the EEE virus.
- C. Jason Hilberer, Fireman of the Dexter Area Fire Department, said the response time will improve in 65% of Webster Township – the south and west also – with this new Fire Hall.

V. Motion by Charles Estlemen, 2<sup>nd</sup> by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 7:27 p.m.

Respectfully Submitted,



Tammy Koch, Secretary

TK:mlz

copy to:

John Kingsley  
Barbara Calleja  
Randy Raiford

MINUTES OF THE 499TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, OCTOBER 16, 2019

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Kay Stremler, Paul Zalucha, Tammy Koch, George Goodman

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford, Brant Savander, Connie Savander, Dan Munzel

I. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by Kay Stremler, to approve the agenda as presented. Motion carried.

II. Approval of September 18, 2019 Regular Minutes and October 2, 2019 Special Meeting:

- A. George Goodman asked to add “previous” just prior to the word “standards” in item III B5 of the Special Meeting so it is clearer.
- B. Motion by Tammy Koch, 2<sup>nd</sup> by Charles Estleman, to accept the draft minutes of the September 18 Regular Meeting and Special Meeting on October 2, 2019 as presented with the one change. Motion carried.

III. Township Board Report:

- A. John Westman reviewed the highlights of the September 15, 2019 Board Meeting.
  - 1. The Board recommended the Washtenaw County Board of Commissioners maintain the Washtenaw County Road Commission Board in its current autonomous status but add two new members so it has 5 members total.
  - 2. The Township Board approved the Zoning Ordinance amendments.
  - 3. The Township Board is establishing a Constable Subcommittee to see if Webster should have both a Zoning Administrator and Zoning Constable to enforce the Zoning Ordinance.
  - 4. The Board appointed Dan Munzel as new Trustee to replace John Scharf who is now Township Treasurer.
  - 5. The Township Board will hold a Special Meeting October 29, 2019 to discuss the proposed Fire Hall.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated October 16, 2019 (attached).

V. PDR Report: As an additional source of funding the PDR Committee has authorized John Kingsley to ask the Legacy Land Conservancy if Webster Township can be included with the Regional Conservation Partnership to participate in their program. We must commit \$175000 to a project if we are included.

VI. Comments from the Public: Dan Munzel, new Trustee, introduced himself as a 22 year resident of Webster Township. He is also on the Loch Alpine Improvement Association and the Dexter Area Fire Department Administration Board.

VII. Set Special Meeting Date for Preliminary and Final Site Plan for proposed Webster Township Fire Station.

- A. Charles Estleman moved, 2<sup>nd</sup> by George Goodman, to set a Special Meeting Date on Wednesday, October 30, 2019 at 7:00 pm for the fire hall site plan. Motion Carried.
- B. Randy Raiford said he has a packet for the Commissioners to review and to get back to him with any questions.

VIII. Master Plan Update: Randy Raiford showed his survey graphs (attached). The Commissioners discussed how to implement the Community Vision Open House on Saturday, November 9, 2019 at 9:30 a.m. Set up will be at 8:30 a.m.

IX. Public Participation: Brant Savander suggested the word chart from the Resident Survey be framed and be hung in the Lobby to show the residents the key words standing out from the survey and how this is helping us guide our decisions from the community input.

X. Information/Correspondence:

A. Kay Stremmer discussed the “MTA on the Road” meeting she attended. She was concerned about potential state laws that would preempt local regulations.

B. John Kingsley said spraying was done for EEE. John Scharf said the virus lives in birds but they don’t get sick.

XI. Paul Zalucha moved, 2<sup>nd</sup> by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 8:04 pm.

NEXT MEETING DATE:

Special Meeting: Wednesday, October 30, 2019 at 7:00 p.m.

Community Vision Session: Saturday, November 9, 2019 at 9:30 a.m.

Regular Meeting: Wednesday, November 20, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

WEBSTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING TO DISCUSS THE APPLICATION FOR PRELIMINARY/FINAL SITE PLAN  
OF THE WEBSTER TOWNSHIP PROPOSED FIRE STATION  
OCTOBER 30, 2019

The Meeting was called to order in the Township Hall at 7:00 p.m. by Chairperson Zamansky.

WTPC Members Present: George Goodman, John Westman, Andrea Zamansky, Charles Estleman, Tammy Koch, Charles Estleman

WTPC Members Absent: Paul Zalucha,

Also Present: John Kingsley, Martha Zeeb, Randy Raiford, John Scharf, Brant Savander, Dan Munzel, and three citizens

I. Agenda: Charles Estleman moved, 2<sup>nd</sup> by Tammy Koch, to approve the agenda as presented. Carried.

II. Public Comments: None

III. Application for Preliminary/Final Site Plan Review for construction of proposed fire station

A. Chairperson Zamansky related the small updates Randy Raiford made to the application.

B. Randy Raiford showed a power point presentation of the fire station blue prints, landscaping, and projected improvement to the emergency response times in the Township

C. Questions from Commissioners

1. George Goodman said there was an error and omission in the impact assessment page 2 Section 13.70 B. (4) Overall Site Conditions of 875 feet south of Farrell Road and 1325 feet north of Gregory Road. He said this is flip flopped as the proposed fire hall is to be north of Farrell and south of Gregory.

2. Kay Stremmer asked how Washtenaw County Water Resources Commission monitors the soil erosion on page 2 of the impact study. Randy Raiford explained we get a permit from them and they monitor it monthly and after rain events.

3. Kay Stremmer asked about the impact statement Section 13.70 B.(12) that Hazardous material will not be stored on-site. John Kingsley said nothing will be stored outside the building. Randy Raiford said household items will be kept in a cabinet. Dan Munzel said fire-fighting foam is now safe. Andrea Zamansky said it should be part of the motion that hazardous items are stored indoors.

4. Kay Stremmer said the opacity standard for landscaping is not on the final recommendation list. Randy Raiford said in three years they will ensure screening of the parking lot meets Section 13.75F of the Zoning Ordinance..

5. Andrea Zamansky said a condition of the motion must be that the applicant receives final approval from the Road Commission and Health Department.

6. Andrea Zamansky said the Site Plan cover sheet second Standard Notes page shows SP 08 and it should be SP 10.

7. Andrea Zamansky said a condition of approval should be getting the Surveyor Certificate.

8. Randy Raiford verified that he ensures the conditions of the site plan approval motion are met.

D. George Goodman moved, 2<sup>nd</sup> by John Westman, to acknowledge receipt of the application and to approve with conditions a Combined Preliminary and Final Site Plan prepared by Macon Engineering, LLC and last revised on October 7, 2019, to construct a fire station in the Public Lands zoning district on land located at 5775 Webster Church Road, Dexter, Michigan, Parcel number C-03-27-100-029. Approved with conditions as follows: 1) The Applicant must receive final, unconditional approvals from the Washtenaw County Road Commission and the Washtenaw County Health Department with respect to the project; 2) The Applicant shall revise the cover sheet of the Site Plan to indicate that the second Standard Notes page is on SP-10, not SP-08; 3) The Site Plan shall be amended to specify that all hazardous materials shall be stored indoors; 4) The Applicant shall provide a Surveyor Certificate in form and substance satisfactory to the Zoning Administrator and the Chair of the Planning Commission; 5) Parking Lot landscaping shall meet the requirements set forth in Section 13.75.F of the Zoning Ordinance. A roll call vote was taken and it carried unanimously.

IV. Public Comments:

- A. John Kingsley said Thank you
- B. John Westman said he has been on the Township Board 16 years and he has worked on this for the last 12-13 years. Don Zeeb and Paul Kleinschmidt had the foresight for a fire station and Rick Kleinschmidt suggested setting money aside to do this project and we have almost enough. This is a big deal and he is happy to be part of it.
  - 1. George Goodman suggested a plaque to acknowledge the founders who started it and who approved it now.
  - 2. Dan Munzel suggested a ground breaking ceremony or a ribbon cutting ceremony with press coverage to acknowledge the people.

V. As there was no further business George Goodman moved, 2<sup>nd</sup> by Kay Stremmer, to adjourn. Motion carried. The Meeting adjourned at 7:37 p.m.

NEXT MEETING DATE:

Community Vision Session: Saturday, November 9, 2019 at 9:30 a.m.  
Regular Meeting: Wednesday, November 20, 2019 at 7:00 p.m.

Respectfully Submitted,



Tammy Koch, Secretary

TK:mz

copy to: J. Kingsley  
B. Calleja  
R. Raiford

MINUTES OF THE 500TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 20, 2019

The Meeting was called to order at 7:03 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler, Paul Zalucha, John Westman

Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, Brant Savander and 4 citizens

I. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by John Westman, to approve as presented. Motion carried.

II. Approval of Minutes: George Goodman moved, 2<sup>nd</sup> by Tammy Koch, to approve the minutes of the October 16, 2019 and October 30, 2019 meetings as written. Motion carried.

III. Township Board Report by John Westman:

A. The Board granted an application for consumer grade fireworks on Gregory Road.

B. The Board appointed Erica Perry to the Huron River Watershed Council.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated November 20, 2019 (attached).

A. He stated that the proposed firehall found sand when digging test holes for the reserve drain field. He will revise the site plan drawing and would like this to be a minor change.

B. John Westman suggested giving zoning compliance permits individually so they can start work on the firehall. He knew it was at their own peril in the event a different permit was not granted.

V. PDR Report: John Westman reported that they didn't meet in November due to the snowstorm. The next meeting will be December 2<sup>nd</sup> at 6:30 p.m.

VI. Comments from Citizens: Tom Neil of Brass Creek Board said he needs to attend Township Meetings to learn what is going on. He found out PDR is Purchase Development Rights; ZBA is Zoning Board of Appeals; he will learn different things by attending the Township Board and the Planning Commission meetings; and he should talk to Randy Raiford about wind farms and businesses that are blight.

VII. Request by Dexter United Methodist Church to amend Section 13.140 of the Zoning Ordinance to allow new technology for an Illuminated electronic sign in the R-1 Zoning District:

A. Carl Espy, Director of Administration, said they have completed the expansion of their church and now want to replace the sign with one they can manage from their office. It would be 4x8 feet in size, in the same location, and they were agreeable to reasonable restrictions such as turned off from 11pm to 7 am. It would be LED lighting, but not brighter than the current sign.

B. Paul Zalucha informed the Commissioners of the training session on signs we attended in 2011.

1. To survive litigation Signs must be content neutral - so not religious. The Zoning Ordinance can regulate display time, the place of the sign for setbacks and space, and the manner of design size and illumination. He read the sign ordinance purpose to restrict visual clutter, blight, and keep dark sky.

2. He explained that the Dexter Methodist Church is grandfathered to allow their current sign in the R-1 District but it can't be changed to LED.

C. George Goodman said we want dark sky and a rural community, but residents also want Broadband so we also need modern times.

1. Andrea Zamansky said lights in a Commercial District are fine, but residents want it dark.

2. John Westman thought some garage lights are more intrusive than this sign would be.

3. Paul Zalucha suggested lights could be kept 500 feet from residential areas.

4. Charles Estleman said we should be extremely careful as we would get a lot of lighted signs.

D. Andrea Zamansky suggested Mr. Espy could meet with us individually and we could discuss again.

VIII. Solar Energy Facilities draft Zoning Ordinance

A. The Commissioners discussed large and small solar energy facilities. Small (for homeowners)

would be allowed in any zoning district, while large would have substantial regulations.

1. Small would be 800 to 1500 square feet, or 3000 square feet for a farm. (A farm files Schedule F for Federal Income Taxes.) The facilities could be ground mounted or wall mounted, and up to 20 feet tall if on a monopole. If on an existing roof the mounted size limit does not apply. There was some discussion of evolving structures for roof facilities that people have seen.
  2. Commercial, (with intent to send electricity off site,) would need a Special Use permit in the Ag District and would be a permitted use in Industrial, Office, and Commercial Districts.
  3. The Commissioners discussed screening and suggested getting comments from citizens.
- B. The Commissioners suggested hearing from the Fire Department regarding safety.

IX. Master Plan Update

- A. Randy Raiford will have the Community Survey Responses at the December Meeting.
- B. The Commissioners discussed the Public Engagement session held November 9, 2019 with 40-50 people in attendance.
  1. For Roads the consensus was do not pave the dirt roads.
  2. For PDR John Westman said there is no need to change the Master Plan.
  3. For Green Infrastructure we can use the map for planning, with incentives for good stewardship. Kris Olsson can come to a Planning Commission Meeting.
  4. For Capital Improvement have bike lanes and connect the Border to Border Trail. They would like Broadband internet but have no idea how to pay for it. They would like financial support for the Historic Village and for care of Township roads.
  5. For Miscellaneous there is some, but not strong, support for Accessory Dwelling Units, but other citizens oppose it so results are very mixed. They would like enforcement of the blight rules and to limit housing density.
- C. Andrea Zamansky and Kay Stremler will draft a Master Plan with action items as follow up.

X. Public Participation:

A. Tom Neil cautioned to not base the Master Plan on 50 people who attended the Visioning session. He suggested we contact Pinckney about their thoughts on solar systems for residents and he will ask the Brass Creek residents. He asked who cleans out a fallen tree in the Huron River and learned the Huron River Watershed Council has many volunteers and it has a newsletter and emails.

B. Brant Savandar said the Master Plan is very important and we can use the ideas of green power and preventing blight.

XI. Information items/ Correspondence: None

XII. George Goodman moved, 2<sup>nd</sup> by Kay Stremler, to adjourn. Motion carried. The meeting adjourned at 9:37 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, December 18, 2019 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 501ST REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, DECEMBER 18, 2019

The Meeting was called to order at 7:04 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, Kay Stremmler, Tammy Koch, George Goodman

WTPC Members Absent: Paul Zalucha

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford, Brant Savander, Erica Perry, Kris Olsson

I. Approval of Agenda: Charles Estleman moved, 2<sup>nd</sup> by John Westman, to approve the agenda as printed. Motion carried.

II. Approval of Minutes:

A. Andrea Zamansky asked to change “Boarder” to “Border” in item IX B4 and to add “ but other citizens opposed it so results are very mixed.” after “Units” in item IX B5.

B. Motion by John Westman, 2<sup>nd</sup> by Charles Estleman, to approve the minutes of the November 20, 2019 Regular Meeting as amended. Motion carried.

III. Township Board Report and PDR Report:

A. John Westman reviewed the highlights of the December 17, 2019 Board Meeting.

1. The Board discussed possible compensation for the ZBA Alternate and will ask the ZBA Board for a very specific recommendation on what to do.

2. The Board has just learned the new Fire Hall will need a separate drain field for water from washing trucks as it is a hazmat issue. They will come to the Planning Commission to decide if this is a minor change to the Site Plan.

B. John Westman gave the PDR Report:

1. They will get an appraisal on 120 acres. The PDR millage goes until 2024 but they may need to borrow from the Township if they spend all the money up front.

2. John Westman is the Chairman now that he no longer has a conflict of interest.

IV. Zoning Administrator Report: Randy Raiford reviewed his “Zoning, Property Inspection & Code Enforcement Activity Report” dated December 18, 2019 (attached). He will give a progress report on the Fire Hall in the future. They have learned that, per the State, only the sleeping area of the new Fire Hall will need sprinklers.

V. Comments from the Public: None

VI Green Infrastructure Plan presentation: Kris Olsson discussed the Township Map of Green Infrastructure from our Master Plan Workshop (attached). The Map can be used to prioritize parcels to expand land preservation with a millage, incentives, or an Overlay District that would have extra provisions required for site plan development. In this way it goes from a map to a plan. Kris Olsson said natural features can also be protected with set-backs and clusters.

VII. Master Plan Update:

A. The Commissioners were encouraged to study the Survey and discuss it at the January Meeting. Andrea Zamansky thought it would be helpful to add a word cloud to question #7 and to combine the top 1, 2, and 3.

B. Andrea Zamansky will draft the Master Plan for the January Meeting but expects few changes based on public feedback that they like the Master Plan as is.



- C. John Westman said the PDR Committee recommended expanding the PDR Agriculture Property Priority Map (attached). Kris Olsson was asked to overlay the Green Infrastructure map on the PDR Agriculture Property Priority Map.
- D. George Goodman said the survey shows citizens were concerned with roads, blight, and rural character so we need to take action.
  - 1. John Westman said the Township could appoint a person to enforce the Zoning Ordinance. George Goodman suggested a constable rather than a professional hired firm to enforce this Zoning Ordinance. We need to enforce the Zoning Ordinance according to Webster's kind and gentle manner.
  - 2. Charles Estleman said most residents let Randy know of danger. Andrea Zamansky asked Randy to make a written record of all complaints.

VIII. Public Participation:

A. Erica Perry asked for a new buildout analysis, as it has changed from prior years because of PDR, and how it will look in 20 years, and how it will impact water. Feedback can be given to residents using John Kingsley's email blast. She said retired baby boomers grow in number and Eagle Scouts look for service projects like blight clean up instead of hiring a company to enforce the Zoning Ordinance.

B. John Kingsley said the County will have a survey mailing in January regarding broadband. He encouraged Webster residents to complete the survey on their home computer.

C. Brant Savander said the Township should inform residents about Road Commission ideas on how our taxes should be spent. Then the residents will know what is needed/proposed when a millage is put on the ballot.

D. John Westman apologized to Brant as he forgot to distribute Brant Savander's draft brochure on "Guide to Construction & Demolition Waste Disposal" to the Planning Commissioners.

IX. Information/Correspondence: Charles Estleman asked for an update on the Methodist Church sign and learned we have not heard anything.

X. George Goodman moved, 2<sup>nd</sup> by Kay Stremmler, to adjourn. Motion carried. The meeting adjourned at 9:21 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, January 15, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley  
 B. Calleja  
 R. Raiford