

MINUTES OF THE 292ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 17, 2002

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

WTPC Members Present: Wilber Woods; Paul Zalucha, Jim Burnett, John Kingsley, Don Heller, Gerry Calhoun, John Westman

WTPC Members Absent: None

Also Present: Martha Zeeb, and a roomful of citizens

OLD BUSINESS:

- I. Mr. Kingsley reviewed the minutes of the March 20, 2002 Regular Meeting . Gerry Calhoun moved, 2nd by Don Heller, to accept the minutes as printed. Motion Carried.
- II. Township Board Report and Approval of Agenda was next on the agenda.
 - A. Mr. Kingsley said Nextel will not build their tower this year. They are being asked to pay rent or to restore the site that they started tearing up for a drive.
 - B. The Zoning Report has 1 new house permit in the last month and 71 in the previous 12 months.
 - C. Scully Natural Beauty Road petition was approved north of Valentine Road.
 - D. Peter Building Co. received a private road variance for North Meadows. The road may have a 20' paved surface, 60' right of way, and a separate 15' utilities easement. Peter Building Co. will dedicate to the Township the easement going to the adjacent east property.
 - E. Jim Burnett moved, 2nd by Paul Zalucha, to approve the agenda . Motion carried.
- III. Public Hearing for North Meadows Site Condo was next on the agenda (attached)
- IV. Mr. Kingsley opened the meeting to comments from citizens. Erica Perry gave the Planning Commission a copy of the June 6, 2001 Township Bird Survey and a disk to put on the web page.
- V. There were no Master Plan Revisions as the County Planning Commission is still working on it.
- VI. The Preserve had no one here to represent it and we have received no documentation.
- VII. Mr. Kingsley related that the State still has the Historic District Ordinance.
- VIII. Mr. Kingsley said Ridgeview has regrading work to do.
- IX. Special Use Permit for Tall Oaks Kennel was next on the agenda. Mr. Kingsley said we don't have the noise measurement report yet as there have been equipment-scheduling problems that were out of our control. The noise study should be done next week .
 - A. Peter Conlin said Ms. Perkins has approval from the DEQ, EIS, and is currently licensed to run a kennel. She has done research on how to dampen the sound in the spirit of neighborliness. They still need the sound study to see if proposed structural changes to the building will meet the Township noise ordinance. As they have now provided everything needed for the preliminary site plan they are asking the Township for approval of the Special Use Permit.
 - B. Peter Collins presented the new site plan. They propose relocating runs that were in the South shed structure to an annex, and constructing an addition for inside storage and 8 small dogs. The new annex will be 32'x52'. They will have 11 additional runs. All will be connected to the existing septic field. The existing structure will be enclosed and soundproofed. All the buildings will be on flat ground with no disturbing the natural features.
 1. Mr. Kingsley asked for the total number of runs and was told 30.
 2. Jim Burnett asked how soon the building and soundproofing will be done if approved. Mr. Collins said they must get the sound measurement data and they will install the soundproofing in the existing building as soon as possible. They will have to go through the normal building permit and construction process for the new building.
 3. Jim Burnett asked how many dogs are kept at Tall Oaks. Ms. Perkins said she has had up to 50 and could have 22 more when the addition of 11 more runs is complete.
 4. Gerry Calhoun asked if they would still walk the dogs. Elaine said yes but they rarely bark then.
 - C. The Commissioners discussed suggested conditions to be met if a Special Use Permit is granted. Gerry Calhoun moved, 2nd by Jim Burnett, to recommend to the Township Board approval of the Special Use Permit with the following contingencies: 1) Comply with the Township noise ordinance 2) final site plan within 60 days of Township approval 3) construction will begin within 90 days after final site plan is complete 4) two dogs can be walked per

person and two people can walk dogs at one time. 5) there will be 31 dog runs, 8 small dog pens, 6 cat pens 6) hours of operation are 4p.m.-5p.m. Sunday; 8:30 a.m. – 5p.m. Saturday, 8:30 a.m.-12 noon 2p.m. – 5:30 p.m. Monday-Friday 6) Township Attorney verifies that we don't need another public hearing due to the increase in business. Mr. Kingsley said if there is a violation the Township Board will take action to revoke the Special Use Permit. Motion Carried. A 5-minute Meeting Break was taken.

X. The Commissioners discussed revisions Mr. Kingsley had made to the Zoning Ordinance based on their comments at the March Regular Meeting. Don Heller moved, 2nd by John Westman to hold a public hearing on May 15, 2002 at 7:30 p.m. to discuss these Zoning Ordinance changes to Section 2.02, 4.10, 9.06 and 14.03. Motion carried.

XI. The Commissioners discussed North Meadows Cluster Development. Gerry Calhoun moved, 2nd by Don Heller, to approve North Meadows cluster development with the following contingencies 1) the Township Attorney approves the site condo documentation 2) Jim Ross approves the site plan changes of 4/2/02 that have been made 3) we receive the Drain Commissioner's technical review. The motion carried with Paul Zalucha opposed.

NEW BUSINESS: None

XII Mr. Kingsley asked for citizen's comments.

A. Rosemary Angel suggested the time line for enclosure of existing runs at Tall Oaks Kennel be shortened for the neighbors. Mr. Kingsley asked her to make her comments to the Township Board.

B. Doris Moore asked how the sound level would be determined and Mr. Kingsley explained how the equipment would test the sound.

C. Don Lupi said he was very displeased that the dogs are still barking and DEQ and Health Department paperwork was ignored.

D. David Kozlowski wanted relief from the dog barking noise sooner than one year. Mr. Kingsley asked him to speak to the Township Board.

XIII. General Discussion. St. Joseph Catholic Church will need a Special Use Permit for a new church on 47 acres at Mast and N. Territorial Road so they can move forward on the final purchase. They would like to build the church on the west hill and have the drives off both roads but far from the corner.

XIV. Don Heller moved, 2nd by Jim Burnett, to adjourn. Motion Carried. The meeting adjourned at 11:00 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday May 15, 2002 at 7:30 p.m.

Regular Meeting, Wednesday, March 20, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

C. Schmolt
J. Ross

MINUTES OF THE 293RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 15, 2002

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

WTPC Members Present: Paul Zalucha, John Kingsley, Don Heller, Gerry Calhoun, John Westman; Wilber Woods, Jim Burnett

WTPC Members Absent: None

Also Present: Martha Zeeb, and about 15 citizens

OLD BUSINESS:

- I. Review of prior meeting minutes was first on the agenda.
 - A. Mr. Kingsley reviewed the minutes of the March 20, 2002 Regular Meeting as an error had been found in Item III B. The home was not built in Glen Devon, but instead is in the Sand Hill development. Mr. Kingsley said the Township now has a site plan with the building envelope for lot 9 changed. Gerry Calhoun moved, 2nd by Jim Burnett, to amend the March 20, 2002 meeting minutes to change the wording in item III B to Sand Hill. Motion Carried.
 - B. Mr. Kingsley reviewed the April 17, 2002 Public Hearing for North Meadows site condo. Jim Burnett moved, 2nd by Paul Zalucha, to accept the minutes as printed. Discussion followed as Mr. Kingsley wanted Peter Building Co. in Item II A to be Peter's Building Co. He also wanted to add "on North Territorial" after from the blinker light in Item III E. Jim Burnett moved, 2nd by Paul Zalucha, to accept the corrections into his prior motion. The Commissioners voted and the motions carried.
 - C. Mr. Kingsley reviewed the minutes of the Regular Meeting on April 17, 2002. Jim Burnett moved, 2nd by Paul Zalucha, to accept the minutes as printed. Discussion followed as Mr. Kingsley wanted "disturbing the" natural features to be added to Item IX B. In addition, Item IVX should be changed to Item XIV. Jim Burnett moved, 2nd by Paul Zalucha, to accept the corrections into his prior motion. The Commissioners voted and the motions carried.
- II. Township Board Report and Approval of the Agenda was next on the agenda.
 - F. Mr. Kingsley said the Township Board would meet next week.
 - G. Jim Burnett moved, 2nd by Don Heller, to approve the agenda with the correction to remove item E from Old Business. Motion Carried.
- III. Public Hearing on Zoning Ordinance changes was next on the agenda. (attached)
- IV. Mr. Kingsley opened the meeting to comments from citizens. Erica Perry said this year's Bird Count would meet on June 1st at 6:30 a.m. at the Community House.
- V. Mr. Kingsley said the County Planning Commission has not gotten back to us on the Master Plan Revisions. In addition he has not heard from the Preserve, Ridgeview, Harbor Trail, or the State of Michigan on the Historic District Ordinance.
- VI. Zoning Ordinance Changes were discussed. Gerry Calhoun moved, 2nd by Jim Burnett, to accept the revised the changes (attached) to the Zoning Ordinance. Motion Carried.

NEW BUSINESS:

- VII St Joseph Catholic Church gave a presentation on their request to receive a Special Use Permit to build a church on the South West corner of Mast and N. Territorial Road. Much discussion followed. Jim Burnett moved, 2nd by Don Heller, to hold a public hearing on June 19, 2002 at 7:30 p.m. to hear the request for a Special use permit for St. Joseph Catholic Church to build a church at Mast and N. Territorial Road. Motion Carried.
- VIII Mr. Kingsley asked for citizen's comments.

- A. Cynthia Zucharo said she was speaking on behalf of neighbors of Tall Oaks Kennel who are concerned as an Air Horn is now blowing. Mr. Kingsley said they should call the Sheriff.
- B. Erica Perry asked for her 2001 Bird Count disk back and about the Mobile Home Park. Mr. Kingsley said she can get the disk at the Township Board meeting and he has no knowledge of anything further regarding the mobile home park.
- C. Cynthia Zucharo asked about matching funds to purchase development rights. Mr. Kingsley said he received a model farmland preservation ordinance from the Washtenaw Co. Farm Bureau.

IX General Discussion was next on the agenda.

- A. Paul Zalucha asked about a public hearing regarding increased use at Tall Oaks kennel. Mr. Kingsley related the Township Attorney said an initial public hearing is held so residents are aware of the situation and then they are to keep up on the process.
- B. Paul Zalucha asked if the noise study for Tall Oaks Kennel has been done. Mr. Kingsley said they are still waiting for the equipment.

X. Motion by Gerry Calhoun, 2nd by Jim Burnett, to adjourn. Motion carried. The meeting adjourned at 9:25 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, June 19, 2002 at 7:30 p.m.

Regular Meeting, Wednesday, June 19, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

J. Ross

MINUTES OF THE 294TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 19, 2002

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

WTPC Members Present: Wilber Woods; Paul Zalucha, Jim Burnett, John Kingsley, Don Heller, Gerry Calhoun, John Westman

WTPC Members Absent: None

Also Present: Martha Zeeb, and a roomful of citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the May 15, 2002 Regular Meeting and the May 15, 2002 Public Hearing. Gerry Calhoun moved, 2nd by Jim Burnett, to accept both minutes with a change to the date of the Public Hearing to May 15, 2002 and to change the Roman Numerals in the May 15, 2002 Regular Meeting so VII become VIII, VIII becomes IX and IX becomes X. Motion Carried.

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

- H. Mr. Kingsley passed around the Zoning Report, Treasurer's Report, Financial Audit, Private Road Ordinance Amendment, and a proposal the Township Board agreed to send Charlene to an Assessor Conference.
- I. Hamburg Township wants Scully Road to be a second access to Mystic Ridge when it has 98 home sites or after June 1, 2006.
- J. Walsh Road, west of Mast Road, is scheduled to be improved.
- K. Paul Zalucha moved, 2nd by Gerry Calhoun, to approve the agenda as printed. Motion carried.

III. Public Hearing for a Special Use Permit for St. Joseph Catholic Church was next on the agenda (attached).

IV. Mr. Kingsley opened the meeting to comments from citizens. None.

V. Mr. Kingsley said there was no action on Master Plan revisions, the Preserve, Historic District Ordinance, or Ridgeview.

VI. The Commissioners discussed the St. Joseph Catholic Church request for a Special Use Permit.

A. Jim Burnett moved, 2nd by Don Heller, to recommend to the Township Board to adopt the Special Use Permit to allow St. Joseph Catholic Church to have church facilities at the Southwest corner of Mast and North Territorial Roads.

B. John Westman was concerned with Item 10.09D. Mr. Kingsley read 10.09 A through 10.09 F as these Standards are what the Commission must base its decision on.

C. Paul Zalucha asked about a Storm Water Management Study. Mr. Kingsley said this and many other things would be needed with the final site plan.

D. John Westman felt the intersection was difficult now and it should be addressed before a Special Use Permit it issued.

1. Mr. Kingsley said the Township Board has asked the Road Commission to look at the cost and means of funding.

2. Patrick Flaherty said they have met with the Road Commission and learned it is the Road Commission's responsibility to upgrade the corner but they don't have the funds. If a Special Use Permit is granted the church will install an entrance on each road to reduce the volume at the corner for safety.

E. The Commissioners voted and the motion carried with John Westman opposed.

NEW BUSINESS:

VII. The Commissioners discussed the proposed Wheeler Woods Site Condo on Webster Church Road. Mr. Kingsley said it is 11.25 acres with 4 lots each over 2 acres in size. Jim Ross has not reviewed it yet.

A. Gerry Calhoun asked if there is common set aside and Mr. John Cooch said no and the Homeowner By-laws will be changed to reflect this. The Wheelers want a site condo as they have used all the splits.

B. Paul Zalucha was concerned with the driveway site distance on unit #4. Mr. Cooch said the Road Commission has approved a drive on the east edge of this lot.

C. Gerry Calhoun moved, 2nd by Jim Burnett, to set a public hearing on the Wheeler Woods Site Condo for July 17, 2002 at 7:30 p.m. Motion carried.

VIII Mr. Kingsley asked for citizen’s comments. David Halteman said he lives just south of the proposed Wheeler Woods. He is very opposed to this project as mature trees will be removed and the wetlands will affect his pond.

IX. General Discussion was next on the agenda.

A. Mr. Kingsley said the Commissioners should tell Jim Ross if they see signs placed in the road right of way as this is a civil infraction.

B. The Commissioners discussed the Master Plan and Zoning Ordinance. Mr. Kingsley said it was last updated in 2001 and the Township Board is trying to hire a new Planner to suggest changes. Mr. Kingsley will present the Purchase of Development Rights sample ordinance from the Washtenaw County Farm Bureau at the July regular meeting. By the end of December we must change the Zoning Ordinance to allow for 50% set aside.

X. Don Heller moved, 2nd by Jim Burnett, to adjourn. Motion Carried. The meeting adjourned at 9:20 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday July 17, 2002 at 7:30 p.m.
Regular Meeting, Wednesday, July 17, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz
copy to: D. Fisher
W. Baldus

C. Schmolt
J. Ross

MINUTES OF THE 295TH REGULAR MEETING OF
THE WEBSTER TOWNSHIP PLANNING
COMMISSION WEDNESDAY, JULY 17, 2002

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

WTPC Members Present: Paul **Zalucha**, John **Kingsley**, Don **Heller**, Gerry **Calhoun**, John **Westman**; **Wilber** Woods, Jim **Burnett**

WTPC Members Absent: None

Also Present: Martha Zeeb, and about 15

citizens

OLD BUSINESS:

I. Review of prior meeting minutes was first on the agenda.

- A. Mr. Kingsley reviewed the minutes of the June 19, 2002 Regular Meeting. He corrected Item VII A to say that the Wheelers have used "all" of their splits. Jim Burnett moved, 2nd by Don Heller to accept the June 19, 2002 Regular Minutes as corrected. Motion carried.
- B. Mr. Kingsley reviewed the June 19, 2002 Public Hearing for a Special Use Permit for a Catholic church at Mast and North Territorial Roads. Paul Zalucha moved, 2nd by Jim Burnett to approve the Public Hearing Minutes as read. Motion carried.

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

- A. Mr. Kingsley passed around the Treasurer's Report, Zoning Report and Eagle Scout proposal.
 - 1. The Sound Study is completed on the Tall Oaks Kennel and they are waiting for the full report.
 - 2. The Township Board is waiting for an architectural report for possible solutions to the Glen Devon problem
 - 3. **Campbell** has sued the **ZBA** as they did not grant a set back variance on the swamp that was filled in on Joy Road.
- B. Mr. Kingsley explained that a Public Hearing is not required for Wheeler Woods as this Site **Condo** is not a Cluster Development. Gerry Calhoun moved, 2nd by Jim Burnett, to accept the agenda as presented. Motion Carried.

III. Mr. Kingsley opened the meeting to comments from citizens.

A. Dan **Northrup** was opposed to Wheeler Woods 4 houses.

B. David **Halteman** was opposed to Wheeler Woods

C. John **Conklin** asked about splits.

D. **Marty** David asked about the authority of the Planning Commission to deny Wheeler Woods.

IV. Mr. Kingsley said the County Planning Commission has not gotten back to us on the Master Plan Revisions. In addition he has not heard from the Preserve, or the State of Michigan on the Historic District Ordinance. He plans to go to **Lansing** to meet with the Historic District **Div**.

A. Mr. Kingsley said **Ridgeview** amended Final Site Plan has now met all four contingencies so they can now sell lots.

B. Mr. Kingsley explained that Jim Ross has reviewed the Wheeler Woods Preliminary Site Plan and had a number of problems.

1. Gerry Calhoun moved, 2nd by John Westman, to table Wheeler Woods until Mr. Cooch incorporates Mr. Ross's comments into the Site Plan and Mr. Cooch is present to answer questions. Motion Carried.

2. Paul Zalucha asked for another Road Commission review of the driveways to verify the site distance requirements are met. Mr. Kingsley will ask the Road Commission for clarification.

V. North Meadows Final Site Plan was next on the agenda.

A. Mr. Kingsley said Jim Ross has reviewed the Final Site Plan and finds no further issues.

B. Jim Burnett felt lots 1 and 21 should not be there as they will be too small if Mast or N. Territorial roads are enlarged. He also questioned how much acreage Lot 40 has as it is Lshaped

and part of Lot 40 is behind Lot 41.

1. Mary of Atwell Hicks said the 60' road right of way is not included in Lots 1 or 21. The 50' buffer is included in Lot 1 and Lot 21.

2. Mary of Atwell Hicks said lot 40 is L shaped as the soils are good along N. Territorial road. The septic field will be in the buffer zone but there will not be a berm there. The buffer will have plantings.

3. Mr. Kingsley asked how far Lot 21's septic field is from the lot line and was told 10 feet.

C. Mr. Kingsley read the Drain Commissioner's comments. Mary of Atwell Hicks said they are making the corrections and will resubmit them to the Drain Commission and then come back to the Planning Commission. Much discussion followed.

1. The Planning Commission decided they wanted an extra 2 feet in the bottom of the catch basin to reduce sedimentation down stream.

2. The Planning Commission decided washed crushed stone was appropriate for the access to the dry hydrant.

3. The Planning Commission discussed fencing the detention pond. Peters Building Co. will bring in cross section drawings of the pond so the Commission can make an informed decision.

4. Jim Burnett moved, 2nd by Don Heller, to table North Meadows final site plan until the August Regular Meeting. Motion carried.

VI Mr. Kingsley said next month's meeting will include Harbor Trail Final Site Plan, North Meadows Final Site Plan, Wheeler Woods, and a sample ordinance on PDR rights.

VII Mr. Kingsley asked for citizen's comments.

A. Sue Conklin asked if Webster Township would participate in the Federal Emergency Management Act to get a flood study done. Mr. Kingsley said he would ask the Township Supervisor. B. John Cooch apologized for arriving so late. Mr. Kingsley explained what the Commissioners had done.

IX General Discussion was next on the agenda. A. Mr. Kingsley said he would give the Commissioners the sample PDR ordinance next week so they can review it before the next meeting. B. The Commissioners were concerned about the development at Mast and N. Territorial

Roads as it is so wet and storm water management to the river was an issue.
Mr. **Kingsley** said he would investigate with the Drain Commission.

X. Motion by Jim **Burnett**, 2nd by Don Heller, to adjourn. Motion carried. The meeting adjourned at 9:50 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, August 21, 2002 at 7:30 p.m.

Respectfully
Submitted,

Wilber Woods,
Secretary

WW:mlz

copy to: **D. Fisher W. Baldus J. Ross**

MINUTES OF THE 296TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 21, 2002

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

WTPC Members Present: Wilber Woods; Paul Zalucha, Jim Burnett, John Kingsley, Don Heller, Gerry Calhoun, John Westman

WTPC Members Absent: None

Also Present: Martha Zeeb, and about 20 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the July 17, 2002 Regular Meeting. Jim Burnett moved, 2nd by John Westman, to accept the minutes as printed. Motion Carried.

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

- L. A. Mr. Kingsley passed around a resignation letter from Jim Ross, the Zoning Inspector. His resignation is effective August 20, 2002 due to a new work commitment.
- M. B. The Tall Oaks Sound Study will be presented to the Township Board at their September Meeting.
- N. C. The Township Board issued a Special Use Permit to St. Joseph Catholic Church.
- O. D. Gerry Calhoun moved, 2nd by John Westman, to approve the agenda with the addition to Old Business – Tall Oaks Kennel and to New Business – CJ Party Store. Motion carried.

III. Mr. Kingsley opened the meeting to comments from citizens.

- A. A. David Halteman verified that the Commissioners received his fax.
- B. B. Sue Conklin asked the status of the flood study and was told that Dean Fisher has received a letter from FEMA and he is reviewing it.

IV. Mr. Kingsley said there was no action on Master Plan revisions as the County Planners have resigned. He hopes the Township will have a Planner by next month. The Preserve is tabled indefinitely and will be removed from the Agenda. There has been no word from the State on the Historic District and Mr. Kingsley has not been to Lansing yet.

V. Wheeler's Woods Preliminary Site Plan was next on the agenda.

- A. A. Mr. Kingsley had a letter from the Road Commission stating that many trees will need to be removed and then the proposed driveways will meet the required site distance.
- B. B. Mr. Kingsley looked at the revised site plan and it has fixed Jim Ross's set back concerns with smaller building envelopes. He did not know if Jim Ross has reviewed the revised site plan.
- C. C. Mr. Cooch explained that the property across Webster Church Road has been deeded to the Washtenaw County Road Commission and the road right of way is not included in the lots and will be given to the Road Commission also.
- D. D. Mr. Cooch said Carl Frankena has the Association Deed Restrictions, which will say basements are not allowed on these lots.
- E. E. The Commissioners still need soil information, storm water management from the Drain Commission, Master Deed documentation, recorded deeds for right of way property to the Road Commission, and other items on the Site Plan Requirements list.
- F. F. Jim Burnett moved, 2nd by Paul Zalucha, to table Wheeler Woods to the September Regular Meeting. Motion Carried.

VI. North Meadow's Final Site Plan was next on the agenda.

- A. A. The Planning Commission reviewed the cross section of the detention pond.
- B. B. John Westman read a letter from Atwell Hicks certifying the proposed drainage plan would work. Mr. Kingsley said drainage easements must be set up so it is possible to make a Drainage District someday.
- C. C. Mr. Kingsley did not think Jim Ross has reviewed these modified plans but Jim has agreed to work with his replacement.

- D. D. Gerry Calhoun moved, 2nd by Paul Zalucha, to approve North Meadows Residential Cluster Development Final Site Plan with the contingency that the Township Engineer reviewed the plan dated August 2, 2002. Motion Carried.

VII Tall Oaks Kennel Special Use Permit was next on the agenda.

A. Mr. Kingsley said the Planning Commission did not receive a final site plan by the July 21, 2002 deadline. We did get a letter afterwards requesting a 60 day extension of time. He talked to Mark Reading and the Planning Commission can do the legwork to rescind the Special Use Permit.

B. John Westman moved to recommend to the Township Board to rescind Tall Oak Kennel's Special Use Permit. Motion died for lack of a second.

C. Jim Burnett moved, 2nd by Gerry Calhoun, to grant Tall Oaks Kennel an extension of their final site plan presentation until September 18, 2002 with the plans submitted by September 11, 2002, and a letter sent to Ms. Perkins to notify her of this. Discussion followed and Mr. Burnett and Ms. Calhoun withdrew their motion.

D. Mr. Kingsley will ask Mark Reading to send Tall Oaks a letter to demand she go to the September Township Board meeting and send the Planning Commission the final site plan.

NEW BUSINESS:

VIII. CJ's Party Store was issued a County Building Permit without a Site Plan. Mr. Kingsley said he talked to the Township attorney and they still need a Site Plan Review to comply with the Zoning Ordinance. Mr. Kingsley told them they need to apply for a Preliminary Site Plan and he wants to see some improvement with the traffic at the store. Mr. Kingsley will talk to Washtenaw Engineering. John Westman moved, 2nd by Jim Burnett, to hold a Special Meeting on Wednesday, August 28, 2002, to discuss CJ Party Store Site Plan. Motion Carried. Wilber Woods asked about the time and was told it will be at 7:30 p.m.

IX. Harbor Trail Final Site Plan was next on the agenda.

A. Bob O'Riley explained that they have added riffraff to the drainage ditch to protect slopes at Jim Ross request. They have Health Dept approval for 17 lots and MDEQ permit for wetlands.

1. Jim Burnett asked if they tested the wells for arsenic and was told that the wells tested okay.

2. Jim Burnett asked if they have written permission from the builder of Mystic Ridge. Mr. Dever said the documents would be filed shortly granting cross easement. They currently have written agreement for a partial land swap.

3. Jim Burnett asked about fire and police protection. Mr. Kingsley said Dexter would service this project with gated access up Scully Road into Hamburg Township.

B. Mr. Kingsley said lot 16 is a drainage easement. Lots 4, 10, 11, 12 need a defined storm water drainage easement recorded because water flows across these lots and we need to ensure that drainage areas are known and remain intact. Mr. Dever said they would record in the Master Deed that landowners on specific lots shall not interfere with the wetlands on the Schedule B drawing.

C. Paul Zalucha said we are missing the Drain Commission's recommendation on water management of this project as he doesn't want to flood out neighbors.

D. Jim Burnett moved, 2nd by Paul Zalucha, to table the Harbor Trail Final Site Plan until the September Meeting. Discussion followed. The Motion carried.

X. Jim Daratony requested a Special Use Permit for a boarding stable on 75.60 acres at the SW corner of Gregory and Farrell Roads. They have 17 horses and want to board 10 more. They are building a barn. Mr. Kingsley explained that this is a commercial operation in an Ag district and they will need a Public Hearing. Gerry Calhoun moved, 2nd by Jim Burnett, to schedule a Public Hearing on September 18, 2002 at 7:30 p.m. on the request for a Special Use Permit for a boarding stable on the corner of Gregory and Farrell Roads. Motion Carried.

XI. Mr. Kingsley explained the sample PDR Ordinance was given to the Commissioners late as he had trouble getting it. The Commissioners decided to discuss it at the next meeting.

XII Mr. Kingsley asked for citizen's comments. None.

XIII. Jim Burnett moved, 2nd by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 10:25 p.m.

NEXT MEETING DATE:

Special Meeting, Wednesday, August 28, 2002 at 7:30 p.m.
Public Hearing, Wednesday September 18, 2002 at 7:30 p.m.
Regular Meeting, Wednesday, September 18, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus

MINUTES OF THE 297TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 18, 2002

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

WTPC Members Present: Paul Zalucha, John Kingsley, Don Heller, Gerry Calhoun, John Westman; Wilber Woods, Jim Burnett

WTPC Members Absent: None

Also Present: Martha Zeeb, and about 25 citizens

OLD BUSINESS:

- I. Review of prior meeting minutes was first on the agenda.
 - D. Mr. Kingsley reviewed the minutes of the August 21, 2002 Regular Meeting. Gerry Calhoun moved, 2nd by Paul Zalucha to accept the August 21, 2002 Regular Minutes as printed. Motion carried.
 - E. Mr. Kingsley reviewed the August 28, 2002 Special Meeting. Paul Zalucha moved, 2nd by Gerry Calhoun to approve the Special Meeting Minutes as read. Motion carried.
- II. Township Board Report and Approval of the Agenda was next on the agenda.
 - P. Mr. Kingsley gave the Zoning report with only 53 new homes in the past 12 months.
 - Q. Mr. Kingsley said Tall Oaks Kennel did not attend the Township Board Meeting and the Township Attorney will submit notice that she is in violation. Dean Fisher had learned that the architect drawings were not economically feasible.
 - R. Mr. Kingsley said the Township has discontinued service with Northfield Twp. Fire Dept. due to a dramatic increase in their fees.
 - S. Gerry Calhoun moved, 2nd by Paul Zalucha, to accept the agenda as presented. Motion Carried.
- III. Mr. Kingsley opened the meeting to comments from citizens.
 - A. David Halteman was concerned with Wheeler Woods environmental impact and submitted DEQ requirements to the Planning Commission.
 - B. John Fritz submitted written questions for John Cooch.
- IV. Mr. Kingsley said the County Planning Commission has disbanded but the Township will hire a planning consultant soon to work on the Master Plan. In addition we have not heard from the State of Michigan on the Historic District Ordinance.
- V. Wheeler Woods Preliminary Site Plan was next on the agenda.
 - A. Mr. Cooch introduced Bob of Washtenaw Engineering. Mr. Kingsley reviewed the needed items.
 - B. Motion by Paul Zalucha, 2nd by Jim Burnett, to table Wheeler Woods Site Condo to the regular October meeting. The Commissioners asked the petitioner if he would agree to an extension of time and Mr. Cooch said yes. Motion Carried. Gerry Calhoun pointed out that the deadline for submission is two weeks prior to the meeting so the Commissioners have time to review the items.
 - C. John Fritz's questions were given to Bob of Washtenaw Engineering. Bob will contact Mr. Fritz.
- VI Mr. Kingsley explained that North Meadows has complied with all contingencies except receiving a final approval letter from the Drain Commission. Mr. Ross gave his approval before he resigned.
- VII. Harbor Trail Final Site Plan was next on the agenda.
 - A. Mr. Dever explained that they cannot comply with both the MDEQ and County Drain Commission requirements as they are different rules. It is too late for them to meet the County Drain Commission requirements as they were told after the Preliminary Site Plan approval.
 - B. Bob O'Rilley of Atwell Hicks said they got Preliminary Site Plan approval in January, 2002 and are

trying to preserve natural features with narrower roads, wetland permit, and an allowance to not prepare the 2nd drainfield on each lot until the drainfield is needed.

C. Todd of Atwell Hicks explained that storm drainage is stored in the on site wetland and slowly released to the 60 acre wetland. They have installed soil erosion control measures to protect water quality.

1. Mr. Kingsley asked if the storm water management calculation used is the same as the County Drain Commission's and Todd said yes.

2. Mr. Kingsley said we still need the Drain Commission's recommendations on water management to determine if these standards are necessary in this case and what recommendations we will make. He asked Mr. Dever for a narrative of what they would do instead if they don't think they can comply with the Drain Commission recommendations.

D. Mr. Kingsley said he has received a letter from the Dexter Area Fire Dept. The Township is asking Hamburg Fire Department to service this project.

T. Mr. Kingsley requested drainage easement language be put in the Master Deed for lots 16, 4, 10, 11, and 12.

U. Gerry Calhoun moved, 2nd by Jim Burnett, to table Harbor Trail Final Site Plan to the October meeting and if the material is not available we will delay a 2nd month at their request. Motion carried.

VIII The Commissioners discussed Daratony's request for a Special Use Permit. Paul Zalucha moved, 2nd by John Westman, to table the Daratony's request for a Special Use Permit to next month's meeting until they submit all the material required by Section 10.05 of the Zoning Ordinance. Mr. Kingsley said the site plan should also include details on the fenced in area, driveways, galloping track, and manure spreading. The Daratony's can request a Special Meeting if they wish. Motion Carried.

IX. The Commissioners decided to postpone discussion of PDR Ordinance until January, 2003.

X. Mr. Kingsley asked for citizen's comments. CJ's Party Store said they asked Dean Fisher to be placed on tonight's agenda and would like to be on the October agenda. The construction is coming slow. They have a preliminary site plan proposal and are waiting for another that will hopefully be cheaper.

XI. Under General Discussion Mr. Kingsley encouraged the Commissioners to submit the survey from MSU on where we get planning information.

X. Motion by Jim Burnett, 2nd by Don Heller, to adjourn. Motion carried. The meeting adjourned at 10:40 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, October 16, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 298TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 16, 2002

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

WTPC Members Present: Wilber Woods; Paul Zalucha, Jim Burnett, John Kingsley, Don Heller, Gerry Calhoun, John Westman

WTPC Members Absent: None

Also Present: Martha Zeeb, and about 15 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the September 18, 2002 Public Hearing and the September 18, 2002 Regular Meeting. Jim Burnett moved, 2nd by Gerry Calhoun, to accept the minutes of the Public Hearing and Regular Meeting as printed. Motion Carried.

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

V. Mr. Kingsley said there were 9 new housing permits in the last month.

W. The Township Board will now approve, deny or make recommendations for change of the Planning Commission's Master Plan due to a new law.

X. Harbor Trail will be serviced by Hamburg Township fire dept. on a mutual aid basis.

Y. The Township Board has hired a Planning Consultant and engineering firm as Zoning Inspectors.

Z. The Township Board has approved John Westman's request to pay for his attendance at a Citizen Planner seminar.

AA. Paul Zalucha moved, 2nd by Jim Burnett, to approve the agenda as printed. Motion carried.

III. Mr. Kingsley opened the meeting to comments from citizens.

C. Larry Zahn introduced the new owners of the Chamberlain Farm on Joy Road, Chip and Catherine Letz. They wish to restore the barn as a home, and use barn timbers to build an Ag cluster of 4 homes with the rest of the land open.

D. CJ of CJ Party Store said they will have the topographical map by next Monday and wished to be placed on the November Meeting agenda. They asked for copies of the Fire Dept and Road Commission letters so they can address those issues.

E. David Halteman asked for a written notice to 911 dispatchers about the change from Northfield to Dexter fire department coverage. Mr. Kingsley said it will be effective November 1st.

IV. Mr. Kingsley said the new Planner, Erin, will review the Master Plan and fix it. There has been no word from the State on the Historic District Commission.

V. Mr. Cooch said the Wheeler's Woods Preliminary Site Plan is not complete and requested that it be tabled until the November meeting. The Commissioners complied.

VI. Mr. Kingsley said Harbor Trail is being reviewed by the Drain Commission

VII The Commissioners discussed Daratony's request for a Special Use Permit to board horses on 75.64 acres. The Daratony's said Carol Otto owns 2 vacant acres south of the Jumping field at the bend on Farrell Road in the middle of this horse farm.

A. Paul Zalucha asked and learned that they plan lighting by the barn and inside the barn. The septic field is only for the barn, but they will not have living quarters in the barn and the barn will not have a floor drain. They do not plan to burn manure.

B. It is not final yet where they will put their house. Mr. Kingsley will get the exact language of the Zoning Ordinance on placement of the house in relation to barns, etc.

C. Jim Burnett moved, 2nd by Gerry Calhoun, to grant the Special Use Permit to the Daratony's to allow a boarding stable on 75.64 acres based on the Site Plan dated July 16, 2002, providing lighting is restricted so it does not leave the site and MSU's generally accepted manure handling measures are adhered to. Motion Carried.

D. Mr. Kingsley explained that he will submit the recommendation and report to the Township Board.

NEW BUSINESS:

VIII. Paul Zalucha presented a draft Open Space Ordinance for the Commissioners to review to comply with the new law. Paul Zalucha moved, 2nd by Jim Burnett to have a special meeting on Wednesday, October 30, 2002 at 7:30 p.m. to discuss the Open Space Ordinance. Motion Carried.

IX Mr. Kingsley asked for citizen's comments. None.

XIII. Don Heller moved, 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 8:55 p.m.

NEXT MEETING DATE:

Special Meeting, Wednesday, October 30, 2002 at 7:30 p.m.

Regular Meeting, Wednesday, November 20, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 299TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 20, 2002

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

WTPC Members Present: Paul Zalucha, John Kingsley, Don Heller, Gerry Calhoun, John Westman; Wilber Woods, Jim Burnett

WTPC Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and about 22 citizens

OLD BUSINESS:

I. Review of prior meeting minutes was first on the agenda.

F. Mr. Kingsley reviewed the minutes of the October 16, 2002 Regular Meeting. John Kingsley wanted "Commission" to be added after Historic District in item IV. Jim Burnett moved, 2nd by Paul Zalucha, to accept the October 16, 2002 Regular Minutes as corrected. Motion carried.

G. Mr. Kingsley reviewed the October 30, 2002 Special Meeting. Paul Zalucha wanted to delete all of Item III A after "Total Buildable Area". Paul Zalucha moved, 2nd by Gerry Calhoun, to approve the Special Meeting Minutes as corrected. Motion carried.

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

BB. Mr. Kingsley passed around the Zoning report.

CC. Mr. Kingsley said the Township Board approved Daratony's Special Use Permit with the contingency that light cannot spill from the site and they need a manure management plan.

III. Mr. Kingsley opened the meeting to comments from citizens. Erica Perry wanted clarification on the wetlands calculation in open space.

IV. The Commissioners reviewed the revised Master Plan that Erin Perdu submitted and she will make the suggested changes. Jim Burnett moved, 2nd by Don Heller, to hold a public hearing on the revised master plan on December 4, 2002 at 7:30 p.m. Motion carried.

V. Mr. Kingsley has not heard from the Historic District Commission on the Historic District Ordinance.

VI. Wheeler Woods Preliminary Site Plan was next on the agenda.

A. Mr. Cooch said he has submitted all the site plan requirements and would like preliminary and final site plan approval tonight. Mr. Kingsley said we do not have his application for final site plan review.

B. The Commissioners discussed water on this project.

1. Mr. Cooch said the By laws and deeds have been changed to say that each lot needs on-site storm water retention. The Commissioners were concerned with the responsibility for storm water management being pushed to the buyers.

2. Mr. Kingsley suggested Mr. Cooch install a road-ditch to prevent water leaving the site as the lots slope to the road.

3. The Township Engineer explained that soil borings found sand underneath but he does not recommend walk out basements. Even though test holes this summer and fall were dry, water tables change over the years. Much discussion followed by the potential buyers.

4. Mr. Cooch said the Drain Commission recommended dry wells for water run off on the lots, or they could tear down trees for retention ponds. The owner of Lot 3 said it would have a swale for water retention near the driveway at the request of the Road Commission.

C. The Commissioners wanted water management solved for these lots before the final site plan is issued. Gerry Calhoun moved, 2nd by Don Heller, to approve the preliminary site plan for Wheeler Woods provided that the deed and by laws have language that states that walk-out basements are not recommended. Motion Carried.

VII The Commissioners discussed the final site plan of Harbor Trail. Mr. Kingsley read the letter from the Drain Commission which concluded the storm water management conforms. Mr. Dever read the Township Engineer's letter and felt they could comply with the items. He felt item #7 was a building permit issue. Gerry Calhoun moved, 2nd by Don Heller, to approve the final site plan of Harbor Trail contingent that the Township Engineer's comments 1 – 9, except 7, be solved to the satisfaction of our Engineer. Motion carried.

VIII The Commissioners discussed CJ Party Store. Chester presented the topographical map and thought it was their site plan. Mr. Kingsley explained that it is not complete. Mr. Kingsley apologized for not giving them the 2 letters as promised.

IX. The Commissioners discussed the revised Open Space Ordinance and made minor changes. Gerry Calhoun moved, 2nd by don Heller, to hold a Public Hearing on the Open Space Ordinance on December 4, 2002 at 7:30 p.m. Motion carried.

X. Tall Oaks Kennel Final Site Plan was next on the agenda. Attorney Conlin explained that due to economics they have changed the new annex to 32 Dog runs, and old dog runs will be totally enclosed to become 12 small-dog pens. They are finished with soundproofing this building. The sound study shows that the noise at Walsh Road boundary is the quietest in the Township. They asked to amend the Special Use Permit for the change in the number of pens.

A. Jim Burnett asked when the new building will be completed and learned they will start as soon as possible and be done by the end of the 2003 construction season.

B. Mr. Kingsley said the Planning Commission has power to approve a site plan but the Township Board approves special use permits and this site plan does not conform to the existing special use permit. Mr. Kingsley said he would talk with the Township attorney.

DD. Wilber Woods moved, 2nd by Don Heller, to hold a special meeting after the public hearings on December 4, 2002 at 7:30 p.m. Motion carried.

XI. Mr. Kingsley asked for citizen comments.

A. Dave Kozlouski said there have been two years of barking dogs and the process is taking too long.

B. Don Lupi said the dogs are still barking.

XII Motion by Jim Burnett, 2nd by John Westman, to adjourn. Motion carried. The meeting adjourned at 11:00 p.m.

NEXT MEETING DATE:

Public Hearings & Special Meeting, Wednesday, December 4, 2002 at 7:30 p.m.

Regular Meeting, Wednesday, December 18, 2002 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 300TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 18, 2002

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

WTPC Members Present: Wilber Woods; Paul Zalucha, Jim Burnett, John Kingsley, Don Heller, Gerry Calhoun, John Westman

WTPC Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and about 10 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the November 20, 2002 Regular Meeting and the December 4, 2002 Special Meeting.

A. Jim Burnett moved, 2nd by Don Heller to accept the minutes of the November 20, 2000 Regular Meeting as printed. Motion Carried.

B. Jim Burnett moved, 2nd by Don Heller to accept the minutes of the December 4, 2002 Special Meeting with the ending paragraph E deleted. Motion Carried.

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

EE. Mr. Kingsley passed around the Zoning Inspector Report.

FF. The Township Board appointed Gerry Calhoun and John Kingsley for 3 year terms to the Planning Commission. The Township Board appointed Charles Estelman to complete Jim Burnett's term.

GG. The Township Board passed the Master Plan and Open Space Ordinance with minor revisions.

HH. The Township Hall will be used for a PDR workshop on Saturday, February 8, 2002.

II. Jim Burnett moved, 2nd by Don Heller, to accept the meeting agenda as printed. Motion Carried.

III. Mr. Kingsley asked for comments from citizens but there were none.

IV. Mr. Kingsley said we have not heard from the State on the Historic District Ordinance.

V. CJ Party Store was next on the agenda. CJ distributed a site plan to the Commissioners that he just received. The Commissioners reviewed the plan.

A. Mr. Kingsley said we need parking spaces designated on the plan. Mr. Kingsley will give the plan to the Township Engineer, Dexter Area Fire Department and Washtenaw County Road Commission for their review. John Westman said the final site plan must show exterior lighting. Chester said they have discussed lighting and it will only shine on the parking lot.

B. Jim Burnett moved, 2nd by Don Heller to approve CJ Party Store preliminary site plan contingent on approval from the Township Engineer, Road Commission and Dexter Area Fire Dept. Motion Carried.

VI. PDR Ordinance was next on the agenda. Erin Perdu reviewed the draft she prepared based on the Farm Bureau Model. She said the State now requires the Township to administer the purchase of development rights. A Farmland Preservation Board needs to be set up. The Township then has a choice, based on the applications received, if they have funds and if they want to make the purchase.

A. John Westman felt funding is a stumbling block but Webster Township should have a procedure in place if landowners want to apply.

B. Mr. Kingsley suggested the Planning Commission review the Ordinance and Erin will get maps of Webster Township Ag Land model. He felt the Commissioners should attend the February 8, 2003 meeting.

NEW BUSINESS:

VII Wheeler Woods Final Site Plan was next on the agenda. Mr. Cooch presented a revised Master Deed and assured the Commissioners that the Township Engineer said the plan is ready to go.

A. John Kingsley read Section 9.06 Standards for Review for Final Site Plans.

B. Mr. Cooch will amend the Master Deed to state that walk out basements are not

recommended. C. Mr. Cooch will amend the site plan drawing to detail the Lot #2 retention pond adjacent to the driveway.

D. Jim Burnett moved, 2nd by Paul Zalucha, to request and receive overall site approval from the Washtenaw County Drain Commission for each of the 4 lots before granting final site plan approval.

1. It is in the Master Deed that each lot owner must individually receive Drain Commission approval prior to getting a building permit. The Commissioners were concerned with this process, as the Building Dept. does not see the Master Deed.

2. Motion Carried. Lot owners will need to submit a footprint of their proposed house and if they will pave the driveway.

VIII. Mr. Kingsley asked for citizen's comments. Dave ? said he was moving to Webster soon and that he is a professional planner so he is interested in the Planning Commission..

IX. Jim Burnett said this was his last Planning Commission Meeting. Mr. Kingsley thanked him on behalf of the Township for his many years of service and said he appreciated his history.

X. Jim Burnett moved, 2nd by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 9:50 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, January 15, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

