

MINUTES OF THE 301ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 15, 2003

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, Charles Estleman

WTPC Members Absent: None

Also Present: Martha Zeeb, Mark McFadden and about 10 citizens

OLD BUSINESS:

- I. Mr. Kingsley reviewed the minutes of the December 18, 2002 Regular Meeting. Don Heller moved, 2nd by Paul Zalucha, to accept the Minutes as read. Motion carried.
- II. Township Board Report and Approval of the Agenda was next on the agenda.
 - A. Mr. Kingsley said the Township Board will meet next Tuesday.
 - B. Gerry Calhoun moved, 2nd by Don Heller to accept the agenda as printed. Motion Carried.
- III. Mr. Kingsley opened the meeting to comments from citizens. There were none.
- IV. The State has not responded to the Township's proposed Historic District Ordinance yet.
- V. CJ's Party Store was next on the Agenda.
 - A. Mr. Kingsley had a letter from the Dexter Area Fire Dept. and Bruce Pindzia, Twp. Engineer. Mr. Kingsley reviewed the letters.
 - B. Chester T. said they have agreed to provide a knock box for the Fire Dept. They have not made a parking plan yet as they have not heard from the Road Commission. Their building is progressing nicely and they would like a Certificate of Occupancy next month.
 1. Mike T. asked if they have to follow the Fire Dept. letter or if it is just suggestions. Mr. Kingsley will find out if it is enforceable.
 2. Paul Zalucha said last month's Preliminary Site Plan approval contingencies have not been met.
 3. Mr. Kingsley suggested Greg Ash work with Bruce Pindzia on the site plan engineering issues. Mr. Kingsley will contact the Road Commission and he will contact the Planning Commission members by January 30th on outstanding issues. He wanted to resolve problems so the site works better than in the past.
 4. Gerry Calhoun suggested Mr. Kingsley give the Road Commission, Fire Dept. and Bruce Pindzia a copy of the Board of Appeals approvals for this property so they know what is allowed.
- VI. The Commissioners discussed the PDR Ordinance.
 - A. Mark McFadden presented a map on the Ag Lands model dated 1/10/03. Mr. Kingsley will put the revised PDR Ordinance in the Commissioner's boxes.
 - B. John Westman encouraged the Commissioners to attend the February 8, 2003 meeting.
- VII The Commissioners discussed the final site plan of Wheeler Woods.
 - A. Mr. Kingsley had a letter from Washtenaw Engineering with calculations for the Drain Commissioner. He also had a letter from the Drain Commissioner stating that they have approved the current plan. The Master Deed has a conservation easement in it and a statement that Walk Out Basements are not recommended.
 1. Mr. Cooch showed a map of the property.
 2. Gerry Calhoun read the Master Deed that each lot owner must go to the Drain Commission.
 - B. Don Heller moved, 2nd by Charles Estleman, that Wheeler Woods Final Site Plan is approved as presented with each lot owner required to have their own storm water retention approved by the Washtenaw County Drain Commission. Motion Carried.

NEW BUSINESS: None

VIII. Mr. Kingsley asked for citizen comments. Erica Perry asked about the County buying property to preserve natural features and learned that none were in Webster Township so far.

XII Motion by Gerry Calhoun, 2nd by Don Heller, to adjourn. Motion carried. The meeting adjourned at 9:00 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 19, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 302ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 19, 2003

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, John Kingsley, Don Heller, John Westman, Charles Estleman

WTPC Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Erin Perdu and 2 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the January 17, 2003 Regular Meeting. Charles Estleman moved, 2nd by John Westman, to approve the minutes with corrections to his and John Kingsley's names. Motion Carried.

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

C. The Zoning Report listed 3 housing permits in the last month with 10 total permits. The Township will attempt to hire a part time Zoning Inspector.

D. Paul Zalucha moved, 2nd by Don Heller, to accept the meeting agenda with the addition to New Business, item B, of Officer Elections. 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. Mr. Kingsley related that Chester and Mike, of CJ Party Store, met with Dean Fisher and a few Planning Commission members last Friday. They made a list of items that needed to be done. CJ's will put limestone on the parking lot. They discussed removing the house in the next 5 years to increase the parking area and then plan to pave the parking lot. They asked to table the discussion until the March Regular Meeting. Don Heller moved, 2nd by John Westman, to table discussion of CJ's Party Store until next month. Motion Carried.

VI. PDR Ordinance was next on the agenda.

A. John Westman wanted the Township ordinance consistent with the State ordinance, which does not have a time limit for the buy back clause. Erin Perdu read 4 situations where the State Ordinance allows a landowner to buy back the PDRs and suggested we put these in the Township Ordinance.

B. John Kingsley felt Section 4.3 was a loophole, which allowed homes to be sold. Erin will review it.

C. The Commissioners discussed the funding issue and Erin will rework Section 3.

NEW BUSINESS:

VII. Mr. Kingsley discussed an Application for Special Use Permit by Gary and Donna Wesley. They have 20.63 acres on N. Territorial Road and wish to operate a landscape business with retail sales of trees and landscaping items.

A. The Commissioners discussed the application and requirements for Roadside Stands in an Ag District. Mr. Kingsley will ask the Wesley's for a list of products they will sell, how long they will grow items on the site, and for a detailed, full size site plan.

B. Don Heller moved, 2nd by John Westman, to hold a public hearing at 7:30 p.m., March 19, 2003 on Gary and Donna Wesley's request for a Special Use Permit to allow a roadside stand in an Ag District. Motion Carried.

VIII. Election of Officers and Meeting Night was next on the agenda.

A. John Kingsley moved, 2nd by Charles Estleman, to elect Wilber Woods as Secretary. Carried.

B. Charles Estleman moved, 2nd by Don Heller, to elect Gerry Calhoun as Vice Chairperson. Carried.

C. Don Heller moved, 2nd by Paul Zalucha, to elect John Kingsley as Chairperson. Motion Carried.

D. Wilber Woods moved, 2nd by Don Heller, to hold our Regular Meetings at 7:30 p.m. on the 3rd Wednesday of each month. Motion Carried.

IX. There were no citizens present for citizen's comments.

GENERAL DISCUSSION:

X. Mr. Kingsley read a letter from the Scio Twp. Planning Commission asking for our comments on their proposed Master Plan when a copy is sent to us.

XI. The Commissioners discussed the need for a list of standards required for building site condos, obtaining building permits, etc. that can be handed to people. John Westman wanted a box people could initial stating that that item is complete.

XII John Westman moved, 2nd by Don Heller, to adjourn. Motion Carried. The meeting adjourned at 9:10 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, March 19, 2003 at 7:30 p.m.

Regular Meeting, Wednesday, March 19, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 303RD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2003

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, Charles Estleman

WTPC Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and about 7 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the February 19, 2002 Regular Meeting. Don Heller moved, 2nd by Paul Zalucha, to accept the Minutes as read. Motion carried.

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

E. Mr. Kingsley gave the Zoning report with 3 permits including 1 new home.

F. Tall Oaks Kennel does not have a building permit yet and has not begun construction.

G. A retirement party is planned May 4, 2003 at 2p.m. for Bob Mast, Jim Burnett, Jim Ross and Janis Keogh.

H. Gerry Calhoun moved, 2nd by Don Heller to accept the agenda as printed. Motion Carried.

III. Public Hearing for the Wesley's Special Use Permit (attached)

IV. The State has not responded to the Township's proposed Historic District Ordinance yet.

V. CJ's Party Store was next on the Agenda.

A. Chester and Mike of CJ Party Store presented their site plan and stated they will meet with the County Road Commission again. They need a temporary Cert. Of Occupancy so they can open the store.

1. The Road Commission told them the house would be taken by eminent domain when road improvements were done sometime in the future. Mike said they don't want to take down the house before then unless they feel they would have more customers with the additional parking spaces.

2. Mike said they would have 11 parking spaces NE of the building, 2 on the drive and 3 on the West for employees. Section 7.03 of the Zoning Ordinance says they need 1 parking space for every 200 square feet of shopping floor area so they would be in compliance.

B. Mr. Kingsley asked about unloading trucks on Webster Church Road side. Chester T. said Bruce Pindzia, the Twp. Engineer, showed parallel parking for truck unloading.

C. Mr. Kingsley said the Planning Commission can approve the site plan with contingencies and then the County Building Dept. will issue a temporary Cert. Of Occupancy.

D. Gerry Calhoun moved, 2nd by Don Heller, to approve the combined site plan with contingencies of Dexter Area Fire Dept approval, Wastenaw County Road Commission approval and Webster Township Engineer approval.

1. Paul Zalucha asked if they plan to keep the sign. Mike said yes and they will paint it.

2. Mr. Kingsley said they must give the light cuts to Bruce Pindzia in the final drawing of record. If Bruce Pindzia accepts the parking spaces the house is not an issue for the Township.

3. Gerry Calhoun added to her motion, and Don Heller concurred, that lighting would not spill off site.

4. John Westman asked if the Township would get the approvals. Mr. Kingsley said they would be part of the file.

5. Motion Carried. Mr. Kingsley will send the site plan to the Fire Dept.

VI. The Commissioners discussed and made changes to the revised PDR Ordinance presented by Erin Perdu.

A. Erin recommended deleting Section 4.3 options so it can have only 1 dwelling per 40 acres and

not allow building homes and selling them off one at a time. The Commissioners agreed to delete the phrase.

B. Gerry Calhoun questioned if the PDR Ordinance does promote the general welfare of Webster Township as stated on page 15.

C. John Westman asked if the Board of Trustees is restricted on their use of money unless it is not prohibited. Mr. Kingsley said yes.

D. Gerry Calhoun moved, 2nd by John Westman, to hold a public hearing on the PDR Ordinance on April 16, 2003 at 7:30 p.m. Motion Carried.

VII. Special Use Permit request for a roadside stand was discussed..

A. The Commissioners discussed ways to prevent the current and future owners from expanding the operation. Much discussion revolved around what a "product" is. The Commissioners discussed the use of the dictionary definition and the Twp. Attorney definition.

B. The Commissioners wanted to list hours of operation for different seasons of the year, although this would not limit the Wesley's normal farming operation as wholesale landscaping is not part of a roadside stand.

C. Mr. Kingsley said, for the roadside stand, the Commissioners need a list of what they want to do, a list of what will be there for a growing season, and details of what they bring in as retail items for immediate sale. Lighting and noise needs to respect the neighbors. The Township Board can request an inventory of what was sold, etc., after every season.

D. Paul Zalucha asked about a sign and learned they have applied for a sign permit. Paul also wanted to have on the plan where they will store boxes, etc.

NEW BUSINESS: None

VIII. Under General Discussion Mr. Kingsley said he got a letter from the Drain Commission regarding Wheeler Woods. A note will be put in the Wheeler Woods file that we get Drain Commission approval on each site to ensure they are asked to do it.

IX. Motion by Gerry Calhoun, 2nd by John Westman, to adjourn. Motion carried. The meeting adjourned at 10:10 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, April 16, 2003 at 7:30 p.m.

Regular Meeting, Wednesday, April 16, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 304TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 16, 2003

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, John Kingsley, Don Heller, John Westman, Charles Estleman; Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and 4 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the March 19, 2003 Regular Meeting and Public Hearing.

A. Gerry Calhoun moved, 2nd by Don Heller to approve the Public Hearing minutes on the Special Use permit request by Gary and Diane Wesley.

B. Don Heller moved, 2nd by Paul Zalucha, to approve the Regular Meeting minutes with the following corrections:

1. Add "Road Commission" to item V. A. after "County".
2. In item VI delete "changed" and insert "changes".
3. In item VII A delete "decided to use the dictionary definition" and replace it with "discussed use of dictionary definition and the township attorney definition".
4. Motion carried.

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

I. The Zoning Report listed 3 housing permits in the last month with 10 total permits. Dean Fisher was appointed interim Zoning Officer.

J. Tall Oaks Kennel now has a building permit and poles have been set.

K. Gerry Calhoun moved, 2nd by Charles Estleman, to accept the meeting agenda as printed. Motion Carried.

III. Public Hearing on PDR Ordinance (attached).

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

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

VI. Mr. Kingsley related that Chester and Mike, of CJ Party Store, need to address Dexter Area Fire Department and Road Commission concerns. They do not have a temporary certificate of occupancy yet.

VII. The Commissioners discussed the proposed PDR Ordinance. John Westman moved, 2nd by Don Heller, to recommend to the Township Board to approve howell@twp.we the PDR Ordinance as modified tonight. Motion carried.

VIII. Application for a Special Use Permit by Gary and Diane Wesley to allow nursery growing, finishing and roadside stand was next on the agenda.

A. Mr. Wesley handed out a document for Earth Art landscape and Tree Farm and said the goal was to protect and preserve the 20-acre farm. They have amended their hours for the roadside stand to 10a.m. – 7p.m. during the week, 8a.m.-6pm on Saturday and 10am – 5 p.m. on Sunday. They will have a point of sale system with a code for in-house and purchased off site. He said the product category will be on a species level and items will be on a variety level. He was willing to limit the Special use Permit to their ownership but he needs to be able to sell items this year, as capital costs are too high. He agreed to keep outside storage near the secured area at the back of the farm and he will have a vegetative buffer there. He may need growth lighting, but he will screen it to protect plants that need darkness.

B. Gerry Calhoun moved, 2nd by Don Heller, to recommend to the township board that they approve the Wesley's request for a Special Use Permit for a roadside stand for nursery stock provided that it only apply to the current owner, that the Wesley's give us a yearly accounting of sales with the first report due the last business day of December, 2004 and every year after that.

1. Discussion followed and Gerry amended her motion, 2nd by Don Heller, to add that 50% of all items sold are grown on the property.

2. The Commissioners voted and it carried.

NEW BUSINESS: None

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

GENERAL DISCUSSION:

X. Mr. Kingsley related that Dean Fisher has asked the Planning Commission to come up with a list of the pros & cons of Planned Unit Developments. Then he will decide if he wants the Planning Commission to pursue it.

XI. Paul Zalucha asked that next month's meeting agenda include discussion of Road Side Stands and Nurseries.

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

NEXT MEETING DATE:

Regular Meeting, Wednesday, May 21, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

MINUTES OF THE 305TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 21, 2003

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

WTPC Members Present: John Kingsley, Don Heller, Gerry Calhoun, John Westman, Wilber Woods, Charles Estleman

WTPC Members Absent: Paul Zalucha

Also Present: Martha Zeeb, Erin Perdu and 2 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the April 16, 2003 Regular Meeting and Public Hearing on the PDR Ordinance.

A. Gerry Calhoun moved, 2nd by Charles Estleman, to accept the Regular Meeting Minutes with the correction to delete "to recommend approving" in item VII and insert "to approve". Motion carried.

B. Don Heller moved, 2nd by John Westman, to approve the Public Hearing Minutes of April 16, 2003. Motion Carried.

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

L. Mr. Kingsley gave the Zoning report with 6 single-family home permits and 75 in the last 12 months.

M. The Township Board approved the Wesley's Special Use Permit.

N. The Township Board did not vote on the PDR Ordinance, to allow further review.

O. Gerry Calhoun moved, 2nd by Don Heller to accept the agenda as printed. Motion Carried.

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

IV. The State has not responded to the Township's proposed Historic District Ordinance yet.

V. CJ's Party Store is still working on issues. The Township has letters from the Fire Dept., Bruce Pindzia, and their Engineer's response.

NEW BUSINESS:

VI. The Commissioners discussed revising the roadside stand section of the Zoning Ordinance.

A. Gerry Calhoun suggested that no Special Use Permit for a roadside stand should be needed if 100% of the items sold are grown on site as that is what farming is. Mr. Kingsley felt it should still meet the requirements of a roadside stand.

B. Don Heller and Charles Estleman felt the 50% rule should be changed to sales dollars instead of items.

C. John Westman felt a greenhouse should not be retail space unless it is part of the roadside stand's 400 square foot area.

C. Erin Perdu said the Ordinance should state the intended purpose of the roadside stand and have a definition of what "produced on site" is. She will draft proposed changes.

VII. Mr. Kingsley asked for comments from citizens: A lady said a nursery is not a roadside stand. Mr. Kingsley said the zoning ordinance allows a nursery in the A-1 District but not as a retail operation.

VIII. Under General Discussion Mr. Kingsley related that the Township Board reviewed the proposed revision to Section 5.05C. They would like the Planning Commission to discuss a possible distance requirement between the house and facility for animals. Mr. Kingsley will check with the Health Dept and Fire Dept. so we can discuss it at the next meeting.

IX. Motion by Don Heller, 2nd by Gerry Calhoun, to adjourn. Motion carried. The meeting adjourned at 9:25 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 18, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus

MINUTES OF THE 306TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 18, 2003

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, John Kingsley, Don Heller, John Westman, Charles Estleman; Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and 9 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the May 21, 2003 Regular Meeting Charles Estleman moved, 2nd by Don Heller, to approve the minutes as printed. Motion carried.

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

P. The Zoning Report listed 6 housing permits in the last month.

Q. Tall Oaks Kennel building is proceeding slowly.

R. The Township Board will consider the proposed PDR ordinance at their July Meeting.

S. Dean Fisher presented a proposed map for the Planning Commission to consider potential rezoning in specific areas of increased density.

T. Gerry Calhoun moved, 2nd by Paul Zalucha, to accept the meeting agenda as printed. Carried.

III. Mr. Kingsley asked for comments from citizens: Erica Perry wants the Township to anticipate future breakdowns to lessen the impact on roads and water quality. She said someone from the Huron River Watershed Council told her there is a grant available and asked if the Planning Commission could apply for this grant and implement the recommendations from Monday night's meeting.

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

V. Mr. Kingsley related that Chester and Mike, of CJ Party Store, obtained a permit from the County Road Commission for asphalt. After much discussion, Bruce Pindzia has approved the asphalt drainage.

VII. The Commissioners discussed Erin Perdu's proposed changes to Section 4.10 and adding Section 5.08 - Roadside stands.

A. Mr. Kingsley wanted Section 5.08 to specify it applies only to Special Use Permits.

B. Gerry Calhoun wanted Section 4.10 D9 to specify 50% of the \$ value.

C. The Commissioners discussed having Section 4.10 be changed to 80%.

D. Erin will add item G to Section 5.08 to describe "grown on site" criteria

E. Charles Estleman asked Erin to research how commercial nurseries could be handled.

VIII. Mr. Kingsley said he will get more information by next meeting but so far he has found no agencies with restrictions on the distance between the house and barn.

NEW BUSINESS:

IX. Dunlavy Farms Site Condo was next on the agenda. Chris from Advantage Civil Engineering explained that this Phase II plans for 15 units in a cluster development. 10 units are 1.5 to 2 acres in size and 5 units are more than 2 acres in size. They plan a paved road, 24 foot wide, with a curb and gutter entrance. They plan to have a sign. The Health Dept has approved water and septic, though Lots 17,18, and 19 will have in the Master Deed the Health Dept. predicts a pump system, and other lots will have deep drainfields which the developer must install before the lot is sold to protect future homeowners. There will be open space on Mast Road and a retention pond. Parcel A is part of the parent parcel but it is not part of the site condo. It will be included in the Association for the road and have the same deed restrictions.

A. Mr. Kingsley said the original site plan showed an area of wetland and this site plan has an open space retention hole in that wetland area. The Zoning Ordinance says wetlands are not to be touched.

1. Mr. Kingsley was concerned with the steep slopes and the fencing.

2. Chris said the area is not a DEQ regulated wetland and it must hold water from this site as well as the neighboring land to the south, which drains here. The steep slopes are needed due to the grade of the area. The fencing is needed due to the steep slopes.

B. Mr. Kingsley said the site plan needs to show net and gross site calculations. Chris said they are both identical. All lots meet or exceed the 125' width requirement at the setback line.

C. Mr. Kingsley said this combined plan must meet all preliminary and final site plan rules. The Township will need the Master Deed and By Laws, and a letter from each agency; including recommendations from the Washtenaw County Drain Commission. A Special Use Permit application and a Public Hearing will also be needed. He gave them the site plan requirement list.

1. Chris said a revised site plan will be submitted which the Township Engineer can review.
2. Chris said they are working on Phase III of Dunlavy Farm also.

X. Mr. Kingsley asked for comments from citizens.

A. Dave Kozlowski did not want the Township to change the Ag District as development would get out of hand. Mr. Kingsley said the Township Board has asked the Planning Commission to look at it but a public hearing would be held if they suggest any changes.

B. Dave Kozlowski wanted nurseries to be in an Ag District with a Special Use Permit.

C. Cynthia Zucharo asked if the Township would consider a subcommittee for the PDR Ordinance to brainstorm ways to protect farmland. Mr. Kingsley will suggest this to Dean Fisher.

D. Tim Carr of the Dunlavy Farms Homeowner Assoc. asked if the public hearing will be next month and Mr. Kingsley said no.

XI. Don Heller moved, 2nd by Charles Estleman, to adjourn. Motion Carried. The meeting adjourned at 9:45 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, July 16, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

Erin Perdu

MINUTES OF THE 307TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 16, 2003

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

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

WTPC Members Absent: none

Also Present: Martha Zeeb, Erin Perdu and 9 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the June 18, 2003 Regular Meeting. Gerry Calhoun moved, 2nd by Charles Estleman, to accept the Regular Meeting Minutes with the correction to delete "Master Plan" and replace it with "Master Deed" in Item IX, and to add ";including recommendations from the Washtenaw County Drain Commission" after "each agency." in Item IX C. Motion carried.

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

- U. Mr. Kingsley gave the Zoning report with 8 single-family home permits in the last month and 64 in the last 12 months.
- V. Tall Oaks Kennel will submit a new schedule of completion to the Township Board, due to cement problems.
- W. The Township Board tabled the PDR Ordinance, to allow comments from Mark Reading on funding questions.
- X. Charles Estleman moved, 2nd by Don Heller to accept the agenda as printed. Motion Carried.

III. Mr. Kingsley asked for comments from citizens:

- A. Ken of the Washtenaw County Road Commission is the new coordinator with Townships. He gave the Commissioners an overview of the Road Commission's responsibilities and funding sources. He asked that private drives have the potential to be connected to other subdivision drives in the future, and discussed potential projects in Webster Township.
- B. Mike Tucker presented results of the Webster Township breeding bird survey held the first Saturday in June. He felt the Arms Creek watershed, large tracts of forests, and fields for nesting birds were important.

IV. The State has not responded to the Township's proposed Historic District Ordinance yet.

V. CJ's Party Store is now open. Mr. Kingsley said some site work, in the right of way, still must be done.

VI. The Commissioners discussed the revised roadside stand section of the Zoning Ordinance.

- A. Erin Perdu will revise the definitions as the Commissioners questioned retail sales and commercial nursery.
- B. John Westman felt temporary structures would not be regulated or taxed. The Commissioners felt roadside stands could be permanent structures if they meet the square foot and height requirements.
- C. The Commissioners discussed how commercial nursery/garden centers and landscapers could fit in the Township zoning ordinance. Erin Perdu will work on wording for a special use permit in the Ag District with restrictions.

VII. Dunlavy Farms Site Condo has not filed a Special Use Permit. Gerry Calhoun moved, 2nd by Don Heller, to table discussion of Dunlavy Farms Site Condo until the proper paper work has been filed and the fees paid. Motion Carried.

NEW BUSINESS:

VIII The Commissioners discussed Residential Zoning in the Ag District.

- A. Gerry Calhoun said the common space in a cluster development can be used for Ag.
- B. Charles Estleman felt if we reduce the lot size for a residential area in the Ag district there would be pressure to rezone neighboring lands to put more homes on it.
- C. Mr. Kingsley said the 2-acre lot size in the Ag District was the compromise the Township wanted. He said he would talk to Dean Fisher.

IX. Mr. Kingsley asked for comments from citizens:

- A. A man from the Dunlavy Homeowners Association asked why 1 ½ acre lots are allowed in the Ag District when the Township wants 2 acre. Mr. Kingsley explained the State law.
- B. A man felt people should move elsewhere if they want to live on smaller lots.
- C. Cynthia Zucharo asked if transfer of development rights might work. Mr. Kingsely said there was no provision in the state law for it, but if we had a PUD in the Zoning Ordinance these areas could be a PUD in an Ag District.

X. Motion by Don Heller, 2nd by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 9:45 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, August 20, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus
E. Perdu

MINUTES OF THE 308TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 18, 2003

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, John Kingsley, Don Heller, John Westman, Charles Estleman; Gerry Calhoun

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu and 2 citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the July 16, 2003 Regular Meeting Don Heller moved, 2nd by Paul Zalucha, to approve the minutes as printed. Motion carried.

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

Y. The Township Board meeting has been postponed.

Z. Don Heller moved, 2nd by Gerry Calhoun, to accept the meeting agenda as printed. Carried.

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

IV. Mr. Kingsley said Amy Arnold, of the State Historic Preservation office, would review the Historic District Ordinance soon.

V. Mr. Kingsley related that CJ Party Store is not finished with grading and landscaping.

VI. The Commissioners discussed Erin Perdu's the August 12, 2003 revisions to the Roadside stands, Nurseries and Landscaping sections.

A. The Commissioners wanted Landscaping and Commercial Nurseries to be separate Special Use Permits. They decided a Landscaping Business installs and maintains plant material off site and may also include wholesaling of nursery products. They also decided that Landscaping equipment, which is stored, must be obscured from the sight of neighboring property and the road with a pleasing type of screen.

B. Erin will redo the definitions, separate the Landscaping and make a section for it.

C. The Commissioners will discuss Nurseries again next month to decide if a nursery should be in commercial or agriculture.

VII. Dunlavy Farms Site Condo remains tabled.

VIII. The Commissioners discussed a possible new Zoning District for residential areas in the Ag District at the request of the Township Board. The Commissioners felt the current zoning districts work and they didn't want spot zoning. Erin Perdu felt it was too late for a new district to make more orderly development. Charles Estleman moved, 2nd by Paul Zalucha, to leave the zoning as it currently is. Motion Carried.

NEW BUSINESS: None

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

X. Don Heller moved, 2nd by John Westman, to adjourn. Motion Carried. The meeting adjourned at 9:25 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, September 17, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz
copy to: D. Fisher

W. Baldus
Erin Perdu

MINUTES OF THE 309TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 17, 2003

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

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

WTPC Members Absent: none – Charles Estleman has been appointed to the Board of Appeals

Also Present: Martha Zeeb, Erin Perdu and a roomful of citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the August 20, 2003 Regular Meeting. Gerry Calhoun moved, 2nd by Don Heller, to accept the Regular Meeting Minutes as printed. Motion carried.

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

AA. Mr. Kingsley gave the Zoning report with 179 total permits in the last 12 months.

BB. The Township Board adopted a revised Private Road ordinance, subject to the Township attorney's review.

CC. Gerry Calhoun moved, 2nd by John Westman, to accept the agenda as printed. Carried.

III. Mr. Kingsley asked for comments from citizens and explained that under New Business the Township has received an application to rezone land on Daly Road to Mobile Home Park. A few questions followed and Mr. Kingsley related that the Planning Commission will need to make a recommendation to the Township Board based on criteria in the Zoning Ordinance. He read Sections 14.05 and 14.03D and explained that the Zoning Ordinance is available at the Township Hall, and portions of it may be requested via e-mail.

IV. Mr. Kingsley said he will give the Commissioners a copy of the State's comments on the Township's proposed Historic District Ordinance. Modifications need to be made before we send it back to the State.

V. Mr. Kingsley said the final grading and some landscaping is being done at CJ's Party Store.

VI. Roadside stand and nursery was next on the agenda.

A. Erin Perdu reviewed the changes, based on last month's meeting, and provided details on other townships handling of a commercial nursery. Paul Zalucha asked about open air displays and Erin said outdoor sales are usually a special use in a commercial district.

B. The Commissioners concurred that the definition of landscape business is okay.

C. In Section 5.26 Mr. Kingsley wanted to obscure equipment from the road also.

DD. Paul Zalucha asked that landscaping business' look at the revised Section. Mr. Kingsley said he will let landscapers look at it and put it back on the agenda in a few months.

VII. Dunlavy Farms Site Condo has paid the fees but the paperwork is not complete and it remains tabled.

NEW BUSINESS:

VIII Mr. Kingsley explained that Shafer Development LLC and the Nixon's have requested rezoning 281.36 acres from A-1 to MHP.

A. Chris Corden explained, on behalf of the petitioners, that there is a demand for this type of product and they feel this land is well suited for MHP. They will have consultants and engineers provide evidence.

B. Paul Zalucha asked how many units they plan. Chris said the layout is not determined yet but that is irrelevant for the application to rezone the property. Paul Zalucha said we need all information by the first Wednesday of October.

- C. Gerry Calhoun asked about the property location and Mr. Kingsley said it is on Daly Road west of Zeeb road, north of the power line, except where Mr. Nixon lives and a wooded area.
- D. Paul Zalucha moved, 2nd by Don Heller, to hold a public hearing on October 15, 2003, on the request by Shafer Development LLC to rezone the Nixon's 281.38 acres from A-1 to MHP. Motion Carried. Mr. Kingsley said the public hearing may be held at a school if a larger facility is available.

IX. Citizens Comments was next on the agenda and there were many regarding the proposed MHP, including:

- A. Dean Fisher, Township Supervisor, clarified that on September 9, 2003 Mr. Corden said he is from Grand Sakwa developers who are working with Shafer Development LLC.
- B. Kevin Dombkowski asked that details be put on the Township's website.
- C. Erica Perry asked if the Planning Commission will also consider the study by the Huron River Watershed Council when deciding about the rezoning request. Mr. Kingsley said the Commissioners will use it and other facts, such as those presented at the public hearing, based on the zoning ordinance points.
- D. A lady felt only 125 days to make such a decision was too rushed. Mr. Kingsley explained that this timeline is set by the State. The 125 days starts on September 9, 2003 when the application for rezoning was complete. The Zoning Ordinance provides a method in Section 14.07 for the public to request the rezoning be submitted to the electors.

X. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 9:15 p.m.

NEXT MEETING DATE:

Public Hearing, Wednesday, October 15, 2003 at 7:30 p.m.

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

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

E. Perdu

MINUTES OF THE 310TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 15, 2003

The Meeting was called to order at 7:45p.m. by Chairperson Kingsley at the Mill Creek Middle School.

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

Members Absent: Gerry Calhoun

Also Present: Martha Zeeb, Erin Perdu, Amy Shankleton-Novess and a roomful of citizens

OLD BUSINESS:

I. Mr. Kingsley introduced the Planning Commissioners and then reviewed the minutes of the September 17 2003 Regular Meeting Paul Zalucha moved, 2nd by Don Heller, to approve the minutes as printed. Motion carried.

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

EE. The Township Board meeting will be next Tuesday.

FF. Don Heller moved, 2nd by Paul Zalucha, to accept the meeting agenda with the exception of removing Item D – Dunlavy Farms Site Condo from Old Business. Motion carried.

III. Public Hearing was next on the agenda (see attached)

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

V. Motion by Don Heller, 2nd by Paul Zalucha, to table the Historic District Ordinance until a future date when the agenda is not so full. Motion carried.

VI. Mr. Kingsley related that he will find out if CJ Party Store is finished.

VII. Paul Zalucha moved, 2nd by Don Heller, to table discussion of Road Side Stands until a future date when the agenda is not so full. Motion carried.

VIII. Mr. Kingsley said plans have been submitted and the fees paid for the Dunlavy Farms Site Condo. The Developer has requested a Special Meeting to hold a public hearing. Motion by Don Heller, 2nd by Paul Zalucha, to hold a public hearing at a Special Meeting on Tuesday, November 25, 2003 at 7:30 p.m. Motion carried.

IX. Schafer Development LLC's request to rezone 281.36 acres from A-1 to MHP was next on the agenda. Don Heller moved, 2nd by Wilber Woods, to table consideration to rezone 281.36 acres from A-1 to MHP until the November 19, 2003 meeting. Motion carried.

NEW BUSINESS: None

X. Mr. Kingsley asked for comments from citizens and several people had questions on the next MHP meeting.

XI. Under General Discussion Mr. Kingsley informed the Commissioners of a workshop on October 22, 2003 at the Intermediate School District.

XII. Don Heller moved, 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 9:25 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, November 19, 2003 at 7:30 p.m.

Special Meeting – Public Hearing, Tuesday, November 25, 2003 at 7:30

p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus
Erin Perdu

MINUTES OF THE 311TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 19, 2003

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Mill Creek Middle School.

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

WTPC Members Absent: none

Also Present: Martha Zeeb, Erin Perdu , John Enos, Bruce Pindzia, Mark Reading, Amy Shankleton-Novess and a roomful of citizens

OLD BUSINESS:

I. Mr. Kingsley reviewed the minutes of the October 15, 2003 Regular Meeting and the Minutes of the October 15, 2003 public hearing.

- A. Don Heller moved, 2nd by Paul Zalucha, to approve the Regular Meeting Minutes as printed. Motion carried.
- B. Paul Zalucha moved, 2nd by Don Heller, to approve the Public Hearing Minutes as printed. Motion Carried.

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

GG. Mr. Kingsley passed around documentation from the October 21st and November 18th Township Board Meetings.

HH. Paul Zalucha moved, 2nd by Don Heller accept the agenda as printed. Carried.

III. Public Hearing on the Schafer/Nixon rezoning request was next on the agenda (attached)

IV. Citizens Wishing to Address the Commission: None

V. Old Business items were next on the agenda.

A. Mr. Kingsley said that the Historic District Ordinance and Roadside Stand and nurseries have been tabled.

B. Dunlavy Farms Site Condo is tabled until November 25, 2003 –Special Meeting.

II. John Westman moved, 2nd by Paul Zalucha, to table discussion on the MHP rezoning request until December 17, 2003 Regular Meeting at 7:30 p.m. Motion Carried. Mr. Kingsley said he would try to get this room in the Mill Creek Middle School again.

NEW BUSINESS: None

VI. Comments from Citizens: Dale Burkett said his group's website is WebsterNeighbors.org.

VII. Motion by Don Heller, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 12:05 a.m.

NEXT MEETING DATE:

Special Meeting and Public Hearing, Tuesday, November 25, 2003 at 7:30p.m.

Regular Meeting, Wednesday, December 17, 2003 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

E. Perdu

WEBSTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
NOVEMBER 25, 2003

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

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

WTPC Members Absent: None

Also Present: Martha Zeeb, Bruce Pindzia and 20 Citizens

I. Mr. Kingsley explained that this meeting is to hold a public hearing and make a decision on the Dunlavy Farm Site Condo Phase 3.

A. Mr. Kingsley asked Jack Campbell, the developer, and Chris- his Engineer, to explain their request. Mr. Campbell said they plan 15 lots in Phase 3 each about 1 ½ acre in size in a cluster development. They will abandon the cul-de-sac and continue the road from Phase 1 around through Phase 3 to connect with Mast Road. It will be blacktopped. The Master Deed is basically the same and the homes will be similar to Phase 1. He has an easement to the property to the South next to the open space.

B. Mr. Kingsley opened the public meeting to questions from the Commissioners.

1. Gerry Calhoun asked if we have the Master Deed. John Kingsley said it is in our file. He will find out if our attorney has made comments.
2. Paul Zalucha said the Drain Commission letter has many concerns. Much discussion followed on the drainage of the site and the wetland next to Mast Road used as a retention pond.
3. Paul Zalucha said we are missing items H J M O Q S X of the plan requirements.
4. Paul Zalucha asked about the 2 sign easements. Mr. Campbell said they don't need them as the 2 lots are now part of the community as open space. He will put up 1 permanent sign. Mr. Kingsley said he must get a sign permit and meet our Sign Ordinance requirements.
5. John Kingsley said this plan is different than what had been presented, so it is both a preliminary and final site plan and needs to be so stated on the plan.
6. John Kingsley asked about ownership of the convertible area for future access road to the west. Jack Campbell said he is giving the Township access to the property to the south next to the open space. He can't buy the House property to the west and won't use that west access unless he can buy that land to the west. Carl Frankena said it is on the plat that this is a potential road in case they eventually buy the west land. John Kingsley said they need a sign so people know of this potential.

C. Mr. Kingsley opened the public hearing to comments from citizens.

1. Bill Jansson, V.P. of the Dunlavy Farms Homeowner's Association was concerned about the potential access road. He was sure others would use it to avoid congestion at Mast and North Territorial Roads, which would be a danger to their kids. It is a burden to maintain the private road, especially if it is used by others. He felt these lots are less than 2 acres, which would have an inconsistent look and will make their property less desirable. He was also concerned with water drainage coming onto them.
2. Bill Bathgate asked if the County has asked for the potential access roads. Mr. Kingsley said the Township asked for them so 30 years from now people can travel within the developments without going onto the main roads and they can also support emergency vehicles. The access road will not be built for current use.
3. Mr. Cramer (?) said the main roads have lots of traffic so any relief from the corner of Mast and N. Territorial would be used. Their children in the neighborhood would be in danger. Chris, the engineer, said providing a 66' wide access on a survey map is a normal planning procedure. A breakaway gate can be used so fire trucks can get through.
4. Craig Pritchard said people would want to use the access from the west to Mast Road. They pay for maintenance of the road and they already live here. Mr. Kingsley said the road should be built to handle the traffic. The Builder can sell that easement to the developer of the west property.
5. A man said there are 25 children in their subdivision and he is concerned if traffic cuts through.
6. Chris said the retention pond is unsightly and children safety is an issue. This plan is not a continuation of the original plan as they have 2 acre lots.
7. Jim Webby said during heavy rains lots of water from the south goes to his back yard. More houses would increase the run off. 1)He was concerned that the septic fields from the new houses would be near his well and water would go over his well as it travels north. 2) He doesn't want a 12' deep water hole but feels it is better to fence 1 hole

and use shrubs to hide it than to have 3 shallower water holes. 3) They all bought property here based on the original plan, before changes were made.

8. Craig Gilbert said the drain tile is insufficient as run off water goes through his property.
9. A man said there is a river from the north as the southwest corner of the property is high.

10. Jack Carlson said he is on the Homeowner Association Board and asked if they would be responsible if a car goes into the pond by Mast Road. He was also concerned that impatient drivers would cut through on their roads if linked to a future subdivision to the west. They will need speed bumps.

11. Mr. Pritchard said he is the Treasurer of the Homeowner's Association and their Insurance said the pond is an attractive nuisance.

12. Mr. Kingsley closed the public comment portion of the Public Hearing.

D. Mr. Kingsley asked for further questions from the Commissioners.

1. Gerry Calhoun said a Private Road sign should be put up. Jack Campbell said they have paid a fee and the Road Commission has put it up already.

2. Carl Frankena said Jack Campbell is not the developer of the original phase which is why this plan is different.

3. Paul Zalucha asked how many sites would be lost if these were 2 acre instead of 1 ½ acre. Jack Campbell said it would be similar but they might lose lots. They are trying cluster.

4. Paul Zalucha asked what they plan for the open space. Mr. Campbell said the residents would decide. He wants the road under the common control of the Association, but if he sells to someone else all bets are off.

5. Mr. Kingsley said if the pond should be installed as described, he asked about maintaining the storm water pond and a budget to maintain the fences. Jack Campbell said they can reduce the size of the pond but tributaries to the pond only carry 10-year storms.

6. John Westman did not see a need for road access to the west unless that development is part of the Homeowners Association. Gerry Calhoun said eventually all the land will be built out and our main roads are a mile apart. Paul Zalucha said the property to the west has other options and does not need to have access into Dunlavy Farms.

7. Mr. Kingsley closed the public hearing at 9:00 p.m.

II. Mr. Kingsley opened the Special Meeting to discussion of Dunlavy Farms Site Condo Phase III.

A. Mr. Kingsley suggested Chris work with Bruce to assure drainage is not going north as it does now and to lessen the pond, as there are only 30 homes. Lots 16, 12 and 10 need drainage attention. John Westman said the slope of the pond bank is an issue also.

B. Paul Zalucha moved, 2nd by Don Heller, to table Dunlavy Farms Site Condo Phase III until the January Regular Meeting of the Webster Twp. Planning Commission so issues can be addressed. These issues are: 1) proper labeling of the site plan as combined preliminary and final site plan, 2) Lot calculation specified, 3) Mark Reading needs to review the Master Deed and Amendment, 4) minimize drainage to the north and fix water problems on this site so no water is directed to the rear of the Phase 3 lots, 5) building locations described, 6) soils information provided, 7) Drainage courses defined, 8) sign ordinance met, 9) review options of water retention with Bruce Pindzia, 10) Item H, J, M, O, Q of Section 1.01 and Item X of Section 1.03. Motion Carried.

III. Don Heller moved, 2nd by Wilber Woods, to adjourn. Motion Carried and the Meeting adjourned at 9:35 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher
W. Baldus
Erin Perdu

MINUTES OF THE 312TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 17, 2003

The Meeting was called to order at 7:30p.m. by Chairperson Kingsley at the Mill Creek Middle School.

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

Members Absent: None

Also Present: Martha Zeeb, Erin Perdu, Mark Reading and a roomful of citizens

OLD BUSINESS:

I. Mr. Kingsley introduced the Planning Commissioners and then reviewed the minutes of the November 19, 2003 Regular Meeting and November 19, 2003 Public Hearing and November 25, 2003 Special Meeting. Gerry Calhoun moved, 2nd by Paul Zalucha, to approve both the Public Hearing and Regular Meeting of November 19, 2003 and the Special Meeting of November 25, 2003 as printed. Motion carried.

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

JJ. The Township Board appointed Don Heller and Rick Kleinschmidt for 3-year terms to the Board of Appeals.

KK. The Township Board appointed John Westman for a 3-year term to the Planning Commission.

LL. Don Heller moved, 2nd by Paul Zalucha, to accept the meeting agenda with date corrections in items 2 and 6-C. Motion carried.

III. Mr. Kingsley asked for comments from citizens.

A. Mr. Jacobs asked if he could speak during the MHP discussion and Mr. Kingsley said yes.

B. Jonathan Mullins requested the rezoning to MHP be denied, as their numbers do not make sense. He did not feel the Master Plan was in error just because a MHP area is not designated in the Zoning Ordinance. They say the mobile condo would bring in \$140,000/ year but we are not sure they would do what they propose if it is rezoned. The schools would be under funded. The site does not perk so they want to pollute the Huron River. They say the traffic would increase normally as long as the roads are improved, but that is very expensive for the Road Commission.

C. Dale Schotts said MHP don't help communities – they drag them down. He asked the Planning Commission to turn it down.

VI. Mr. Kingsley related that the Historic District, and the Roadside stand and nurseries are tabled. Dunlavy Farms Site Condo is tabled until January 21, 2003.

V. Request by Schafer Development LLC to rezone approximately 281 acres of the Nixon property from A-1 to MHP was next on the agenda.

A. Erin Perdu, of ENP & Associates, presented her Schafer Development Rezoning Request Conclusions and Recommendations report which recommended denial of the request.

1. The Township defines a MHP as “a parcel under the control of a person upon which 3 or more mobile homes are located...”. The applicants are proposing a Licensed Manufactured Home Condominium Community where residents own their own lot. This does not conform to the definition of a MHP.

2. The applicants have alleged an error in the Webster Township Zoning Ordinance as no lands are zoned MHP. However, a recent court ruling states that townships must only provide a “lawful method by which to obtain rezoning”.

3. The applicants have alleged that a change in the viability of agriculture makes A-1 zoning invalid. However, A-1 zoning does allow other options and development is allowed at a density of 1 unit per 2 acres. Moreover, this is a rural area with gravel roads, no water or sewer service, and there is a significant amount of actively farmed land nearby, adjacent to, and on this parcel.

4. The development would cost the Township a lot in additional police, fire and emergency medical services regardless if taxed as the applicant proposes or as a traditional MHP. There is no guarantee the development will not be a traditional leased community. The Washtenaw County Road Commission has not commented on the Traffic Study provided by the applicant and we don't assume they will have the budget and priorities to make all the necessary improvements on these roads.

5. MHP rezoning is not necessary to provide affordable housing. The scenario where by the owners would own their land (\$30,000) and a manufactured home (\$70,000) can be done under current A-1 zoning for the same price. Land sales in Webster Township in the last 2 years have averaged \$13,422/acre so two acres can be purchased

for less than \$30,000. This parcel could provide affordable housing under current zoning. In addition, the Township's projected housing needs is not 1200-1800 units until the year 2020.

6. This petition conflicts significantly with the Township Master Plan and approval would deny the Township the power to enforce the Master Plan. Private water/wastewater treatment systems would allow more urban developments throughout the Township. Approval would create a spot zoning precedent for mixing densities without transitions. It would be detrimental to the Township.

B. Mr. Robert A. Jacobs, representing Schafer Development and Grand/Sakwa Properties, presented a supplemental report to the Planning Commission dated December 16, 2003, and a letter from PreviewProperties.com dated December 17, 2003. He summarized that Van Esley Real Estate, Bertakis Development, Atwell Hicks, and Preview Properties.com have examined the site, the community and the proposed plan. They all agree that the proposed site is not suitable for single-family homes, and there is a need for alternative housing.

1. Mr. Jacobs restated that there is a need for alternative housing as the Zoning Act requires and that the MHP Commission has not approved the Township Zoning Ordinance. There is a change in the community as agriculture practices are not viable in today's world. He stated that the developer is willing to limit the project to no more than 1200 units by an enforceable Development Agreement. The project would always be a licensed community under the Mobile Commission Act as 3 units would be licensed out of all of the units to maintain licensure. They intend to convert these to condominium where they would all be taxed as ad velorium property. The phased project would take 8-12 years to complete and their experts have shown it will not be a burden on the Township or schools or infrastructure. He thinks their proposal is a reasonable and appropriate use for this site.

2. Mr. Bill Anderson, of Atwell-Hicks, Inc., presented their report which compared the Nixon site with the Master Planned MHP site. He concluded that in his opinion neither site is viable under the Master Plan as the Daly Road site could only have 40 units under the current zoning of 1 unit per 2 acres, given the soil conditions, and the Barker Roadsite could only have 28 units under the MHP zoning given it's conditions.

3. Mr. Jacobs stressed that public sewer and water is not currently available on the Barker Road site. It would be too expensive to install a treatment facility to make this site viable for a MHP.

C. Mr. Kingsley asked for questions from the Commissioners.

1. Paul Zalucha said cluster development would be allowed with current zoning on the Nixon property so it could have more than 40 units. Mr. Jacobs did not feel clustering would make a dramatic change in the yield.

2. Paul Zalucha questioned the accuracy of the information in the 4" binder. Mr. Jacobs said the consultant's reports are correct to their best knowledge.

3. Paul Zalucha said the schools would not receive the full funding instantaneously. Mr. Jacobs admitted there is a phasing problem but there is revenue sharing from the State. Jack Hosmer said the School Superintendent did a cash flow analysis on revenue but the costs need a cash flow analysis also.

4. Paul Zalucha asked if there is data on the amount of affordable housing the Township should have? Mr. Jacobs said there are no numbers but Joe Van Esley is an expert with vast experience in local real estate.

5. Gerry Calhoun said the proposed project would double the number of homes in Webster Township and she can't justify such a rapid increase in population. She felt 10% of the present population as mobile homes would be more rational, as Washtenaw County as a whole is not that impoverished, and the Township could more readily absorb it into the schools and Township community. Mr. Jacobs said they are asking for rezoning for a maximum of 1200 units and the alternative housing is for old and young people in a condo project. The market determines the need and there is no housing stock that addresses what they are trying to offer.

6. Paul Zalucha asked how big is the surrounding area? Mr. Jacob said there is no legal definition.

7. John Kingsley explained the process for rezoning and read Section 14.05 of the Zoning Ordinance.

8. John Westman moved, 2nd by Don Heller, to adopt the report of ENP & Associates and recommend denial of the rezoning petition submitted by Schafer Development, LLC. Mr. Kingsley read the Recommendation of the ENP & Associates report.

a. John Kingsley offered a disclaimer that he has no relation with Schaefer Development, and his cousin sold 220 acres to Grand Sakwa in Northfield Township but he has no relation with them, and his son worked for the Nixon's 8 years ago and Ryan Nixon, of Nixon Services LLC, worked for him last month.

b. The vote was taken and it passed unanimously.

VI. Mr. Kingsley asked for comments from citizens.

A. Steve Bemis, of the Webster Neighbors for Responsible Growth applauded everyone for the civil discussion and thanked the Commissioners for their careful consideration of this matter.

B. John Manney thanked the Planning Commission for their decision, as it is best for the Township, and he did not want to drastically alter the character of the neighborhood.

NEW BUSINESS: None

VII. Don Heller moved, 2nd by Paul Zalucha, to adjourn. Motion Carried. The meeting adjourned at 9:20 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, January 21, 2004 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

copy to: D. Fisher

W. Baldus

Erin Perdu

