

MINUTES OF THE 502ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 15, 2020

The Meeting was called to order at 7:01 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited.

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

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Connie Savander and 4 citizens

I. Approval of Agenda: Andrea Zamansky asked to add item 7a – ZBA Report; and item 10e – Draft memorandum regarding roads; and item 10f – Discussion on Shipping Containers. Paul Zalucha moved, 2nd by George Goodman, to approve the agenda as amended. Motion carried.

II. Approval of December 18, 2019 Minutes:

A. George Goodman asked to change, on page 2, in item D1, 2nd sentence to “George Goodman suggested a constable rather than a professional hired firm to enforce the Zoning Ordinance.” In the first sentence Andrea Zamansky suggested replacing “constable” with “person”.

B. Kay Stremler asked, on page 2, in item C, to replace the “Zoning District priority map” with “PDR Agriculture property priority map”. She also asked to replace “open space” with “Green Infrastructure Map”, and to replace “Ag” with “PDR Agriculture property priority map”.

C. Kay Stremler moved, 2nd by Charles Estleman, to accept the minutes as amended. Motion carried.

III. Township Board Report: John Westman reported that the Township Board will meet next week. He distributed the draft demolition flyer from Brant Savander as promised.

IV. Zoning Administrator Report: No report as Randy Raiford was absent.

V. PDR Report:

A. John Westman reported that they have more high quality applications than money to support them. Next month the PDR Committee will make a recommendation to the Township Board on if we want to seek additional millage to finance additional purchases.

B. It was pointed out that the Green Infrastructure map, overlaid on the PDR Agriculture Property Priority Map, will be helpful to the PDR Committee for scoring when evaluating applications.

VI. ZBA Report: Charles Estleman said they met last night to work on the Bylaws, and to make a recommendation to the Township Board on Per Diem payments for the ZBA Alternate.

VII. Comments from Citizens: None

VIII. Draft “Demolition Waste” flyer

A. Andrea Zamansky said it was created by Brant Savander and reflects State rules.

B. Paul Zalucha asked if the Fire Department would be able to do fire training practices. John Westman will take the question to the Fire Board Meeting.

C. Andrea Zamansky said it would be good to make a list of companies that haul away demolition type trash.

IX. Master Plan Update

A. Community Survey feedback

1. The Word Clouds are helpful. John Westman asked to send them to the Township Board.

2. Kay Stremmer said in item 9c “non-motorized connectivity” we can add trails that are adjacent to us. In item 9j “solar and wind” can be added to the Master Plan Policy Section on sustainability.
 3. Andrea Zamansky reviewed highlights of the Survey questions and will incorporate the survey into the Master Plan.
 4. Blight is a prime issue.
 - a. Andrea Zamansky reviewed her handout “Enforcement of Township Ordinance Violations & Complaints” (attached) to help Randy Raiford enforce the Zoning Ordinance, as it is his role. This would be cheaper than hiring a Zoning Enforcer. Our Planner can make forms, policies, and training available to log complaints and move forward on them. Our Zoning Administrator would evaluate the complaint and a volunteer member of the Township Board, or ZBA, or Planning Commission could review to determine if it is a violation so it is objective and unbiased. Informal talking with the offender first may fix the issue.
 - b. Charles Estleman said the Township can issue a citation and put a lien on taxes without an enforcement agent.
 - c. Andrea Zamansky will invite the Planner, and ZBA, and Board members, to attend our next meeting to handle it quickly.
 - B. Draft Parts 1 and 2 of Updated Master Plan
 1. In part 2.02 A – remove “in recent years” and replace with “the last decade” – also remove “substantially”.
 2. In Part 2.04 Kay Stremmer said we should mention total land or the percent of farmland and natural features.
 3. In Part 2.09 - we will ask the Road Commission for more recent traffic counts.
 4. In Part 2.13 – Community perspective – include the total # of responses the 2019 survey received.
 5. Andrea Zamansky will, with Kay Stremmer’s help, continue to update the drafts.
- X. Draft Solar Ordinance language –Andrea Zamansky said we should focus only on Small Solar Arrays tonight and look at Large Solar next month.
- A. Ground Mounted Solar Panels were discussed and:
 1. Will not be publically visible unless it is the only place to get sun. If it is visible we will need written evidence, to the Township’s satisfaction, showing it cannot be located elsewhere.
 2. In Item L. Screening - 80% opacity will be needed.
 3. In Item O – The Commissioners decided abandoned Solar panels will be blight, and neighbors will complain. Charles Estleman said the panels have a finite life.
 3. A three sided building will be a Building Mount and a two sided building is Ground Mount.
 4. The Commissioners agreed solar panels cannot be located in the property setback unless allowed by a ZBA decision.
 5. In Item F – last sentence change “should” to “shall”.
 - B. Large Scale Solar Panels could be added to the Dedicated Open Space Section of the Zoning Ordinance to service a community development. Individual homeowners could also install their own.
- XI. Dark Skies Provision – After discussion the Commissioners decided they were not interested in regulating and enforcing this for residential homes.
- XII. Draft Memorandum regarding Roads. The Commissioners discussed the draft and made no changes.
- XIII. Shipping Containers – The Commissioners discussed their possible use as an accessory structure but were not interested in regulating them at the moment.
- XIV Public Participation:
- A. John Kingsley said the Washtenaw County Broadband Task Force is taking a survey of 15 Townships in the County to learn the current availability and need. He stressed the importance of

responding by February 14, 2020 as we could qualify for federal grant money next year.

- B. John Kingsley said the Township already has a form to track blight complaints. The Zoning Administrator is to evaluate if it is blight and send a notice of violation. They would have about 2 weeks to comply, or meet with him as it could be a neighbor dispute. If it is not fixed the District Court decides what to do. Randy Raiford doesn't like doing this, and the Township is looking to see what other townships do, to decide what we will do and how to pay for it.
- C. Connie Savander asked how people will learn of the Broadband survey. John Kingsley said he will send an email blast and that the paper forms will be mailed out soon. There will also be press releases and an ad on the radio.

XV. Information items/ Correspondence: None

XVI. Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 9:28 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, February 19, 2020 at 7:00 p.m.

Respectfully Submitted,

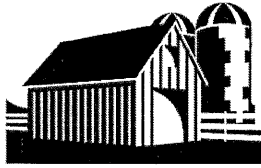
Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford



WEBSTER TOWNSHIP

MINUTES OF THE 503RD REGULAR MEETING OF THE WEBSTER TOWNSHIP PLANNING COMMISSION WEDNESDAY, FEBRUARY 19, 2020

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

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

Members Absent: Tammy Koch

Also Present: Randy Raiford, Donna Whitney, John Kingsley, Connie Savander, Brant Savander, John Scharf, John Enos and 1 citizen.

I. Approval of Agenda: Motion Westman second Estleman to approve the agenda as amended adding discussion item C, amended fire station site plan. Motion carried.

II. Approval of January 15, 2020 minutes:

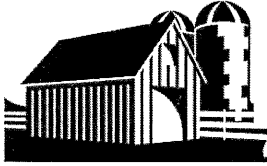
- A. Correction on page 2, line 1, “non-motorized conductivity” should read “non-motorized connectivity”.
- B. Motion Estleman second Goodman to approve the minutes as amended. Motion carried.

III. Township Board Report:

- A. Westman reported on 3 Township Board meetings: January 21 regular meeting; February 10 special meeting; and February 18 regular meeting. Highlights from these meetings included: Master Plan Survey results; property tax relief; recent appointments to ZBA, Planning Commission, PDR; Norfolk (Arlington Woods) escrow return; Scully road driveway request; draft budget FY2021; employee reviews; road millage.
- B. Brant Savander reported on his ongoing communications with the Washtenaw County Road Commission.
- C. Our annual meeting with the WCRC will take place on March 17, 2020 at 5:30, just prior to the regular board meeting.

IV. Zoning Administrator Report:

Raiford reported that in February there were 3 new zoning compliance permits issued. Under code enforcement he updated National Fiber’s progress and reported on a Walsh road request to reduce a number of animals on a property. No update on Verizon tower status. Raiford also reported that he, Bill Sinkule, Lynda Savitski and



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Rick Knieper cleaned up the year end audit of open permits. He also gave a report on fire hall site plan progress.

- V. PDR Report: Westman reported that they have more good applications than revenue to support them, but will not be seeking additional millage in 2020 because there are so many other millage requests coming in 2020 that the decision was to wait for an off year. There are 5 years left on the current millage which will generate 1 million dollars, and there are projects in line that will utilize that money. Also, Michigan has funding available for PDR (1.9 million this year). PDR encouraged 2 residents to apply for this funding. One of those received the highest rating in the state and was funded. The second was rated #3 in the state but not funded so that Michigan could use funds for counties other than just Washtenaw.

VI. Comments from Citizens: None

VII. Election of Officers:

A suggestion was made regarding the potential to expand the board from 7 to 9 members in order to be better able to find a chair in the future.

Motion Westman second Estleman to appoint Zamansky as Planning Commission Chair for the coming year, with the knowledge that will resign as chair in May.
Roll Call Vote, Carried.

Motion Westman second Goodman to appoint Zalucha as Vice Chair for the coming year with the knowledge that he will not move into the chair position in June.
Roll Call Vote, Carried.

Motion Estleman second Zalucha to appoint Tammy Koch as Secretary for the coming year.
Roll Call Vote, Carried.

VIII.

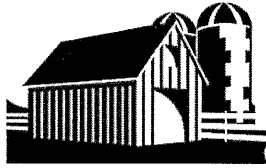
A. Master Plan Updates

- i. Need to update Master Plan to include Cackleberry Airport information from MDOT. Also suggested adding a line to site plan and zoning approvals in the Zoning Ordinance about the need to check conflicts with airport restrictions.
- ii. Revised draft of Parts 1 & 2 of the updated Master Plan. Saying 583 responses is probably better than saying 20%. 20% is actually very good for a survey but readers may not see it that way.



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- iii. Initial draft of Parts 3, 4, 5 & 7 of the updated Master Plan – Zamansky thanked Stremler for her work on this section. We added some sustainability language here, based on survey results. Page 12, consensus was to leave the language in 4.03 that was blue lined for removal. John Enos said it is there in case of a potential future trailer park. On page 13 section 4.08 need to spell out WAVE. In part 5, Map 2 (agricultural soils) will not change, but Map 3 will be updated and replaced with priority 1 and 2 areas and will be called Agricultural Preservation Priority, instead of overlays. Right now our zoning ordinance has natural features overlay so that cell towers cannot go there but could be updated with other overlays (such as surface water overlays). These would be put in the Master Plan as a land use issue, not for zoning purposes. In 5.04, paragraph 2, line 3, remove words, “in the area” and line 6 replace the word “developed” with “intensive”. Part 5, page 16, the last sentence of the first paragraph, the first 3 words, change “Further, the previously...” to “Further, a previously...”. In 5.08 John Enos recommends removing “landscape contractors” because that wording can imply not just a small landscape company, but also an industrial one with large gravel trucks. Recommendation is to remove now and revisit later. Make bullet points for how overlays can be used and have Kris Olsson from Huron Watershed talk to us about them. Part 7, no changes.
 - iv. Discussion re: Future Land Use Map – text is fine but Mr. Enos suggested that we put conservation acres on land use map to help with future zoning requests. George Goodman will spearhead a project to have residents submit historical and agricultural photos to incorporate into the Master Plan. Goodman will also work with Darryl Wright who already has many aerial photos.
 - v. Roads Funding & Traffic Count Information from WCRC – most traffic counts are on main roads, not gravel.
- B. Draft Solar Ordinance language:
- i. Revised draft “Small Solar” language.
 - Page 5, letter L, trees would shade the solar panels. Update language to have vegetative buffer not more than 60% of the height of the system.
 - Page 7, combine numbers 7 and 10 since they both deal with location.
 - Page 8, 22F, needs to be shortened.
 - Page 10, D3, “family or group” should read “family or group homes”. Zamansky will follow up with MSU extension concerning page 10, D4.
 - Page 11, 7C April-November are not necessarily the best planting months. Zamansky will coordinate this with the landscaping part of our ordinance.
 - ii. Initial draft “Large Solar” language – no changes



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C. Amended Fire Station site plan – Planning Commission will hold a special meeting to look at drain field location changes and determine if changes are considered a minor amendment. EGLE has been satisfied with the changes. Raiford needs Planning Commission approval in order to submit applications for well and septic permit, driveway permit, and soil erosion permit. PC needs to look at the plans before determining if it is a minor amendment.

IX. Public Participation

Tom Neil, Kingfisher Ct. asked where the fire station will be located.

X. Informational Items/Correspondence

Erica Perry, Huron Watershed representative, gave a printed report of her first Huron River Watershed Council board meeting on January 23. Of the 10 ways communities can protect their natural areas, there are some items Webster needs to work on, and some that are on our radar, such as updating our storm water ordinance and having a wetland ordinance for less than 5 acres.

XI. Adjournment

Motion Estleman second Goodman to adjourn the meeting at 9:23 p.m. Motion carried.

NEXT MEETING DATE: Regular Meeting, Wednesday, March 18, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 504THD REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 17, 2020

The Meeting was called to order at 7:04 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited. Due to COVID-19 this is the first meeting since February.

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

Members Absent: Tammy Koch

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

I. Approval of Agenda: George Goodman moved, 2nd by Kay Stremler, to accept the agenda as written. Motion carried.

II. Approval of February 19, 2020 Regular Meeting and February 27, 2020 Special Meeting Minutes: Charles Estleman moved, 2nd by George Goodman, to approve both Minutes as presented. Carried

III. Township Board Report: John Westman reported that the Township Board has met three times since our last meeting.

- A. The Board approved the Budget which included \$300,000 for road improvements, but COVID-19 may impact the State Revenue Sharing so road projects were put on hold. Last night the Board approved funds for dust control. They also allocated \$13,250 for Huron River Drive from North Territorial to Walsh Roads. Dexter Township will help with costs as it is on the Township line.
- B. The Township Hall will open June 29, 2020 with special COVID-19 precautions. The Board voted to spend up to \$1,500 for a more secure drop box that can be accessed from vehicles.
- C. The Township Board approved funds for an Environmental Site Assessment of Base Lake Farm's 204 acres.
- D. Fire Hall Update – Randy Raiford reported that roadside trees have been cleared, and we have received all County permits. He will issue a Zoning Compliance Permit and apply for a County Building Permit. We have applied for a Landscape Grant from DTE.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Report dated June 17, 2020. In addition he received a complaint from a neighbor of Cobblestone Farms regarding event damage. He will request a calendar of Cobblestone's events for 2020.

V. PDR Report: John Westman reported that a PDR flyer of last year's projects (attached) will be mailed with the Summer Tax bill. Next month he will have the 2019 PDR Annual Report available.

VI. Comments from Citizens: None

VII. 2019 Annual Planning Commission Report (attached). John Westman moved, 2nd by Charles Estleman, to approve the 2019 Annual Planning Commission Report as submitted and send it to the Township Board. Motion Carried unanimously.

VIII. Master Plan Update

- A. Revised draft of Part 4 (Planning Objectives) and Part 5 (Agricultural Area Policies) were reviewed and clarified.
- B. Initial draft of Part 6 (Residential Area Policies) and Part 10 (Natural Features Policies) were reviewed and clarified.

C. Andrea Zamansky will make the revisions and send Part 10 to the PDR Committee for their comments.

IX. Draft Solar Ordinance language –Andrea Zamansky said this was sent to outside council. The Commissioners discussed Section L: Security for Decommissioning and Removal.

Randy Raiford will look at other Townships and cell towers to find out if the security deposit is based on construction costs. Andrea Zamansky will ask our Planners. George Goodman said EGLE could tell us if the material is hazardous as they would then regulate disposal or upkeep. Andrea Zamansky will reach out to them.

X. Public Participation: None

XI. Information items/ Correspondence:

A. The Township has received notices from Lima and Scio Townships of their intent to update their Master Plans. Hamburg Township sent us a computer link to their Draft Master Plan.

B. Kay Stremmer said there are stakes along the trail to Hudson Mills. In Webster Township the trail is in the Natural River District which requires setbacks from the river for sidewalks. Kay will find out what the stakes are for.

XII. George Goodman moved, 2nd by Paul Zalucha, to adjourn. Motion carried. The meeting adjourned at 8:26 p.m.

NEXT MEETING DATE:

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

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 505TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JULY 15, 2020

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

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford

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

II. Approval of Minutes: Motion by Charles Estleman, 2nd by Paul Zalucha, to approve the draft minutes of the June 17, 2020 Regular Meeting as presented. Motion carried.

III. Township Board Report:

- A. John Westman said the Board will meet next Tuesday. The Sun Times is closing. It is the Township's way of publishing information.
- B. Randy Raiford said he issued the Zoning Compliance Permit for the new Fire Hall. The building site is excavated and they are pouring the footings this week.

IV. Zoning Administrator Report: Randy Raiford reviewed his "Zoning, Property Inspection & Code Enforcement Activity Report" dated July 15, 2020 (attached). The Commissioners were concerned that the resident spraying pesticides for mosquitos in his yard needed credentials and, if necessary, a permit to spray.

V. PDR Report: John Westman will provide the Annual Report to the Township Board and then will be able to share it with the Planning Commissioners. They preserved 120 acres last year with much of the funds coming from non-Township sources.

VI. Comments from the Public: None

VII. Master Plan Update:

- A. The Commissioners Reviewed updated drafts of Parts 5, 6 and 10 and made slight revisions.
- B. The Commissioners discussed the initial draft of Part 9: Public Facilities Policies:
 - 1. As the Broadband survey result is recently released Andrea Zamansky added more information to item 9.01 F Cable Utilities.
 - 2. As the Township Board will review the Broadband Report the Commissioners will revisit this issue at our next meeting.
- C. The Commissioners discussed part of the draft Implementation Matrix (Part 13) of Agriculture and Natural Features. These are suggestions to look at in the future.

VIII. Public Participation: None

IX. Information/Correspondence: Kay Stremler said Hudson Mills is aware of the Natural River District and raised the trail in some areas.

X. George Goodman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 9:30 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, August 19, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 506TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2020

The Meeting was called to order at 7:02 p.m. by Chairperson Zamansky at the Township Hall and the Pledge of Allegiance was recited. Due to COVID-19 this is the first meeting since July.

WTPC Members Present: Charles Estleman, Andrea Zamansky, Kay Stremler, Paul Zalucha, John Westman, Tammy Koch, George Goodman (he arrived at 7:40pm)

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford and 2 citizens

- I. Approval of Agenda: Charles Estleman moved, 2nd by Kay Stremler, to approve the agenda as presented. Motion carried.
- II. Approval of July 15, 2020 Regular Meeting Minutes: Kay Stremler moved, 2nd by Paul Zalucha, to accept the Minutes as written. Motion Carried.
- III. Township Board Report: John Westman reported that the Township Board has met twice since our last meeting. The SunTimes has closed so the Board will use Ann Arbor News and M Live for posting. The balance of the Don Zeeb memorial will be used at the new Fire Hall with his family's input. The Board approved a request for the Webster Township Historical Society to hold a flea market, September 26, 2020 from 9am-4pm.
- IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Reports dated August 19, 2020 and September 16, 2020. In addition, the ZBA has voted to revise their By Laws. He suggested the Board and Planning Commissioners tour the new Fire Hall and he will set up a time. He will make a book with forms to track violations next week.
- V. PDR Report: John Westman discussed the annual report. The PDR Committee sent a letter to the Ann Arbor Greenbelt Commission to apply for a federal grant. If approved it may need Webster Township to match funds.

VI. Comments from Citizens:

- A. Matthew Gill of Daly Road asked the Commissioners to consider allowing livestock on small acreage (2 ½-3 acres) for private use in the Ag District due to the pandemic.
- B. Kurt Hiester of Farrell Road said he moved here 6 years ago to raise animals and he supports Matthew Gill's request. The dumpster on Farrell Road doesn't bother him.

VII. Draft Solar Ordinance - Andrea Zamansky reviewed the comments from Michigan State University.

- A. Under Small Solar Energy Systems (Section 12.110)
 - 1. F c - regulation of trees is not needed as shade is prohibitive for the solar system and the Commissioners agreed to remove this item.
 - 2. G - Location of solar system not installed between house and road. Much discussion followed and a committee was formed of Andrea Zamansky, Kay Stremler, and George Goodman to bring back suggestions to the October meeting.
 - 3. I and K - solar glare and heat on neighboring properties - as sometimes this can be an issue the Commissioners decided to leave the wording as is.
- B. Large Solar Energy Systems Section 12.115
 - 1. C 5 Due to increased fire risk, battery storage will be disallowed.
 - 2. C 8 The Commissioners discussed Prime Farmland and decided solar will be allowed there, as livestock can graze underneath and it can be farmed again later when the panels are removed, as long as plants are underneath to protect the soil from erosion.
 - 3. C 21 f Impact on wildlife - The Commissioners were not in favor of requiring that the be designed to avoid avian collision.
 - 4. C 21 h - delete Prime Farmland

5. D 5 - change Prime Farmland to Soil
6. D 8 - Delete "small" livestock as the animals could be larger.
7. D 9 - Eliminate "Electric fencing is not permitted" and instead allow it only inside for livestock.
8. D 12 Signage - change to "is allowed per our sign ordinance."
9. E Safety- the Commissioners decided the emergency response plan will be filed with the Fire Dept. for their approval before the project is approved.
10. J Complaint Resolution was removed

VIII. Washtenaw County Broadband Survey Results - Kay Stremmer said the survey may have overestimated the lack of access. John Kingsley said a speed test was a factor also.

IX. Master Plan Update:

- A. The Commissioners liked Part 5.
- B. Part 9.01 f was rewritten by Kay Stremmer. The Commissioners wanted to replace "the recent COVID-19 outbreak" with "trends" and put working from home before student's online learning.
- C. Part 9.02 - remove 2019 and instead say the Township approved and commenced construction of a new fire hall in 2020.
- D. No comments for Part 10. Part 5 and 10 will be sent to the PDR Committee for their comments.
- E. George Goodman moved, 2nd by Charles Estleman, to table Parts 8 and 13 until the next Planning Commission Meeting. Motion carried.

X. Public Participation: John Scharf said he asked Matthew Gill what livestock he had in mind on his 3 acres and learned a cow, 2 pigs and 2 sheep. The Commissioners discussed MSU animal unit/acre.

XI. Information items/ Correspondence: Andrea Zamansky discussed the Huron River Report and an email from Erica Perry on PFAS chemicals in the Huron River.

XII. Tammy Koch moved, 2nd by George Goodman, to adjourn. Motion carried. The meeting adjourned at 9:30 p.m.

NEXT MEETING DATE:

Regular Meeting, Wednesday, October 21, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 507TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, OCTOBER 21, 2020

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

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, and John Enos

I. Approval of Agenda: Paul Zalucha made a motion, 2nd by Charles Estleman, to approve the agenda as written. Motion carried unanimously.

II. Approval of September 16, 2020 Regular Meeting Minutes: John Westman asked to delete the last sentence in Item VIII. Kay Stremmler asked to change the wording of Item VII B 3 to C21 f Impact on Wildlife - the Commissioners were not in favor of requiring that the panels be designed to avoid avian collision. Kay Stremmler moved, 2nd by Tammy Koch, to accept the minutes as amended. Motion carried unanimously.

III. Township Board Report:

A. John Westman said the Sun Times has resumed printing a hard newspaper so Webster Township will use them again.

B. John Westman reported that the Dexter Winter Festival was issued a Festival Permit.

C. Cobblestone Farm will have a Special Meeting this Friday regarding a permit for their Equestrian Event planned for October 24-25, 2020.

IV. Zoning Report – Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Report dated October 21, 2020 (attached). He presented his “Ordinance Violation Complaint Form” (attached) which he can put on the Township Website. The Commissioners liked it.

V. PDR Report – John Westman said they have received 2-3 small parcel applications.

VI. Draft Solar Zoning Ordinance Amendment

A. The Commissioners discussed Small Solar Energy Systems item G and agreed on Alternate #1 as the Zoning Administrator could approve the site location. This would be less costly and quicker for the homeowner. They did want the word “readily” removed.

B. George Goodman discussed fires in Large Solar Energy System Item 12.115 C 20. The Commissioners removed “developed in cooperation with” and replaced it with “reviewed and approved by” the local fire department....

C. George Goodman moved, 2nd by Charles Estleman, to schedule a Public Hearing to consider the Solar Ordinance language with Alternate #1 as discussed and revised this evening for the November Regular Meeting. Motion carried unanimously.

VII. Master Plan

A. Part 9 Public Facilities Policies – Kay Stremmler asked to delete “(opening in April 2020)” in item 9.05 and also delete the bordertoborder.org as it is no longer a website. She provided an updated Iron Bell website.

B. Part 13 Implementation Matrix was discussed.

1. The multi-modal transportation plan and the non motorized interconnectivity matrix items can be combined for 2021. John Kingsley said complete streets take years of planning. He said to be careful as horses are not compatible with bikes and pedestrians. He asked the Commissioners to look at the Cap-Dart plan to get ideas for Webster Township. John Enos said

to also look at the Road Commission, Sencog, and County Park & Recreation Department ideas as they all work toward connectivity, but to be careful as Webster wants rural character and people like to live near all forms of transportation and connectors.

2. Kay Stremmer offered to also look at these reports for other ideas for our Master Plan.

C. Part 8 Roads and Public Transportation Policies - John Enos said Complete Streets can be addressed in the Master Plan. He said the goal of Complete Streets is to support more bike lanes on roads and he would revise it to make it more rural.

VIII. Blight issues mentioned from Master Plan survey – The items were given to Randy Raiford so he could decide if they violate Township Ordinances. He will report at next month's meeting.

1. IX. Short Term Rentals – John Enos said it is a difficult subject and is a Commercial use. He suggested we wait to see if the State will decide if we have the ability to regulate it. Paul Zalucha suggested we change the definition of motel in Section 2.10 of the Zoning Ordinance so Short Term Rentals are only allowed in Commercial district. We could then add this consideration to the Public hearing along with proposed changes to permit and regulate Solar Energy Systems.

X. Animal Cruelty/Care and Treatment – The Commissioners discussed the number of animals allowed in the different zoning districts. Randy Raiford and George Goodman will look at other municipalities for ideas.

XI. Public Comments – John Kingsley said he has found that 2 goats on 50 acres is not enough room.

XII. Information Items

- A. Kay Stremmer would like to get input on problem areas in Boyden Creek and the Huron River to update the Middle Huron Watershed Management Plan. The Huron River Watershed Council will use the report to apply for grants for improvement projects. She would like to know the history of improvements made in the last 10 years.

- B. Ann Arbor Township is updating their Master Plan.

XIII. Paul Zalucha moved, 2nd by Tammy Koch, to adjourn the meeting. Motion carried. The meeting adjourned at 9:10 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, November 18, 2020 at 7:00 p.m.

Regular Meeting: Wednesday, November 18, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 508TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 18, 2020

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

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

WTPC Members Absent: None

Also Present: Martha Zeeb, Randy Raiford, John Scharf, Dan Munsel, Connie Savander, Craig Bloomer

I. Approval of Agenda: Andrea Zamansky asked to remove "Public Hearing on" in #9 a and b; and remove Part 8 from item 10 (a) i; and strike item 10 (a) ii "Future Land Use Map" to move it to the December Meeting. John Westman moved, 2nd by Charles Estleman, to approve the agenda as amended. A Roll Call vote was taken and the motion carried unanimously.

II. Approval of October 21, 2020 Regular Meeting Minutes: Kay Stremmer asked to remove "a report" from the first sentence of item XII A and insert "the Middle Huron Watershed Management Plan". Also in section XII A she asked to replace "They" with "The Huron River Watershed Council". Tammy Koch moved, 2nd by George Goodman, to accept the minutes with the two changes in section XII A "the Middle Huron Watershed Management Plan" and "the Huron River Watershed Council". A Roll Call vote was taken and the motion carried unanimously.

III. Township Board Report:

A. John Westman reported that the new Fire Hall is 50% complete.

B. The Board will review the Washtenaw County Road Commission draft policy on tree removal and provide feedback in December.

C. The Board approved a 15% PDR expenditure on 204 acres.

IV. Zoning Report – Randy Raiford reviewed his on-line Zoning, Property Inspection & Code Enforcement Activity Report. It will now be on a monthly basis.

A. George Goodman asked Randy Raiford in the future to include follow up in his report on enforcement and other complaints received.

B. Andrea Zamansky asked about the blight issues from the Master Plan Survey. Randy Raiford said he did not find any Zoning Ordinance violations, but blight and outside storage are issues. George Goodman volunteered to help with this topic and the animal cruelty topic that was postponed. Andrea Zamansky suggested our Planner may have ideas from other municipalities.

V. PDR Report – John Westman said they have more applications than funding but would like to do them now while prices are low.

VI. Public Participation: None

VII Draft Zoning Ordinance Amendments: Andrea Zamansky explained the public hearings, on the proposed large and small Solar Energy Systems and the proposed update to the definition of Motel, must be reposted as being virtual on-line. She expects our December meeting will again be virtual due to COVID 19. Kay Stremmer moved, 2nd by Paul Zalucha, to set a new public hearing date for the draft zoning ordinances on Solar Energy Systems and defined term Motels for Wednesday, December 16, 2020 at 7:00 pm. A roll call vote was taken and the motion carried unanimously.

VIII. Master Plan Update:

- A. The Commissioners discussed and made minor revisions to Part 9 Public Facilities Policies.
- B. In Part 13 the Commissioners postponed the Multi-Modal Transportation Plan until 2023 due to time constraints.
- C. The Commissioners approved the wording of Part 12 Capital Improvement Plan.

IX. Public Comments – Craig Bloomer of Brass Creek Court asked what prior alternatives were considered for the Solar Energy ordinances. As there were no further comments Andrea Zamansky closed the Public Comments. She then explained the tons of research on Solar Energy from many sources that we used. She offered to send Mr. Bloomer the computer links.

X. Information Items:

- A. Kay Stremmer said she signed up for a webinar about the Mi Healthy Climate Plan and will report back to the Commissioners.
- B. We received the Huron River Watershed Council October, 2020 meeting update from Erica Perry.
- C. Kay Stremmer discussed the MSU Webinar on Zoning Exclusive to Inclusive about zoning options for current trends in housing. Andrea Zamansky said she would put this topic on the January agenda.
- D. Kay Stremmer made a draft document regarding the Middle Huron Watershed Management Plan for the Commissioners to discuss before giving it to the Township Board. The Huron River Watershed Council wants it by the end of January, 2021. Andrea Zamansky said she would put it on the December agenda.
- E. Andrea Zamansky thanked Kay Stremmer and Randy Raiford for their technology work to allow this virtual meeting.

XIII John Westman moved, 2nd by Kay Stremmer, to adjourn the meeting. Motion carried. The meeting adjourned at 8:41 pm.

NEXT MEETING DATE:

Public Hearing: Wednesday, December 16, 2020 at 7:00 p.m.

Regular Meeting: Wednesday, December 16, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford

MINUTES OF THE 509TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, DECEMBER 16, 2020

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

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, Bill Sinkule, Barb Calleja and about 7 residents

I. Approval of Agenda: John Westman moved, 2nd by George Goodman, to approve the agenda as presented. Motion carried unanimously.

II. Approval of Minutes of the November 18, 2020 meeting: Tammy Koch moved, 2nd by Paul Zalucha, to accept the minutes as presented. Motion carried unanimously.

III. Township Board Report:

A. John Westman said the fire hall is 60% complete and they hope to be done in March.

B. John Westman reported that George Goodman has been reappointed to a 3 year term on the Planning Commission.

C. John Westman said the Board took no action on the Washtenaw County Road Commission draft policy.

IV. Zoning Report

A. Randy Raiford reviewed his Zoning, Property Inspection & Code Enforcement Activity Report for November (attached). Paul Zalucha corrected the Code Enforcement portion as it should state "less" than two (2) acres.

B. Randy also submitted his new Enforcement Tracking Spreadsheet (attached). Paul Zalucha said 6700 Mast Road is incorrect as that is his address.

V. PDR Report: John Westman said they did not meet due to COVID 19 restrictions.

VI. Public Participation:

A. Scott Betzoldt, of 8875 Autumn Trail, expressed concern that our Zoning Ordinance requires Planning Commission Site Plan Review for more than 2 property splits. This is costly to the property owner and may have unintended consequences as the landowner may decide to make even more splits while doing the site plan review. The Planning Commission would only have 45 days to act and other Townships use the State Law – Public Act 591 instead.

B. Brant Savander, of 5803 Vaughn Road, felt this Zoning Ordinance rule protects against uncontrolled development.

C. John Scharf, Township Treasurer, emailed that 98% of summer taxes and 35% of winter taxes have been collected so far.

VII. Public Hearing for Zoning Ordinance amendment for large and small Solar Energy Systems:

A. Andrea Zamansky reviewed a December 7, 2020 email from Craig Bloomer asking about the 20 acre lot size for large solar energy systems. Andrea Zamansky said this size was not uncommon for other municipalities. Commercial operations are typically larger than 20 acres.

B. Andrea Zamansky opened the Public Hearing at 7:50 pm.

1. Craig Bloomer, of 7719 Brass Creek, congratulated the Commissioners on their work

and said he hoped we can get solar in Webster.

2. As there were no further comments the Public Hearing closed at 7:55 pm.

- C. Andrea Zamansky asked for comments from the Commissioners. George Goodman asked to place a period after “the local fire department” in Section 12.115 C (20) and delete the balance of that sentence. The Commissioners agreed.

VIII. Public Hearing on Zoning Ordinance amendment to change definition of “Motels”.

- A. Andrea Zamansky said she had not received any written comments.
- B. Andrea Zamansky opened the Public Comment Portion at 8:03 pm. She explained that this was to modernize the definition to include short term rentals of less than 30 days. As there were no comments she closed the Public Hearing at 8:05 pm.
- C. Andrea Zamansky asked for comments from the Commissioners. There were none.
- D. Kay Stremmler moved moved, 2nd by Tammy Koch, that the Webster Township Planning Commission recommends to amend the Zoning Ordinance Sections 2.10, 9.10.C.(xxix), 9.35.B.(xvii), 9.37.B.ix, 9.40.B(xvii), 9.50.C, 9.55(H)(6), and 12.85(D)(8) and add new Zoning Ordinance Sections 12.110 and 12.115 in the form presented at this meeting as amended in Section 12.115.C.(20). These permit and regulate small solar energy systems and large solar energy systems. Also that we amend Zoning Ordinance Section 2.10 in the form presented at this meeting to amend the definition of Motel. A roll call vote was taken and the motion carried unanimously.

IX. Master Plan Update

- A. Barry Lonik, of the PDR Board, input (attached) on Farmland and Open Space - Section 5.
 - 1. On page 16 3rd Bullet the Commissioners added at the end of the 1st sentence “though the Township’s Purchase of Development Rights (PDR) program”.
 - 2. Kay Stremmler added a new 4th Bullet “Additional Land in Webster Township has been protected, and in some cases managed, through the Ann Arbor Greenbelt, the Huron-Clinton Metropolitan Authority, and Legacy Land Conservancy, private open lands at Base Lake and University of Michigan as well as Washtenaw County’s Parks. These additional preserved lands total 2,154 acres making the total preserved acreage in Webster Township 4,290 acres (18.80% of the Township’s 22,740 acres) as shown on the current Webster Township’s Preserved Lands Map.”
 - 3. In reference to Barry Lonik’s 2nd point the Commissioners agreed that they did not need the outside agencies preserved farmland acreage. This history is not relevant to our future plans.

B. Revised Drafts of Part 8, 9 and 13

- 1. Kay Stremmler prepared part 8.05 Non-Motorized Transportation. The Resources section will be removed from the Master Plan as it was just for our information.
 - 2. Paul Zalucha asked that the 120 feet suggestion in 8.03 A and B be removed as it is previously stated in 8.02 A 1 for primary roads.
 - 3. The Commissioners made no changes to Part 9 and 13.
- C. Part 11 –Future Land Use Map – Bill Sinkule, Township Assessor, asked the Commissioners to look at subdivisions currently in the Agricultural District. There was concern that rezoning to Residential would result in neighbors wanting R-1 also. After much discussion a committee of Kay Stremmler, Paul Zalucha, Bill Sinkule and the Planner was created on how to move forward. It will be discussed again next month.

X. Zoning Ordinance 8.05B (1) Site Plan review of single family residential developments:

- A. Andrea Zamansky said that some requirements for site plan review for more than 2 lots is really for larger developments. The Planning Commission can waive any requirement if there is

no concern for health, safety or welfare.

B. Paul Zalucha said this requirement was intentionally put in the Zoning Ordinance so we could have a site plan review when needed to protect neighbors.

C. Andrea Zamansky will talk to Counsel.

XI. Middle Huron Watershed Management Plan: Kay Stremmer asked for comments from the Commissioners and got clarification on some items. She will send it to the Township Board.

XII. Public Comments:

A. Brant Savander said the Zoning Ordinance must be enforced as written and written so it is fair to all. He thanked the Commissioners for their work.

B. John Scharf thanked the Commissioners for their service.

C. Tom Neil appreciated the electronic meetings to stay in touch.

XIII. Information Items:

A. Kay Stremmer discussed the webinar she saw on the Mi Healthy Climate Plan. EGLE started a Michigan Catalyst Community Initiative program and will have a training academy so Michigan can become carbon neutral by 2050.

B. Andrea Zamansky said January will be her last meeting as Chairperson. Paul Zalucha said he will not be Chairperson as he can run meetings but not prepare for the meetings.

C. Andrea Zamansky presented the Huron River Watershed Council Annual Report to the Community.

IVX. George Goodman moved, 2nd by Paul Zalucha, to adjourn the meeting. Motion carried. The meeting adjourned at 9:47 pm.

NEXT MEETING DATE:

Regular Meeting: Wednesday, January 20, 2021 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford