

MINUTES OF THE 512TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 19, 2021

The Meeting was called to order at 7:00 p.m. by Chairperson Zalucha 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, John Scharf, Zach Michels, Rick Kleinschmidt and 6 citizens

I. Approval of Agenda: Paul Zalucha asked to add item (e) "Agenda for Next Meeting". Andrea Zamansky moved, 2nd by Charles Estleman, to approve the agenda as amended. Motion carried.

II. Approval of Minutes:

A. Charles Estleman moved, 2nd by George Goodman to accept the April 21, 2021 Regular Meeting Minutes as presented. Motion carried.

B. The Commissioners reviewed the May 5, 2021 Special Meeting Minutes.

1. Kay Stremler said she, not Andrea Zamansky, attended the meeting in Item IV. A.

2. Kay Stremler asked to remove the second sentence in Item IV. C. The Natural River Overlay District is for everyone.

3. Kay Stremler asked to change the 2nd sentence of Item VI.A. 2. by adding "Zoning" before "Planning" and adding "with another experienced person" after "Enforcement".

4. Andrea Zamansky moved, 2nd by George Goodman, to approve the minutes as amended. Motion carried.

III. Township Board Report:

A. John Westman reported that the Fire Board will meet tomorrow night to discuss the agreement to open the Fire Station. The Station sign will be changed so it is easier to read.

B. John Westman asked John Kingsley to speak about the Zoning Administrator commitment from Carlisle Wortman. John Kingsley said the commitment has been extended through December 31, 2021 and he has appointed an ad hoc committee to study it.

C. The Dexter Area Historical Society will hold an event September 10-12, 2021 at Gordon Hall. They will follow pandemic guidelines.

D. The Board subscribed to the MTA Online Learning – option 1 for training. (see attached)

E. The Board agreed to reimburse interest on a loan a PDR recipient incurred while waiting for the promised funds to be paid due to delay of the County and Federal review. Our attorney drafted an agreement for the funds to come from the PDR fund.

IV. Zoning Report – Zach Michels said the many permits are complete and he is sending out violation letters now. He is working longer on Mondays and Wednesdays, and working some hours on Fridays.

V. PDR Report – John Westman said it is the same as in the Township Board Report.

VI. Public Participation: None

VII. Master Plan Maps Review: The Commissioners discussed and made minor revisions. These will be sent to the PDR Committee and looked at again at the next meeting.

VIII. Care of Animals Ordinance Amendment Review: George Goodman showed the proposed language (attached) to follow GAAMP for livestock. The Commissioners liked the wording and will hold a public hearing in the future.

IX. Carnival, Festival, or Public Meeting Permit Application Form Review: (see attached)

A. Zach Michels said he and George Goodman worked on this. They removed items that were not in the Zoning Ordinance. George Goodman wanted the fee structure to be laid out.

B. Much discussion followed to revise the form. Zach Michels will:

a. Check with counsel on if insurance should be required for a hazardous event and if the Township should be listed as Additional Insured on the policy;

b. Page 1 change to “Additional Applicant Information (relation to property owner)”;

c. Correct the spelling of “Sheriff” in the 2nd bullet point on page 1;

d. In the last line of the 4th bullet point change to “safety zones, applicable permits and licenses.” Also add “for other agencies and entities” after “applicable permits”. Add need fireworks license and alcohol permit;

e. Move the 2nd sentence of the 1st paragraph on page 2 farther down on the page. Also add wording that complaints are validated by the township to ensure they are accurate.

f. Add acknowledgement item on if applicant is aware of a previous complaint to police or fire department;

g. Add that Zach may enter the property for inspection of the site;

h. Discuss modifying the Zoning Ordinance text regarding the 200-foot requirement;

i. Add wording such as intoxicants, alcohol or hazardous material to the boxes on page 1.

C. The Commissioners wanted a conference call with the lawyers and not a written legal opinion.

X. Zoning Ordinance Section 16 Draft Language Review: Zach Michels did not have it updated as he wanted to know if other sections in the Zoning Ordinance that are environmentally similar should be combined. The Commissioners were reluctant to do this.

XI. Chairman Paul Zalucha said the discussion items for the next meeting will be the Master Plan Maps and the Road Map that we should get in a couple of weeks, and the revised Festival Permit. Andrea Zamansky said she would make a draft Annual Report for the Township Board also.

XII. Public Comments:

A. Matt Gills asked about livestock on small lots and what is the correct number of animal units on his land. George Goodman read his proposed Zoning Ordinance amendment.

B. Inshal Chenet asked where the standard is found and who is the judge who determines if it is met? George Goodman said expert guidance may come from the Michigan DNR, Sheriff, Animal Control, and Humane Society. Andrea Zamansky said also Michigan State University.

C. John Tuttle thanked the Commissioners for addressing their concerns. He asked if the enforcement for a violation must examine the animal. George Goodman said currently a letter is sent to educate the owner and work with them so the situation can be corrected. John Tuttle asked that the statute state that. He appreciated the goodwill.

D. John Scharf asked about exotic animals such as tigers and alligators.

XIII. Information/Correspondence/ Comments: George Goodman asked if the Commissioners can choose training courses from the MTA Online Learning subscription and John Scharf said

yes. Paul Zalucha said the classes change monthly.

XIV. Andrea Zamansky moved, 2nd by Charles Estleman, to adjourn the meeting. Motion carried. The meeting adjourned at 8:50 pm.

NEXT MEETING DATE:

Regular Meeting: Wednesday, June 16, 2021 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley

B. Calleja

Z. Michels