

# WEBSTER TOWNSHIP BOARD MEETING AGENDA

June 17, 2025, 7:00 P.M.

Webster Township Hall, 5665 Webster Church Rd. Dexter MI 48130

- 1) Call to Order
- 2) Pledge of Allegiance to the flag
- 3) Approve Minutes of the Webster Township Board of Trustees Regular Meeting held on May 20, 2025.
- 4) Supervisors Remarks
- 5) Approve Agenda
- 6) Call to Public
- 7) Comments of Board Members
- 8) Treasurer Report
- 9) Consent Agenda

1. Planning Commission	7. WAVE
2. Zoning & Enforcement	8. Natural Features Committee
3. Sheriff	9. Dexter Area Historical Society 2025 support, \$250
4. Zoning Board of Appeals	10. Treemore Consulting Agreement
5. PDR Committee/PDR Estimate	11. MTA Annual Dues
6. Fire Department	

## 10) Action Items

- A. Resolutions 25-24, 25-25, 25-26, to support Webster Township Historic Society, WAVE, and Dexter Senior Center in their public outreach
- B. Resolution 25-21, Recognition of Dexter Senior Center as the Senior Center of Record
- C. Moratorium/Suspension of Private Road Ordinance
- D. Private Road Permit Application Review
  1. Velvet Ridge: New Construction
  2. Fox Lane: Extension
- E. 7523 Webster Church Rd
  1. Section 5 Applicability
  2. Resolution 25-20, allowing building permit application before certificate of zoning compliance
- F. Zoning Ordinance PC Recommendation for Adoption
  1. Article 14. Stormwater Management Regulations (23-ZTA-02), Resolution 25-22
  2. Section 16.10. Natural Features Impact Statement (25-ZTA-01), Resolution 25-23
- G. AV System Proposal
- H. Township Rebuild Update: New Architectural Drawing & Estimate for Architectural changes
- I. Legal Services Retainer Letter

## 11) Discussion/Possible Action Items

- A. Sirens – operating costs
- B. Meeting Prep Packet
- C. Township Building Roof
- D. Attorney's attendance at ZBA meetings

## 12) Correspondence

## 13) Call to Public

## 14) Concerns of the Board Members

## 15) Adjourn



# WEBSTER TOWNSHIP

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## **Webster Township Board Meeting May 20, 2025, 7:00 P.M.**

The Webster Township Board Meeting was called to order at 7:00 p.m. by Supervisor Mike DeAngelo on May 20, 2025, at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130. Members present: Supervisor Mike DeAngelo; Clerk Tonie Brovont; Treasurer John Scharf; Trustees Shelly Vrsek, Brant Savander, Jeff Harms, Dan Munzel; Assessor Bill Sinkule; Zoning Administrator Sri Komaragiri; Deputy Supervisor Rick Kleinschmidt; Deputy Clerk Donna Whitney; and 14 citizens.

### **Meeting opened with the Pledge of Allegiance to the flag.**

Motion Munzel second Harms to approve the minutes of the Webster Township Board of Trustees Regular Meeting held on April 15, 2025, as amended, correcting a typographical error. All ayes and motion carried.

### **Supervisor Remarks**

#### **Approve Agenda**

Motion Savander second Munzel to approve the agenda, as amended, adding Temporary Structure Permit as Action Item A, and moving all other Action Items down one number. All ayes and motion carried.

### **Call to Public**

### **Comments of Board Members**

#### **Treasurer's Report**

Motion Harms second DeAngelo to approve having the township treasurer move \$200,000 from the General Fund Account to the Capital Improvement Fund based on our budget. Roll call vote, all ayes and motion carried.

Motion Brovont second Munzel to accept the Treasurer's report and pay bills, noting the change in the estimated health insurance bill, as well as those anticipated bills received before our next meeting scheduled for June 17, 2025

Roll call vote, all ayes and motion carried.

### **Consent Agenda Reports**

1. Planning Commission – Report received
2. Zoning & Enforcement Reports – Reports received
3. Sheriff's Report – Report received
4. Zoning Board of Appeals – Report received



5. PDR Committee/PDR Estimate – Report and Estimate received
6. Fire Department – Report received
7. WAVE – Report received
8. Assessor/IT Services – No report
9. Natural Features Committee - Report received
10. Road Committee – Report received
11. Parks Committee – Report received

Motion Harms second Brovont to receive and file the Consent Agenda Reports as presented.  
All ayes and motion carried.

## **DISCUSSION ITEMS**

### **A. Nuisance Ordinance to PC**

Motion Harms second Vrsek to move Discussion Item A, Nuisance Ordinance to PC, to be an Action Item and to direct the Planning Commission to recommend draft language for amending the Township Public Nuisance Ordinance, addressing animal care, based on their findings from the Keeping of Animals amendment discussion.

All ayes and motion carried.

### **B. Bids for AV**

Discussion. Will bring additional requested information to a future meeting.

### **C. Sirens and Power Quotes – Survey/Millage to Gauge Resident Sentiment**

Discussion. DeAngelo will bring additional cost information to a future meeting.

### **D. Preparation of 5 Year Plan for Parks**

Motion Brovont second Savander to move Discussion Item D, Preparation of 5 Year Plan for Parks, to be an Action Item, and authorize the expenditure of \$10,740 to Giffels Webster, in 6 monthly payments of \$1,790, to develop a 5-year Michigan Department of Natural Resources Compliant Parks & Recreation Plan for Webster Township to be completed and adopted in advance of the February 1, 2026 deadline, in order to pursue state grant programs and other grant opportunities.

Roll call vote, Vrsek aye, Munzel aye, Brovont aye, DeAngelo aye, Scharf nay, Savander aye, Harms aye, and motion carried.

### **E. Template for Temporary Relief of Private Road Ordinance for Residents**

Motion Vrsek second Savander to move Discussion Item E, Template for Temporary Relief of Private Road Ordinance for Residents, to be an Action Item, and to authorize the Township Zoning Administrator to work with interested residents to create customized resolutions based on the template, as amended, for Board's approval.

All ayes and motion carried.



## **F. Private Road Amendments**

Discussion. The Board agreed to complete the questionnaire and submit it to the Zoning Administrator within one week. The board will continue to discuss strategies for addressing unsafe access points on existing roads at their next meeting.

## **ACTION ITEMS**

### **A. Temporary Structure Permit**

Motion Munzel second Vrsek to approve the issuance of a Temporary Structure Permit for use as a temporary residence at 8249 Scully Road, subject to the following conditions:

1. The applicant has paid all required fees and submitted the necessary deposits.
2. The request complies with all standards listed in section 13.170 of the Township Zoning Ordinance.
3. The temporary structure shall not be occupied until a Certificate of Occupancy has been issued by the Washtenaw County Building Inspector.
4. The applicant has submitted a check in the amount of \$1,000 as a performance guarantee to cover the cost of removal of the temporary structure and site restoration.
5. The permit shall expire one year from the date of issuance, which shall be the date of Township Board approval.
6. The temporary structure and all related site improvements shall be removed, and the site restored to a stable, safe, and nuisance-free condition within two weeks of the earliest of the following:
  - a. The expiration of the permit or any approved extension thereof, or
  - b. The issuance of a Certificate of Occupancy for the permanent structure.

Munzel aye, Vrsek aye, Harms aye, Savander aye, Scharf nay, DeAngelo aye, Brovont aye, and motion carried.

### **B. St. Joseph Parish Event Permit**

Motion Scharf second Munzel to approve the Special Event Permit Application for the St. Joseph Parish Summer Festival scheduled for July 18 - July 20, 2025.

All ayes and motion carried.

### **C. Schwarck Motorcycle trials**

Motion Scharf second Munzel to approve the Sam Schwarck's Special Event Permit Application for Observed Motorcycle Trials on property west of Merrill Road and north of Baker Road, scheduled for June 8, 2025 and October 12, 2025 from 12pm-5pm.

All ayes and motion carried.

### **D. Treemore Contract**

Postponed until the June 17, 2025 Board Meeting.

### **E. Request to Approve Expenditure of Funds for PDR Appraisal**

Motion Munzel second Harms to expend PDR funds in an amount not to exceed \$3500 to commission a development rights appraisal on property 2014-1C.

Roll call vote, all ayes and motion carried.



**F. Appointment of Office Assistant**

Motion Savander second Vrsek to appoint Alayna Calleja as Office Assistant, effective 05/20/2025. Roll call vote, Harms aye, Savander aye, Scharf nay, DeAngelo aye, Brovont aye, Munzel aye, Vrsek aye, and motion carried.

**G. AmeriScan Bid & Documents on Demand Contract**

Postponed pending legal review of contract.

**H. LL Custom Contracting – Bid for Door Replacement**

Motion Brovont second Harms to accept the LL Custom Contracting bid of \$18,588, which represents the original bid of \$19,938 minus \$1,300 for optional mutton bars, for the township's exterior door replacement project.

Roll call vote, Harms aye, Savander aye, Scharf nay, DeAngelo aye, Brovont aye, Munzel aye, Vrsek aye, and motion carried.

**I. Employee Manual Committee appointment**

Motion Scharf second Munzel to appoint Mike DeAngelo, Tonie Brovont, Lynda Savitski and Bill Sinkule to the Webster Township Employee Manual Committee.

All ayes and motion carried.

**J. Acceptance of Road Committee Donation of Time**

Motion Savander second Harms to accept the request from Road Committee member Carey Shepard to decline paid compensation for being a committee member.

All ayes and motion carried.

**K. Permission to apply for WCCD grant for demo gardens**

Motion Savander second DeAngelo to adopt Resolution No. 25-19 to give the Natural Features Committee permission to apply for the Washtenaw County Conservation District School and Community Habitat Grant to be used towards the Webster Native Pocket Garden Project.

All ayes and motion carried.

**Correspondence**

**Call to Public**

**Concerns of Board Members**

**Adjourn**

Motion Harms second Brovont to adjourn the meeting at 10:44 p.m.

All ayes and motion carried.

Respectfully submitted,

Tonie Brovont, Clerk

06/03/2025 CASH SUMMARY BY FUND FOR WEBSTER TOWNSHIP  
 FROM 05/01/2025 TO 05/31/2025  
 FUND: 101 204 205 211 401 701 703  
 CASH AND INVESTMENT ACCOUNTS

<b>Fund</b>	<b>Description</b>	<b>Beginning Balance 05/01/2025</b>	<b>Total Debits (+)</b>	<b>Total Credits (-)</b>	<b>Ending Balance 05/31/2025</b>
101	General Fund	3,904,146.69	61,847.60	330,306.03	3,635,688.26
204	LOCAL ROAD FUND	459,995.27	1,095.06	25.00	461,065.33
205	Public Safety Fund	2,440,646.54	5,893.23	102,014.36	2,344,525.41
211	Purchase Of Development Rights	512,170.72	813.50	948.60	512,035.62
401	Capital Improvement Fund	275,147.67	200,701.00	50.00	475,798.67
701	AGENCY, TRUST & ESCROW	80,052.99	1,425.00	369.00	81,108.99
703	Tax Collection Fund	74.67	0.00	0.00	74.67
	<b>TOTAL - ALL FUNDS</b>	<b>7,672,234.55</b>	<b>271,775.39</b>	<b>433,712.99</b>	<b>7,510,296.95</b>

06/05/2025 CHECK REGISTER FOR WEBSTER TOWNSHIP  
CHECK DATE FROM 05/01/2025 - 05/31/2025

Check Date	Check	Vendor Name	Description	Amount	Status
Bank GEN GENERAL FUND CHECKING					
05/19/2025	111(E)	MUNICIPAL EMPLOYEES RETIREMENT SYST	EMPLOYERS CONTRIBUTION MAY 15 2025	948.12	Cleared
GEN TOTALS:					
Total of 1 Checks:				948.12	
Less 0 Void Checks:				0.00	
Total of 1 Disbursements:				948.12	
Bank GEN 1 GENERAL FUND CHECKING ICS					
05/03/2025	1856	LRS	SPRING CLEAN UP DUMPSTER RENTAL	560.00	Cleared
05/03/2025	1857	MICHIGAN ASSOCIATION OF MUNICIPAL C	BOOT CAMP 101 - SUMMER CONFERENCE	600.00	Cleared
05/06/2025	1858	CHASE CARD SERVICES	CREDIT CARD DUE MAY 14, 2025	3,792.18	V Cleared
05/06/2025	1859	VOID			V Cleared
05/06/2025	1860	CHASE CARD SERVICES	CREDIT CARD DUE MAY 14, 2025	3,792.18	Cleared
05/06/2025	1861	VOID			V Cleared
05/08/2025	1080(A)	VC3, INC	CONTRACT PMT - MC 365 BUS STANDARD &EXCH	221.00	Cleared
05/08/2025	1081(A)	AFFORDABLE 1 FACILITY SERVICES, COR	TOWNSHIP HALL WEEKLY CLEANING	474.44	Cleared
05/08/2025	1082(A)	WASHTENAW COUNTY TREASURER	PRE INVOICE	136.08	Cleared
05/08/2025	1083(A)	DEXTER SENIOR CENTER	APRIL-MAY 2025 SENIOR CENTER SUPPORT	8,333.34	Cleared
05/08/2025	1084(A)	CHARLES WM. SINKULE	CONTINUING ED CLASS	44.22	Cleared
05/20/2025	1862	VITAL RECORDS CONTROL	RENTAL OF ON SITE BIN	4.67	Open
05/20/2025	1863	SMALL BUSINESS INSURANCE SERVICES	HEALTH, LIFE, FEES JUNE 2025	4,003.67	Open
05/20/2025	1864	THE SUN TIMES	REQUIRED PUBLIC NOTICES	550.00	Open
05/20/2025	1865	J'S TREE TRIMMING & REMOVAL, INC	REMOVAL OF DEAD TREES ON TWP PROPERTY	3,500.00	Open
05/20/2025	1866	BALDUS & HELLER FARMS	LAWN MOWING - TWP HALL	1,475.00	Open
05/20/2025	1867	IVSCOMM, INC.	APR 2025 PHONE SERVICE	120.00	Open
05/20/2025	1868	FAHEY, SCHULTZ, BURZYCH, RHODES PLC	ZONING, GENERAL, EMPLOYMENT	22,471.50	Open
05/28/2025	1087(A)	ALAYNA CALLEJA	MILEAGE CLAIM APR/MAY/2025	48.79	Cleared
05/28/2025	1088(A)	DONNA WHITNEY	APR/MAY 2025 MILEAGE AND ELECTION SUPPLI	124.26	Cleared
05/28/2025	1089(A)	WASHTENAW COUNTY TREASURER	PRE INTEREST	526.14	Cleared
05/28/2025	1090(A)	CHARTER COMMUNICATIONS	INTERNET SERVICE MAY 2025	138.01	Cleared
05/28/2025	1091(A)	SRI PLANNING LLC	MAY 2025 CONTRACT PMT	8,346.29	Cleared
GEN 1 TOTALS:					
Total of 23 Checks:				59,261.77	
Less 3 Void Checks:				3,792.18	
Total of 20 Disbursements:				55,469.59	

Check Date	Check	Vendor Name	Description	Amount	Status
Bank PDR1 PURCHASE OF DEVELOPMENT RIGHTS ACCOUNT					
05/22/2025	1510	TREEMORE ECOLOGY AND LAND SERVICES	PDR EASEMENT MONITORING & SELECTION TASK	<u>948.60</u>	Cleared
PDR1 TOTALS:					
Total of 1 Checks:				948.60	
Less 0 Void Checks:				<u>0.00</u>	
Total of 1 Disbursements:				948.60	
Bank PUBST PUBLIC SAFETY FUND CHECKING					
05/22/2025	2312	TOM HELLER	MOWING APR/MAY 2025	1,600.00	Cleared
05/28/2025	51(A)	DEXTER AREA FIRE DEPARTMENT	MAY 2025 PMT ON INTERLOCAL AGREEMENT	<u>100,389.36</u>	Cleared
PUBST TOTALS:					
Total of 2 Checks:				101,989.36	
Less 0 Void Checks:				<u>0.00</u>	
Total of 2 Disbursements:				101,989.36	
Bank T&A TRUSTS AND AGENCY					
05/22/2025	1629	IMEG	IMEG	<u>369.00</u>	Cleared
T&A TOTALS:					
Total of 1 Checks:				369.00	
Less 0 Void Checks:				<u>0.00</u>	
Total of 1 Disbursements:				369.00	
REPORT TOTALS:					
Total of 28 Checks:				163,516.85	
Less 3 Void Checks:				<u>3,792.18</u>	
Total of 25 Disbursements:				159,724.67	

Estimated General Fund Bills anticipated before July Board meeting

Payroll (Officials, Staff & Boards)	\$59,000
Fahey, Schultz, Burzych, Rhodes (legal fees)	\$10,500
Sri Planning LLC (Planning/Zoning)	\$9,046
Senior Center	\$8,334
Western Wash. Recycling Auth. (quarterly)	\$6,500
941 Payroll Tax	\$3,500
Chase Bank (credit card)	\$2,000
Baldus & Heller Lawn Care	\$1,900
MERS Employer retirement contribution	\$860
SBIS BCN Plan Health Insurance	\$790
Affordable 1 Facility Services (cleaning)	\$474
DTE Energy	\$450
Publication of meetings	\$252
The Sun Times News (publications)	\$220
VC3 (ITRight) Microsoft 365 monthly	\$192
Charter Internet Service Provider	\$128
IVSCOMM Phone Service	\$110
Zoning Enforcement mileage	\$90
LRS (formerly Modern Waste trash removal)	\$82
Milligan's Landscape Services (snow)	\$0
Total	<u>\$104,429</u>

Estimated Public Safety bills anticipated before July Board meeting

Dexter Area Fire Department	\$100,389
Wash Co. for law enforcement Contract	\$28,412
Wash Co. for law enforcement Overtime	\$2,000
Tom Heller Lawn Care	\$1,900
Meetings Payroll	\$323
941 Payroll Tax	\$21
Milligan's Landscape Services (snow)	\$0
Total	<u>\$133,045</u>

Estimated Agency & Trust bills anticipated before July Board meeting

IMEG (Engineering for escrowed projects)	\$200
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Estimated PDR bills anticipated before June Board meeting

Treemore Ecology & Land Services (monthly)	\$2,400
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Fund

Fund: 101 General Fund			
GL #:	101-000-477.000	Cable Franchise Fees	21,192.24
GL #:	101-000-492.000	Zoning Permits	975.00
GL #:	101-000-493.000	Private Road Permits	340.00
GL #:	101-000-573.000	LCSA PERSONAL PROPERTY TAX REIMBURSEMENT	4,549.60
GL #:	101-000-602.000	Zoning Board Of Appeals	815.00
GL #:	101-000-605.000	Land Division	480.00
GL #:	101-000-628.000	RENT RECEIVED	525.00
GL #:	101-000-671.000	Lease Revenues	3,717.00
GL #:	101-000-675.000	MISCELLANEOUS INCOME	41.25
Total For Fund 101 General Fund:			32,635.09
Fund: 701 AGENCY, TRUST & ESCROW			
GL #:	701-000-283.702	ESCROW OR PERFORMANCE GUARANTEE BOND	1,200.00
GL #:	701-000-628.000	RENT RECEIVED	225.00
Total For Fund 701 AGENCY, TRUST & ESCROW:			1,425.00
Total Distributed Receipts:			34,060.09
Grand Total:			34,060.09

06/03/2025 REVENUE AND EXPENDITURE REPORT FOR WEBSTER TOWNSHIP  
 PERIOD ENDING 05/31/2025  
 % Fiscal Year Completed: 16%

GL NUMBER	DESCRIPTION	2024-25	2025-26	YTD	YTD	YTD BALANCE	AVAILABLE	%	ACTIVITY	ACTIVITY	ACTIVITY
		AMENDED BUDGET	AMENDED BUDGET	05/31/2024	05/31/2025	DIFF			FOR MONTH	FOR MONTH	DIFF
				NORM (ABNORM)	NORM (ABNORM)	05/31/2025	BALANCE	BDGT	05/31/25	05/31/24	05/31/2025
						INCR (DECR)	NORM (ABNORM)	USED	INCR (DECR)	INCR (DECR)	
Fund 101 - General Fund											
Revenues											
Dept 000 - ASSETS, LIABILITIES AND INCOME											
101-000-574.000	STATE REVENUE SHARING	725,600.00	725,600.00	111,081.00	116,738.00	5,657.00	608,862.00	16.09	0.00	111,081.00	(111,081.00)
101-000-477.000	Cable Franchise Fees	90,000.00	85,000.00	20,789.31	21,192.24	402.93	63,807.76	24.93	21,192.24	20,789.31	402.93
101-000-665.000	INTEREST	60,000.00	60,000.00	22,672.39	17,860.80	(4,811.59)	42,139.20	29.77	9,106.91	11,516.54	(2,409.63)
101-000-671.000	Lease Revenues	22,800.00	22,000.00	3,717.00	7,434.00	3,717.00	14,566.00	33.79	1,858.50	1,858.50	0.00
101-000-573.000	LCSA PERSONAL PROPERTY TAX REIMBURSEMENT	6,000.00	5,000.00	4,790.34	4,549.60	(240.74)	450.40	90.99	4,549.60	4,790.34	(240.74)
101-000-602.000	Zoning Board Of Appeals	1,630.00	4,000.00	0.00	2,445.00	2,445.00	1,555.00	61.13	815.00	0.00	815.00
	All Other	676,268.40	284,250.00	110,571.95	5,002.79	(105,569.16)	279,247.21		3,071.93	41,135.49	(38,063.56)
TOTAL REVENUES		1,582,298.40	1,185,850.00	273,621.99	175,222.43	(98,399.56)	1,010,627.57	14.78	40,594.18	191,171.18	(150,577.00)
Dept 265 - Township Hall And Grounds											
101-265-808.000	Landscaping	1,000.00	1,500.00	0.00	3,500.00	3,500.00	(2,000.00)	233.33	3,500.00	0.00	3,500.00
101-265-807.000	Lawn Mowing	13,000.00	12,000.00	1,920.00	1,475.00	(445.00)	10,525.00	12.29	1,475.00	1,920.00	(445.00)
101-265-930.000	Bldg Maintenance And Repair	6,000.00	15,000.00	206.11	1,265.78	1,059.67	13,734.22	8.44	75.00	0.00	75.00
101-265-975.000	Building Improvements	8,000.00	0.00	0.00	1,240.00	1,240.00	(1,240.00)	100.00	0.00	0.00	0.00
101-265-830.000	Janitorial Wages	7,000.00	7,000.00	948.88	948.88	0.00	6,051.12	13.56	474.44	474.44	0.00
101-265-727.000	Maintenance Supplies	1,400.00	1,400.00	96.20	237.57	141.37	1,162.43	16.97	50.97	96.20	(45.23)
	All Other	8,600.00	10,600.00	0.00	0.00	0.00	10,600.00		0.00	0.00	0.00
Total Dept 265 - Township Hall And Grounds		45,000.00	47,500.00	3,171.19	8,667.23	5,496.04	38,832.77	18.25	5,575.41	2,490.64	3,084.77
Dept 267 - Township Operations											
101-267-804.000	Legal Services	50,000.00	50,000.00	552.50	13,474.00	12,921.50	36,526.00	26.95	11,908.50	552.50	11,356.00
101-267-883.000	Senior Citizens Services	82,000.00	50,000.00	12,500.01	8,333.34	(4,166.67)	41,666.66	16.67	8,333.34	12,500.01	(4,166.67)
101-267-704.000	Office Manager Salary	50,250.41	52,763.00	8,375.06	6,088.02	(2,287.04)	46,674.98	11.54	4,396.92	4,187.53	209.39
101-267-901.000	Printing	3,500.00	5,000.00	1,279.90	2,396.28	1,116.38	2,603.72	47.93	0.00	1,279.90	(1,279.90)
101-267-860.000	MILEAGE & TRANSPORTATION SERVICES	25,500.00	25,500.00	23,005.00	2,239.85	(20,765.15)	23,260.15	8.78	37.94	105.00	(67.06)
101-267-809.000	Computer Software And Training	18,000.00	18,000.00	6,389.00	1,943.94	(4,445.06)	16,056.06	10.80	231.94	6,239.00	(6,007.06)
	All Other	107,480.42	135,865.00	10,740.85	3,977.75	(6,763.10)	131,887.25		3,064.38	4,914.77	(1,850.39)
Total Dept 267 - Township Operations		336,730.83	337,128.00	62,842.32	38,453.18	(24,389.14)	298,674.82	11.41	27,973.02	29,778.71	(1,805.69)
Dept 702 - ZONING											
101-702-803.000	Contracted Services/developer	94,000.00	104,470.00	15,250.00	17,500.08	2,250.08	86,969.92	16.75	8,346.29	7,625.00	721.29
101-702-804.000	LEGAL SERVICES	0.00	50,000.00	0.00	14,961.50	14,961.50	35,038.50	29.92	10,563.00	0.00	10,563.00
101-702-710.000	ZONING ENFORCEMENT OFFICER	27,000.00	25,000.00	4,642.50	2,575.00	(2,067.50)	22,425.00	10.30	825.00	2,295.00	(1,470.00)
101-702-709.000	PER DIEM - ZBA	3,000.00	45,000.00	945.00	2,335.00	1,390.00	42,665.00	5.19	1,255.00	945.00	310.00
101-702-706.000	Property Inspector Hourly	0.00	0.00	0.00	1,230.00	1,230.00	(1,230.00)	100.00	1,230.00	0.00	1,230.00
101-702-707.000	Planning Commission Wages	10,000.00	13,000.00	1,890.00	825.00	(1,065.00)	12,175.00	6.35	825.00	1,155.00	(330.00)
	All Other	66,610.00	17,300.00	16,633.51	1,546.71	(15,086.80)	15,753.29		964.42	15,992.26	(15,027.84)
Total Dept 702 - ZONING		200,610.00	254,770.00	39,361.01	40,973.29	1,612.28	213,796.71	16.08	24,008.71	28,012.26	(4,003.55)
Dept 966 - Operating Transfer											
101-966-995.401	Operating Transfer Out To Cip Fund	600,000.00	200,000.00	600,000.00	200,000.00	(400,000.00)	0.00	100.00	200,000.00	0.00	200,000.00
Total Dept 966 - Operating Transfer		600,000.00	200,000.00	600,000.00	200,000.00	(400,000.00)	0.00	100.00	200,000.00	0.00	200,000.00
TOTAL REVENUES		1,582,298.40	1,185,850.00	273,621.99	175,222.43	(98,399.56)	1,010,627.57	14.78	40,594.18	191,171.18	(150,577.00)
TOTAL EXPENDITURES		1,706,153.20	1,403,448.48	781,099.85	389,188.42	(391,911.43)	1,014,260.06	27.73	307,353.87	104,289.20	203,064.67
NET OF REVENUES & EXPENDITURES		(123,854.80)	(217,598.48)	(507,477.86)	(213,965.99)	293,511.87	(3,632.49)	98.33	(266,759.69)	86,881.98	(353,641.67)

**DRAFT**  
MINUTES OF THE 559TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, MAY 21, 2025

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

WTPC Members Present: Paul Zalucha, Kay Stremler, Tom Neil, Rick Kleinschmidt, Jeff Harms, George Goodman

Members Absent: Julie Nixon

Also Present: Martha Zeeb, Sri Komaragiri, and 2 citizens

I. Approval of Agenda: Paul Zalucha asked to add 8.05 and 16.05 to Item 12.a. Also, Item 13.b should be Item 13.a and delete Section 9.12 and replace it with Section 9.10. Paul Zalucha moved, 2<sup>nd</sup> by George Goodman, to approve tonight's agenda as corrected. Motion carried.

II. Minutes of April 16, 2025: Jeff Harms moved, 2<sup>nd</sup> by Kay Stremler, to approve the April 16, 2025 Regular Meeting minutes as written. Motion carried.

III. Public Comment:

- A. John Scharf said that slightly less than 7% of Webster parcels have no road frontage. His house and pole barn were built legally on his 14-acre parcel with no road frontage but now it no longer complies with Township regulations. He asked the Planning Commission to help the hundreds of property owners come into compliance and come up with a solution to fix the road frontage requirement.
- B. Dave Daily asked the Planning Commission to look at the Zoning Ordinance requirement that all lots must maintain width from front to back as he didn't think it is right, and it came before the ZBA recently. Sri Komaragiri said it will be added to the list to be considered.

IV. Township Planner/ Zoning Administrator/Zoning Enforcement Report: Given by Sri Komaragiri.

V. Township Board Report: Given by Jeff Harms. The Board asked the Planning Commission to work on the Nuisance Ordinance and Paul Zalucha and George Goodman agreed to help on the Review Team.

VI. ZBA Report: Given by Rick Kleinschmidt.

VII. PDR Report: PDR minutes are in tonight's packet

VIII. Natural Feature Committee Report: Given by Kay Stremler.

IX. Public Hearing on Article 16 Section 16.05, Section 16.10 and Article 8.05 Site Plan Review for Natural Features Impact Statement Requirements (25-ZTA-01)

- A. Tom Neil opened the Public Hearing at 7:37 pm but there were no comments from the public, so it was closed at 7:38pm.
- B. As there were no comments from the Commissioners Kay Stremler moved, 2<sup>nd</sup> by Jeff Harms, to recommend to the Township Board to adopt the proposed text amendment to Sections 8.05, 16.05 and 16.10 of Article 8 and 16 of the Webster Township Zoning Ordinance. The motion is based on the draft presented at tonight's meeting after completing the public hearing. A roll call vote was taken, and it carried unanimously.

X. Zoning Draft Discussion: Section 9.10 Agriculture District (25-ZTA-02)

- A. The Commissioners discussed the proposed revisions to Section 9.10 B and D. They liked raising the Floor Area Ratio to 20% for non-conforming small lots in the Ag District but wanted more information for our next meeting regarding reclassifying temporary structures from Special Use to Permitted Use, and administrative approval and Board approval, and removing Temporary Housing for seasonal Ag workers from Special Use as it is permitted in Section 13.170.
- B. Motion by Paul Zalucha, 2<sup>nd</sup> by Jeff Harms, to set a public hearing for Section 9.10B and 9.10D for the June meeting and also Section 9.15D Residential District to exclude Site Condo Lots into the language that is similar to language discussed today on floor area ratio. A roll call vote was taken, and it carried unanimously.

XI. Webster Township Historical Society: Public Lands Zoning District Update: Sri Komaragiri related that the Historical Society prefers having a Special Land Use Amendment and they will bring an application to a future meeting.

XII. Private Road Amendment: Board Update from May 20: The Commissioners were encouraged to give ideas to the Board for lots that don't have road frontage as it would be a burden on those property owners. The Commissioners will wait for a draft from the Township Board to align the Zoning Ordinance.

XIII. Possible Regular Meeting Agenda for June 18, 2025: Draft Compliance Permit; Public Hearing on Section 9.10 FAR; Nuisance and animal care; Webster Twp Historical Society Special Land Use Update

XIV: Public Comments: John Scharf mentioned that his house is served by a private driveway, but the public can use a Private Road, and he doesn't like losing his privacy. Sri Komaragiri said it could have a gate and not be open to the public but have safe access.

XV: Informational Items:

- A. The Commissioners asked to encourage the Township Board to look at the Stormwater Management, Section 16.10, and Accessory Structure amendments that were sent to them.
- B. Tom Neil asked the Commissioners to look at the City of Dexter Master Plan draft update as it has good ideas we could use when updating the Township Master Plan.

XVI: Paul Zalucha moved, 2<sup>nd</sup> by George Goodman, to adjourn. Motion carried. The meeting adjourned at 8:26 pm.

NEXT MEETING DATE:

Public Hearing: June 18, 2025 at 7 pm

Regular Meeting: June 18, 2025 at 7 pm

Respectfully Submitted,

Kay Stremmer, Secretary

KS:mlz

Copy to: M. DeAngelo

S. Komaragiri

T. Brovont



# Memorandum

## PLANNING & ZONING MONTHLY REPORT: May 13 2025 - June 10 2025

**DATE** June 10, 2025  
**TO** Webster Township Board of Trustees  
**CC** Township Planning Commission  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

### SUMMARY OF ACTIVITIES

1. **Meeting Packets.** June 03 ZBA, June 17 Board & June 18 PC meeting
2. **Meeting Attendance:** May 20 Board and May 21 PC
3. **Public Notices:** June 03 ZBA & June 17 PC
4. **Enforcement Assistance:**
  - a. Standard ordinance assistance with ongoing open violations
  - b. June 05, 2025: Meeting with a resident regarding notice of violation letter
5. **Pre-Application & Pre-Con Meetings:**
  - a. None
6. **Inspections:**
  - a. None
7. **Resident Meetings:**
  - a. June 03, 2025: Pre ZBA meeting with member Savander
  - b. Meeting with Township attorney to discuss Private Roads- resolution and next steps
8. **Website:** Upload packets & agendas.
9. **Member Meetings:**
  - a. June 05, 2025: Meeting with 2 Board members (Savander & Harms), 2 PC members (Zalucha & Kleinschmidt), Fire chief Doug Smith and Fire inspector Ed Root to go over the revised draft of Private Roads.
10. **Parks and Recreation Committee Meeting:**
  - a. Meeting with Giffels to formalize plan and initiate start of research. Kick-off meeting with PRC
11. **Other**
  - a. May 20, 2025: Meeting with Township administration and the architect to discuss change in plans. Worked with Township administration to summarize changes to present to the architect.

**AMENDMENTS**

<b>ON-GOING ORDINANCE AMENDMENTS AT THE PLANNING COMMISSION</b>			
1.	25-ZTA-02	Compliance Permit Process and Standards	PC discussion June 18, 2025
2.	25-ZTA-01	FAR standards for nonconforming lots in AG	PC public hearing June 18, 2025
<b>AMENDMENTS IN THE PIPELINE FOR THE PC</b>			
1.	25-ZTA-xx	Private Roads	Waiting for Board's direction
<b>ON-GOING ORDINANCE AMENDMENTS READY AT THE BOARD</b>			
1.	25-ZTA-01	Article 16 Natural Features Impact Statement	PC recommendation to Board May 21, 2025
2.	23-GTA-06	Private Road Ordinance – Comprehensive	On-going. Boards agenda 05-20
3.	23-ZTA-01	Accessory Uses & Structures	PC recommended approval
4.	23-ZTA-02	Storm Water Management	PC recommended approval
5.	24-ZTA-02	ZBA Effect of Approval: Nonconforming Structures	PC Recommended approval
6.	23-GTA-05	Licensed Home-based Occupation - Phase 2	Paused discussion in 2024
<b>RECOMMENDED AMENDMENTS FOR THE BOARD TO CONSIDER IN 2025</b>			
25-GTA-01	Public Nuisance - Keeping of Animals	<b>High priority to supplement recent amendment for keeping of animals</b>	
25-GTA-xx	Land Division Ordinance. Revise as needed to align with Private Road Ordinance. Also, I am tracking the senate bill 0480 that is passed by the Senate and is referred to for second reading at the house. For more information: <a href="https://www.legislature.mi.gov/Bills/Bill?ObjectName=2023-SB-0480">https://www.legislature.mi.gov/Bills/Bill?ObjectName=2023-SB-0480</a>		

**OTHER TASKS THAT NEED BOARD GUIDANCE**

- Fee Schedule:** The Board last reviewed and approved the fee schedule in 2015. It is recommended that the fee schedule be reassessed to ensure alignment with the Township's expenses associated with specific permits. At their December meeting, the Zoning Board of Appeals (ZBA) requested that the Board review fees for multiple requests related to the same property. Additionally, a fee schedule review is advised once the amendment to the Private Road Ordinance is finalized.
- Public Engagement Strategy:** The Township is in compliance with the State act with regards to gathering public input. However, over the past year, we have learned that gathering input throughout the amendment process helps the community better understand the purpose and reasoning behind amendments while enhancing transparency in local government. To effectively engage the public, a clear action plan is needed to define the purpose and process for seeking community input. It is recommended that the Board explore additional outreach methods, particularly for larger amendments. This approach will help build a framework and stronger connections, making it easier to gather input in a consistent manner, especially during the master planning process.

# Webster Township Permit List

06/09/2025

Year 2025

Permit #	Address	Category	Status	Date Received	Date Issued
PZC25-001	7665 QUEEN ANNES CT	Deck or Screened	ISSUED	01/14/2025	01/30/2025
PE25-002	5665 WEBSTER CHURCH RD	Interior Remodel	ISSUED	01/08/2025	01/08/2025
PZC25-002	5711 VAUGHN RD	Ground Solar	ISSUED	01/23/2025	05/06/2025
PZC25-004	7650 FOX TRCE	Deck or Screened	ISSUED	02/10/2025	03/03/2025
PZC25-005	7491 GREGORY RD	Detached Garage	ISSUED	02/12/2025	03/13/2025
PZC25-006	4338 ARLINGTON TRL	Deck or Screened	ISSUED	02/18/2025	03/14/2025
PZC25-007	7965 JENNINGS RD	Generator	ISSUED	02/20/2025	03/05/2025
PZC25-008	6650 JOY RD	Home Occupation	ISSUED	02/24/2025	03/17/2025
PZC25-009	8646 HURON RIVER DR	Generator	ISSUED	03/05/2025	03/17/2025
PZC25-010	4997 LOOKING GLASS LN	Roof Solar	ISSUED	03/10/2025	03/23/2025
PZC25-012	6628 N MEADOWS PASS	Deck or Screened	ISSUED	03/12/2025	03/17/2025
PZC25-013	4550 BALDUS WAY	New Home	ISSUED	03/13/2025	03/31/2025
PZC25-014	8008 HURON RIVER DR	Detached Garage	ISSUED	03/13/2025	03/13/2025
PZC25-015	5601 ZEEB RD	Pole Barn	ISSUED	03/18/2025	03/27/2025
PZC25-016	7130 JENNINGS RD	Pole Barn	ISSUED	03/18/2025	04/14/2025
PZC25-017	5351 JOY RD	Demolition	ISSUED	03/27/2025	03/27/2025
PZC25-019	7611 KINGFISHER CT	Generator	ISSUED	04/03/2025	04/14/2025
PZC25-020	4691 PINTAIL CT	Pool	ISSUED	04/08/2025	04/21/2025
PZC25-021	9900 S HAMBURG RD	Ag-Pole Barn	ISSUED	04/10/2025	04/17/2025
PZC25-022	4862 MEADOW LARK LN	Deck or Screened	ISSUED	04/10/2025	04/14/2025
PZC25-023	5711 GREGORY RD	Pool	ISSUED	04/10/2025	04/21/2025
PZC25-024	4622 PINTAIL CT	Deck or Screened	ISSUED	04/14/2025	04/22/2025
PZC25-025	4997 LOOKING GLASS LN	Generator	ISSUED	04/14/2025	04/21/2025
PZC25-026	8463 TRAIL RDG	Roof Solar	ISSUED	04/14/2025	04/22/2025
PZC25-027	5710 CREST CT	Pool	ISSUED	04/16/2025	04/22/2025
PZC25-028	5905 WALSH RD	Deck or Screened	ISSUED	04/16/2025	04/22/2025
PE25-010	7736 JENNINGS RD	Basement Egress	ISSUED	04/16/2025	04/07/2025
PZC25-029	7475 WALSH RD	Ground Solar	ISSUED	04/22/2025	04/30/2025
PZC25-030	4400 SUNDERLAND WAY	Deck or Screened	ISSUED	04/23/2025	05/06/2025

PZC25-031	7907 CHAMBERLIN RD	Pole Barn	ISSUED	04/24/2025	05/19/2025
PZC25-032	7510 BASE LAKE DR	Deck or Screened	ISSUED	04/29/2025	05/21/2025
PZC25-034	4700 GREGORY RD	Building Addition	ISSUED	04/30/2025	05/14/2025
PZC25-035	6918 JENNINGS RD	Deck or Screened	ISSUED	05/01/2025	05/06/2025
PZC25-036	5001 WEBSTER CHURCH RD	Ag-Pole Barn	ISSUED	05/01/2025	05/06/2025
PZC25-037	3676 W TERRITORIAL RD # N	New Home	ISSUED	05/07/2025	05/27/2025
PZC25-038	7539 N PINEFIELD DR	Generator	ISSUED	05/07/2025	05/14/2025
PZC25-039	4750 WHITMAN CIR	Roof Solar	ISSUED	05/08/2025	05/14/2025
PZC25-040	7663 FOX TRCE	Deck or Screened	ISSUED	05/12/2025	05/25/2025
PZC25-041	7878 TERRA LN	Deck or Screened	ISSUED	05/19/2025	05/22/2025
PZC25-043	7905 FISCHERS WAY	Hot Tub or Spa	ISSUED	05/20/2025	05/22/2025
PZC25-045	7171 CHAMBERLIN RD	Generator	ISSUED	05/21/2025	05/22/2025
PZC25-046	7680 FOX TRCE	Shed	ISSUED	05/21/2025	05/22/2025
PZC25-049	8249 SCULLY RD	Temporary Struct	ISSUED	05/29/2025	05/20/2025
PZC25-051	8366 ISLAND LAKE RD	Seasonal Straw	ISSUED	06/03/2025	06/03/2025
PE25-016	8249 SCULLY RD	Temporary Struct	CANCELED	05/21/2025	05/20/2025
PE25-001	8560 HURON RIVER DR	Bathroom Remod	FINALED	01/06/2025	01/06/2025
PE25-003	6172 WEBSTER CHURCH RD	Deck Replaceme	FINALED	01/15/2025	02/03/2025
PE25-004	5289 JENNINGS RD	Basement Remod	FINALED	01/30/2025	01/30/2025
PE25-005	7848 MAST RD	Other	FINALED	02/10/2025	02/10/2025
PZBA24-002	8249 SCULLY RD	Non-conforming S	FINALED	02/12/2025	10/30/2024
PE25-006	7719 BRASS CREEK CT	Bathroom Remod	FINALED	02/18/2025	02/18/2025
PE25-007	8916 WEBSTER HILLS RD	Deck Replaceme	FINALED	02/27/2025	02/03/2025
PE25-008	7549 HURON RIVER DR	Kitchen Remodel	FINALED	03/02/2025	03/04/2025
PE25-009	8405 CEDAR HILLS DR	Bathroom Remod	FINALED	03/18/2025	03/18/2025
PZC25-018	3984 STORYBOOK LN	Pool	FINALED	04/03/2025	04/14/2025
PE25-011	7638 PURPLE MARTIN WAY	Roof Replacemen	FINALED	03/20/2025	03/20/2025
PE25-012	6327 TODDS LN	Bathroom Remod	FINALED	03/26/2025	03/27/2025
PE25-013	4824 OAK HOLLOW CT	Basement Egress	FINALED	02/21/2025	02/25/2025
PFI-001	7517 SCULLY RD	Single Family Ho	FINALED	04/22/2025	
PE25-014	6198 DONOVAN RDG	Kitchen Remodel	FINALED	05/06/2025	04/24/2025
PE25-015	7401 CHAMBERLIN RD	Minor Accessory	FINALED	05/14/2025	05/14/2025
PFI-002	6690 GREGORY RD	Single Family Ho	FINALED	05/29/2025	

PFI-003	5607 VAUGHN RD	Detached Structur	FINALED	06/03/2025	
PZBA24-001	9869 LEACH LN	Nonconforming St	EXPIRED	02/12/2025	10/30/2024
PZBA24-003	3420 JENNINGS CT	Non-conforming S	EXPIRED	02/12/2025	11/26/2024
PRP25-001	7523 WEBSTER CHURCH RD	Private Road - Mi	HOLD (FEE)	04/14/2025	
PZBA24-005	9618 BASE LAKE RD	Variance	READY TO ISSUE	02/12/2025	
PZBA24-006	7491 GREGORY RD	Variance	READY TO ISSUE	02/12/2025	
PZBA25-001	3710 BARKER RD	Variance	READY TO ISSUE	02/12/2025	
PZC25-047	2910 BARKER RD	Pool	READY TO ISSUE	05/29/2025	
PZC25-003	3710 BARKER RD	Attached Garage	HOLD FOR REVIE	01/28/2025	
PZC25-011	4445 VALENTINE RD	Ground Solar	HOLD FOR REVIE	03/11/2025	
PZC25-033	8405 HURON RIVER DR	Building Addition	HOLD FOR REVIE	04/30/2025	
PZC25-042	4811 WHITMAN CIR	Deck or Screened	HOLD FOR REVIE	05/19/2025	
PZC25-044	9460 MC GREGOR RD	New Home	HOLD FOR REVIE	05/20/2025	
PZC25-048	7565 WEBSTER CHURCH RD	Detached Garage	HOLD FOR REVIE	05/29/2025	
PZC25-050	7275 WEBSTER CHURCH RD	Home Occupation	HOLD FOR REVIE	05/29/2025	

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**Number of Permits:**

77

**From:** [enforcement](#)  
**To:** [Zoning Administrator](#)  
**Subject:** Monthly Stat Report for May/June 2025  
**Date:** Tuesday, June 10, 2025 9:13:56 AM  
**Attachments:** [Open Code Violation Cases.xlsx](#)  
[Outlook-pgncjsz](#)

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Hi Sri,

New complaints

4

Resolved complaints

1

Site visits

4

First notices

0

Second notices

0

Followup meetings

1

Zoning inspections

5

Other

1 Work on security system and video upgrades for Township Hall

These are my stats and I have attached my open case spreadsheet.

Thanks



WEBSTER TOWNSHIP

**Chuck Graham**

Township Zoning Enforcement Officer

Phone: 734-426-5103 | Email : [enforcement@webstermi.us](mailto:enforcement@webstermi.us)

5665 Webster Church Road, Dexter, MI 48130

[www.webstermi.us](http://www.webstermi.us) | To stay informed of Township news and updates, [click here](#)



# WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



## EXECUTIVE SUMMARY

Distribution Date: 6/9/25

May 2025

WCSO Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our community's quality of life.

During May 2025, there were 133 calls for service in Webster Twp. This is a 1.5 % decrease compared to the previous year.

Please refer to the *Monthly Data Report* for the complete overview of Police Services data for the month.

### SIGNIFICANT INCIDENTS:

Below are the incidents WCSO deemed significant for your area. If you require additional information on a specific incident, please contact your area Lieutenant.

INCIDENT #	DATE	VERIFIED OFFENSE
25-30736	05/12/2025	Uttering and Publishing Check
25-30743	05/12/2025	Larceny From Auto
25-32366	05/18/2025	Injury Crash
25-33186	05/21/2025	Fraud - Swindle
25-34232	05/25/2025	Arson
25-35256	05/29/2025	Identity Theft





# WASHTENAW COUNTY OFFICE OF THE SHERIFF



EST. 1823

ALYSHIA M. DYER, SHERIFF

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## EXECUTIVE SUMMARY

Distribution Date: 6/9/25

May 2025

### WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at [www.washtenaw.org/alerts](http://www.washtenaw.org/alerts)

### HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: <https://www.washtenaw.org/1743/House-Watch>

### NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: "Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all".

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: <https://www.washtenaw.org/1124/Sheriff>

### PUBLIC DASHBOARD

Check out our Data & Information Dashboard!  
<https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard>

#### COMMONLY USED ABBREVIATIONS

**AWIM:** Assault with Intent to Murder

**CCW:** Carrying Concealed Weapon

**CSC:** Criminal Sexual Conduct

**DV:** Domestic Violence

**OID:** Operating Under the Influence of Drugs

**OWI:** Operating While Intoxicated

**R&O:** Resisting & Obstructing

**UDAA:** Unlawfully Driving Away an Automobile

# Police Service Data Report

Reporting Period: May



Incidents	Month 2025	Month 2024	% Change
Animal Complaints	2	5	-60.0%
Assaultive Crimes		1	-100.0%
Larcenies	1	3	-66.7%
Medical Assists	2	1	100.0%
OWI		1	-100.0%
Traffic Crashes	8	11	-27.3%
Traffic Stops	21	46	-54.3%
Vehicle Theft		1	-100.0%
Calls For Service Total	133	135	-1.5%
Citations	3		

In/Out of Area Time	Minutes
Into Area Time	1,220
Secondary Road Patrol - Into Area	975
Out of Area Time	1,784

Into Area Time: The time that other areas contracted deputies spent in Webster/Dexter. \*ACO, SRP, Command, Countywide, and DB are excluded\*

Out of Area Time: Time that Dexter/Webster contracted deputies spent anywhere other than Webster/Dexter, including non-contract areas.

Secondary Road Patrol – Into Area: The time SRP spent in Webster/Dexter.



# CFS Summary

## Reporting Period: May



Classification	Month 2025	Month 2024	% Change
ARSON	1		-
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	1		-
FRAUD - IDENTITY THEFT	1		-
LARCENY -THEFT FROM MOTOR VEHICLE	1	3	-66.7%
MOTOR VEHICLE THEFT		1	-100.0%
NONAGGRAVATED ASSAULT		1	-100.0%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE		1	-100.0%
<b>Sum:</b>	<b>4</b>	<b>6</b>	

Classification	Month 2025	Month 2024	% Change
FAMILY -ABUSE/NEGLECT NONVIOLENT	1		-
FRAUD -BAD CHECKS	1		-
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS		1	-100.0%
<b>Sum:</b>	<b>2</b>	<b>1</b>	

Classification	Month 2025	Month 2024	% Change
ALARMS	6	3	100.0%
ANIMAL COMPLAINTS	3	5	-40.0%
JUVENILE OFFENSES AND COMPLAINTS	1	1	0%
MISCELLANEOUS COMPLAINTS	30	21	42.9%
MISCELLANEOUS TRAFFIC COMPLAINTS	25	51	-51.0%
NON - CRIMINAL COMPLAINTS	31	22	40.9%
SICK / INJURY COMPLAINT	7	8	-12.5%
TRAFFIC CRASHES	8	10	-20.0%
TRAFFIC OFFENSES	3		-
WARRANTS		1	-100.0%
<b>Sum:</b>	<b>114</b>	<b>122</b>	

Classification	Month 2025	Month 2024	% Change
CRIME PREVENTION ACTIVITIES	1	1	0%
INVESTIGATIVE ACTIVITIES	3		-
MISCELLANEOUS ACTIVITIES (6000)	4	5	-20.0%



# CFS Summary

Reporting Period: May



MISCELLANEOUS ACTIVITIES (6100)	7	4	75.0%
<b>Sum:</b>	<b>15</b>	<b>10</b>	
<b>Sum:</b>	<b>135</b>	<b>139</b>	



**Out of Area Report**  
**Reporting Period: May**



**ANN ARBOR TWP**

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250034109	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/25/2025 05:30:00	15
			<b>Sum:</b>	<b>15</b>

**FREEDOM TOWNSHIP**

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250033870	DEXTER-DEXTER TWP- WEBSTER TWP	DISPATCHED CALLS	05/24/2025 10:45:00	30
			<b>Sum:</b>	<b>30</b>

**LIMA TOWNSHIP**

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250030929	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/13/2025 00:00:00	5
			<b>Sum:</b>	<b>5</b>

**LODI TOWNSHIP**

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250030445	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/11/2025 01:10:00	45
250031021	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/13/2025 12:00:00	120
250032221	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/17/2025 22:50:00	25
			<b>Sum:</b>	<b>190</b>



# Out of Area Report

Reporting Period: May



## MANCHESTER CITY

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250028063	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/01/2025 06:15:00	60
250033859	DEXTER-DEXTER TWP- WEBSTER TWP	DISPATCHED CALLS	05/24/2025 10:20:00	25
250033862	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/24/2025 09:45:00	35
			<b>Sum:</b>	<b>120</b>

## SCIO TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250028048	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/01/2025 01:30:00	35
250028050	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/01/2025 02:05:00	25
250028061	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/01/2025 05:30:00	45
250028476	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/02/2025 18:05:00	30
250028565	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/03/2025 01:10:00	15
250028838	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/04/2025 09:45:00	20
250028844	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/04/2025 10:05:00	15
250028913	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/04/2025 17:00:00	55
250029525	DEXTER-DEXTER TWP- WEBSTER TWP	TRAFFIC STOP	05/07/2025 11:04:00	5
250029684	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/07/2025 23:20:00	40
250029971	DEXTER-DEXTER TWP- WEBSTER TWP	DISPATCHED CALLS	05/09/2025 08:22:00	31
250030184	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/10/2025 00:30:00	20
250030191	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/10/2025 01:55:00	15

# Out of Area Report

Reporting Period: May



250030374	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/10/2025 19:30:00	35
250030496	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/11/2025 10:53:00	55
250030501	DEXTER-DEXTER TWP- WEBSTER TWP	DISPATCHED CALLS	05/11/2025 11:55:00	10
250030512	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/11/2025 11:48:00	7
250030894	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/12/2025 21:50:00	10
250031199	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/14/2025 01:30:00	20
250031209	DEXTER-DEXTER TWP- WEBSTER TWP	DISPATCHED CALLS	05/14/2025 02:50:00	10
250031211	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/14/2025 03:00:00	20
250031365	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/14/2025 16:30:00	25
250031907	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/16/2025 20:25:00	55
250031962	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/16/2025 23:30:00	30
250031989	DEXTER-DEXTER TWP- WEBSTER TWP	BACK-UP TRAFFIC STOP	05/17/2025 02:30:00	70
250032099	DEXTER-DEXTER TWP- WEBSTER TWP	BACK-UP TRAFFIC STOP	05/17/2025 13:35:00	5
250032169	DEXTER-DEXTER TWP- WEBSTER TWP	DISPATCHED CALLS	05/17/2025 18:25:00	15
250032497	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/19/2025 01:30:00	30
250032760	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/20/2025 00:00:00	15
250032773	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/20/2025 00:50:00	10
250032800	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/20/2025 07:20:00	70
250033013	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/21/2025 00:10:00	40
250033027	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/21/2025 02:20:00	5
250033266	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/22/2025 03:10:00	5



## Out of Area Report

Reporting Period: May



250033439	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/22/2025 19:40:00	60
250033511	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/23/2025 01:20:00	25
250033705	DEXTER-DEXTER TWP- WEBSTER TWP	BACK-UP TRAFFIC STOP	05/23/2025 16:50:00	20
250033710	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/23/2025 17:10:00	20
250033855	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/24/2025 09:30:00	15
250034107	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/25/2025 04:20:00	25
250034259	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/25/2025 21:25:00	25
250034316	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/26/2025 02:00:00	40
250034452	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/26/2025 14:17:00	14
250034979	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/28/2025 12:45:00	60
250035114	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/29/2025 01:05:00	20
250035123	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/29/2025 03:30:00	61
250035390	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/30/2025 01:00:00	30
250035619	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/30/2025 20:25:00	5
250035787	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/31/2025 14:30:00	15
	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/25/2025 10:08:00	9
			<b>Sum:</b>	<b>1,337</b>

### YPSILANTI CITY

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250032270	DEXTER-DEXTER TWP- WEBSTER TWP	BACKUP DISPATCHED CALLS	05/18/2025 04:18:00	87
			<b>Sum:</b>	<b>87</b>



# Into Area Report

Reporting Period: May



## DEXTER CITY

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Minutes
250028686	SCIO TWP	BACKUP DISPATCHED CALLS	05/03/2025 16:35:00	25
250028982	SCIO TWP	BACKUP DISPATCHED CALLS	05/05/2025 00:50:00	100
250029057	SCIO TWP	BACKUP DISPATCHED CALLS	05/05/2025 11:30:00	20
250029137	SCIO TWP	BACKUP DISPATCHED CALLS	05/05/2025 18:40:00	15
250029356	SCIO TWP	BACKUP DISPATCHED CALLS	05/06/2025 16:35:00	30
250029819	SCIO TWP	BACKUP DISPATCHED CALLS	05/08/2025 16:15:00	55
250029993	SCIO TWP	DISPATCHED CALLS	05/09/2025 10:15:00	30
250031461	SCIO TWP	BACK-UP TRAFFIC STOP	05/15/2025 02:15:00	25
			<b>Sum:</b>	<b>300</b>

## DEXTER TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Minutes
250028805	SCIO TWP	BACKUP DISPATCHED CALLS	05/04/2025 02:50:00	105
250029220	SCIO TWP	BACKUP DISPATCHED CALLS	05/06/2025 03:55:00	30
250029229	SCIO TWP	BACKUP DISPATCHED CALLS	05/06/2025 06:10:00	80
250029677	SCIO TWP	BACKUP DISPATCHED CALLS	05/07/2025 22:30:00	40
250029677	SCIO TWP	BACKUP DISPATCHED CALLS	05/07/2025 22:40:00	20
250029782	SCIO TWP	BACKUP DISPATCHED CALLS	05/08/2025 12:00:00	25
250030271	SCIO TWP	BACKUP DISPATCHED CALLS	05/10/2025 11:35:00	45
250031434	SCIO TWP	BACKUP DISPATCHED CALLS	05/14/2025 22:30:00	20
250032783	SCIO TWP	BACK-UP TRAFFIC STOP	05/20/2025 01:45:00	30
250033474	SCIO TWP	BACKUP DISPATCHED CALLS	05/22/2025 22:40:00	35
250033474	SCIO TWP	BACKUP DISPATCHED CALLS	05/22/2025 22:45:00	30
250033965	SCIO TWP	DISPATCHED CALLS	05/24/2025 17:40:00	50
			<b>Sum:</b>	<b>510</b>

## WEBSTER TOWNSHIP



# Into Area Report

Reporting Period: May



Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Minutes
250028764	SCIO TWP	BACKUP DISPATCHED CALLS	05/03/2025 22:45:00	10
250028765	SCIO TWP	BACKUP DISPATCHED CALLS	05/03/2025 22:55:00	50
250028871	SCIO TWP	DISPATCHED CALLS	05/04/2025 13:25:00	10
250029782	SCIO TWP	BACKUP DISPATCHED CALLS	05/08/2025 12:00:00	30
250029823	SCIO TWP	BACKUP DISPATCHED CALLS	05/08/2025 15:30:00	45
250030528	SCIO TWP	BACKUP DISPATCHED CALLS	05/11/2025 13:45:00	20
250030662	MANCHESTER-LODI COLLABORATION	BACKUP DISPATCHED CALLS	05/12/2025 01:20:00	30
250030662	SCIO TWP	DISPATCHED CALLS	05/12/2025 01:20:00	30
250034144	SCIO TWP	BACKUP DISPATCHED CALLS	05/25/2025 11:05:00	30
250034168	YPSILANTI TWP	K9 DETAIL	05/25/2025 13:00:00	120
250034232	SCIO TWP	BACKUP DISPATCHED CALLS	05/25/2025 18:15:00	35
			<b>Sum:</b>	<b>410</b>

**Violations**  
Reporting Period: May



Violation Description	Violation Count
DISOBEYED STOP SIGN \$130.00	1
IMPEDED TRAFFIC \$180.00	1
VIOLATION OF SAFETY BELT LAW-DRIVER \$65.00	1
<b>Sum:</b>	<b>3</b>



# Traffic Stops

Reporting Period: May



TS Reason For Contact	Activities Count
Belt/Restraint	1
Equipment Vio	1
Speed	12
Traffic Vio.	7
	<b>21</b>

WEBSTER TOWNSHIP ZONING BOARD OF APPEALS  
MAY 13, 2025

A Public Hearing for 7544 Walsh Rd, Dexter, MI by Corey and Krickett Chamberlin for land division of their non-conforming property.

The Meeting was called to order in the Township Hall at 7:05 p.m. by Chairperson Hopkins.

WTZBA Members Present: Rick Kleinschmidt, Ernie Becker, Gene Hopkins, Joe Peterson, Connie Savander

WTZBA Members Absent: None

Also Present: Martha Zeeb, Matt Kuschel, Claire Moore, Sri Komaragiri, Dave Daily (Alternate) and 4 citizens

- I. The ZBA Board was introduced.
- II. Approval of Agenda: Rick Kleinschmidt moved, 2<sup>nd</sup> by Joe Peterson, to approve the agenda as presented. Motion carried.
- III. Approval of Minutes of April 8, 2025: Connie Savander asked to change Quick to "Quit" in item IV B (3) and also asked if the square footage of the proposed garage in item IV A (2) is accurate. Sri Kormargiri will research. Joe Peterson moved, 2<sup>nd</sup> by Rick Kleinschmidt, to accept the minutes as amended. Motion carried.
- IV. Conflict of Interest: None
- V. Public Comments: None
  
- VI. Gene Hopkins opened the Public Hearing for 7544 Walsh Rd at 7:15 pm. He asked the Chamberlin's to explain their request for variance of minimum lot width, maintained over entire proposed lot, in the Ag District.
  - A. Krickett and Corey Chamberlin said they live in Munith, but work in Dexter, and want to build a home on property she owns. It has been in her family for years, her dad farmed there, and now he lives in the existing home. At one point it was 2 parcels, and they used the original remaining stakes for the proposed split in two as it was cheaper. They have the support of neighbors.
    1. There are woodlands and wetlands and at the far north end the property tapers, which is the issue, but it is not buildable there and they wish to build near the front.
    2. The existing structures on the proposed new lot don't meet the setback and were used for her father's cattle. They will move the buildings.
  - B. Gene Hopkins asked for comments from the Public at 7:20 pm.
    1. Dave Daily said he toured the property and talked to the owner who thought the real reason for the variance was because of the barn on the East property line that has been there for 35 years. He said there was miscommunication, and they could have eliminated the upper north portion from the split. Dave Daily suggested the Planning Commission should revisit this issue as many lots are not perfectly square.
    2. As there were no further comments, Gene Hopkins closed the Public Hearing at 7:25pm
  - C. Gene Hopkins asked for discussion by the ZBA
    1. Sri Komaragiri explained that Dave Daily spoke with the father, not the owners.
    2. Matt Kuschel explained we normally have building prints for setback requirements, but this request is for a lot split, and the building is a future use.
    3. The ZBA discussed the unuseability of the north point of the proposed lot and the expense of another survey to make a legal conforming lot. However, they know the ZBA's job is to apply objective standards equally to all the community when creating new lots. The original parcel is and, though smaller, will remain legal non-conforming.
  - D. The ZBA Board reviewed the Standards of Review 6.10.B.(3) for the Variance Request
    1. Item (2) i. – The Board acknowledged all fees were paid.

2. Item (2) ii. – All agreed this item fails as the difficulty is not unique to this property as many parcels in the Township have irregular lot width.
  3. Item (2) iii – The Board all agreed this item fails as the property configuration is not a hardship when there are ways to accomplish the lot split without needing a variance.
  4. Item (2) iv – All agreed this item fails as the special conditions are a result of actions of the applicant and there are other options to create a buildable lot that meets the zoning ordinance.
  5. Item (2) v - All agreed the proposed lot split will not affect health, safety or welfare of the community.
  6. Item (2) vi – All agreed this item fails as granting would be inconsistent with our policy of not creating non-conforming lots.
  7. Item (2) vii - All agreed this item fails as granting it would be a special privilege, and we are not to create non-conforming lots.
  8. Item (2) viii - All agreed this item is met as there are many non-conforming lots in the area.
  9. Item (2) ix - All agreed this item fails as the request is not the minimum when there are other options.
  10. Gene Hopkins summarized that item 2,3,4,6,7, and 9 failed.
- E. A Man from the audience asked to speak and apologized for not coming during the public participation. Gene Hopkins granted permission. He said his name was John Tuttle and owns land across from this property. He said we follow objective rules, and this is splitting a non-conforming lot, so it has more leeway. #6 – He feels it would be better for the neighborhood if there is another 5-acre lot and not a smaller lot as it would be different from other lots. #7 the privilege is the triangle in the back, and it is small and not worthy of consideration. He would rather have two 5-acre parcels as neighbors.
- F. Joe Peterson moved, 2<sup>nd</sup> by Rick Kleinschmidt, to deny the variance to allow a reduction in the minimum width due to other parcels in the Township having the same issue with meeting the width requirements and water taking up a portion of the land, there are alternative ways to split the subject property that do not require a variance, and other criteria 2,3,4,6,7, and 9 are not met. A roll call vote was taken, and it carried unanimously.
1. Gene Hopkins asked the petitioners to adjust what they are looking for to comply with the zoning ordinance, as we are charged with upholding it and he hopes they understand that.
  2. Corey Chamberlin said they can cut off the back and move the lot line over 4 feet to conform and still be 5 acres as they wanted 4-H cattle so need 5 acres. He thought it had to be down the middle.
  3. Sri Komaragiri asked the petitioners to call her.

VII. Sri Komaragiri reviewed the upcoming meeting dates and potential member attendance.

VIII. Rick Kleinschmidt gave the Township Board Update

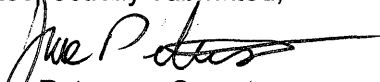
IX. Rick Kleinschmidt gave the Planning Commission Report

X. Attorney Remarks: Matt Kuschel distributed new pens from his office.

XI. ZBA Remarks: Matt Kuschel asked the Board to follow their ByLaws and Zoning Ordinance when discussing items with property owners and then update other ZBA members, so all are on the same page.

XII. Joe Peterson moved, 2<sup>nd</sup> by Rick Kleinschmidt, to adjourn. Motion Carried. The meeting was adjourned at 8:37 p.m.

Respectfully submitted,



Joe Peterson, Secretary

**Webster Township Farmland and Open Space Preservation Board**

Regular Meeting: Monday May 12, 2025, 6:30pm

Webster Township Hall

**Minutes**

The regular meeting of the Webster Township Farmland & Open Space Preservation Board was called to order by Chair, Julie Frost, at 6:32 pm on Monday, May, 12, 2025, at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members Present: Chair Julie Frost, Tom Bloomer, Linda Hosford, Shelly Vrsek, and Consultant Barry Lonik.

Member Absent: Nicole Rouech

**APPROVE MINUTES:**

Motion Bloomer, second Vrsek to approve the open session meeting minutes from the WTFOSPB meeting held on April 14, 2025. Motion carried.

Motion Bloomer, second Vrsek to approve the closed session minutes from April 14, 2025. Motion carried.

**CHAIR REMARKS: None**

**APPROVE AGENDA:**

Motion Hosford, Second Vrsek, to approve the May 12, 2025, Agenda as presented. Motion carried.

**CALL TO PUBLIC: None**

**REVIEW INVOICES:**

The April invoice from Treemore Ecology and Land Services, Inc. was reviewed. The amount billed, \$948.60, was less than the estimate of \$2980 provided at the March board meeting. Invoice accepted.

**PROJECTED EXPENDITURES:**

Consultant, Lonik, presented the June 2025 estimate of his activities and expenditures. Motion Bloomer, second Rouech to recommend the estimate of expenditures for the month of June 2025, and forward to the BOT for review and approval. Roll call, all ayes. Motion carried.

Discussed possible compensation to Consultant for time spent developing solutions to the issue between the State's recorded interest in Conservation Easements on properties that are also enrolled in a PA116 Agreement with the State of Michigan. Going forward, WTFOSPB will continue this discussion with Consultant as information is updated. The consultant was asked to keep track of the hours spent on this issue.

**REPORTS:**

**Township Board:** Member Vrsek reviewed and answered questions regarding BOT meeting held in April.

**Consultant:** Lonik reviewed status and comments from Michigan Department of Agriculture and Rural Development. Longtime employee, Brian Thomas, has retired. No projects from Webster Township were funded in the most recent State funding round. Consultant has started Spring Monitoring.

**Greenbelt:** Bloomer reported the Nature Conservancy is working to transfer 2 large acreage properties, one property in Lenawee County and one property in Jackson County to Legacy Land Conservancy control.

**OLD BUSINESS:** None

**CLOSED SESSION:**

Motion Bloomer, second Vrsek to close the Open Session at 7:31pm and go into Closed Session to discuss confidential applications to the PDR program. Roll call, all ayes. Motion carried. The WTFOSPB returned to Open Session, called to order by Chair Frost at 8:04pm.

**NEW BUSINESS:**

**Motions:** None

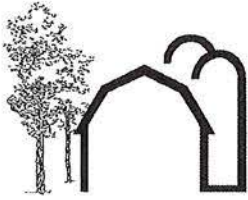
**CORRESPONDENCE:** None

**CALL TO PUBLIC:** None

**ADJOURNMENT:** Motion Bloomer, second Hosford to adjourn the meeting at 8:04pm. Motion carried.

Respectfully submitted.

Julie Frost  
Chair, WTFOSPB



Treemore Ecology and Land Services, Inc.  
Barry Lonik  
11300 Island Lake Rd.  
Dexter MI 48130-8513  
(734) 223-2321  
BLonik13@aol.com

TO: Webster Township Farmland and Open Space Preservation Board

FROM: Barry Lonik

RE: Project Update

DATE: 10 May 2025

Other matters for public session:

- ACEP: no update on the last application round but there's still hope at least some of the funds will be released; long-time grant coordinator Brian Thomas took early retirement; a knowledgeable person has been assigned the duties
- RCPP: no update
- State Ag Preservation Fund: the property submitted was not funded; annual expenditure limited to \$1.9M but balance is over \$6M.
- PA 116 issue update: I was on a Zoom with MDARD staff that was wholly unproductive; I've drafted legislation that would fix the problem; a statewide coalition has formed and the issue has gained national attention through American Farmland Trust
- Spring monitoring is underway
- I attended Sen. Shink's farmer and agriculture listening session May 6 at the AAT hall; full house of mostly owners of easement property; the first comment was about the PA 116 issue.
- AFT conference recap: I attended and presented on our wildly successful programs in Washtenaw County.

A. Public projects

1. None

B. Confidential projects

1. 2014-1c, first. Farm fields, pond, wetlands and woods. State of Michigan \$160,229. Move ahead with State, county and township funds Appraisal recommended.
2. 2019-2, second. Farm fields with farmstead. The owners are still considering a future home site for parents on the south parcel; they will be conducting perk tests after harvest. I'll circle back to them later this year.
3. 2024-6, tied fourth. Woods, ponds and old gravel pit. Appraised value \$439,000 (\$6,350/acre). Waiting on ACEP; this was the first property not funded by the State grant program, which has a sizeable fund balance but I believe is limited by statute how much it can spend in a year. I asked Sen. Shink about that.
4. 2024-4, sixth. Woods, wetlands and stream. Waiting for the Bluebelt and RCPP.

5. 2024-7, tied seventh. Farm fields, wetlands and woods. Waiting for ACEP; forwarded to ALPAC.
6. 2015-4, ninth. Woods, streams, wetlands. Waiting for ACEP, RCPP, Bluebelt.
7. 2014-1b, 14<sup>th</sup>. Woods. Appraised value \$191,000 (\$16,000/acre). Waiting for RCPP.
8. 2024-7. Woods and wetlands. Need to visit to complete scoring.
9. 2025-1. New application for riparian corridor, woods and old field. Need to score, may be undevelopable beyond the house that's there.

Glossary of acronyms:

PSA—purchase and sale agreement (with the property owners/sellers)

PA—participation agreement (with local funding partners)

BOT—board of trustees

CE—conservation easement

ACEP—Agricultural Conservation Easement Program (federal)

ESA—environmental site assessment (aka Phase I)

NATAC—Natural Area Technical Advisory Committee of Washtenaw County Parks

QCD—quit claim deed

NAPP—Natural Area Preservation Program of Washtenaw County Parks

GAC—Greenbelt Advisory Commission

DR—development rights

BOC—Washtenaw County Board of Commissioners

ALPAC—Agricultural Land Preservation Advisory Committee of Washtenaw County Parks

HRWC—Huron River Watershed Council

RCPP—Resource Conservation Partnership Program (federal)

## ESTIMATE OF HOURS AND COSTS

Client: Webster Township

Month: June, 2025

### Project Work

	<u>Hours</u>
Process new applications	4
Confidential projects	6
State and federal grant applications	0
Landowner inquiries/information sharing	2
<b>TOTAL HOURS</b>	<b>12</b>
<b>TOTAL HOURS X HOURLY RATE (\$120)</b>	<b>\$1,440.00</b>

### Conservation easement baseline documentation reports

	<u>Hours</u>
Shoot photos, obtain maps, draft descriptions, etc.	0
<b>TOTAL HOURS</b>	<b>0</b>
<b>TOTAL HOURS X HOURLY RATE (\$80)</b>	

### Conservation easement monitoring

Monitoring letters/calls/visits/reports	12
<b>TOTAL HOURS</b>	<b>12</b>
<b>TOTAL HOURS X HOURLY RATE (\$60)</b>	<b>\$720.00</b>

### Mileage

\$100.00

### Expenses Maps and aerial photos for baselines

**TOTAL ESTIMATED COSTS** **\$2,260.00**

Treemore Ecology and Land Services, Inc.  
11300 Island Lake Rd.  
Dexter MI 48130-8513  
(734) 223-2321  
EIN 26-0587926

**From:** [Donna Whitney](#)  
**To:** [Dan Munzel](#)  
**Subject:** RE: DAFD May Run Report  
**Date:** Tuesday, June 10, 2025 1:58:00 PM

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Thanks

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**From:** Dan Munzel <[Dmunzel@webstermi.us](mailto:Dmunzel@webstermi.us)>  
**Sent:** Tuesday, June 10, 2025 12:59 PM  
**To:** Donna Whitney <[Dwhitney@webstermi.us](mailto:Dwhitney@webstermi.us)>  
**Subject:** Fw: DAFD May Run Report

Hi-  
DAFD report attached.  
Dan

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**From:** Dan Munzel <[Dmunzel@webstermi.us](mailto:Dmunzel@webstermi.us)>  
**Sent:** Monday, June 9, 2025 1:30 PM  
**To:** Township Board <[TownshipBoard@webstermi.us](mailto:TownshipBoard@webstermi.us)>  
**Subject:** DAFD May Run Report

Hi all,

Attached is the DAFD activity for the month of May, with the summary and run report data.

The percentage of runs by municipality year to date, is as follows:

Dexter City total runs: 202 percentage: 34.8%

Dexter Twp total runs: 207 percentage: 35.7%

Webster Twp total runs: 171 percentage: 29.5%

Share total runs: 185

Total 765

Let me know if you have any questions.

Thank you,

Dan

**Dexter Area Fire Run Data by Zone**

2023													Total
	January	February	March	April	May	June	July	August	September	October	November	December	
Dexter City	40	47	32	30	41	33	34	35	27	36	40	34	<b>429</b>
Dexter Twp	27	59	45	25	42	39	45	58	34	29	38	34	<b>475</b>
Webster Twp	23	36	46	31	28	30	36	31	27	33	33	34	<b>388</b>
Share	27	29	28	24	42	35	37	37	41	44	25	28	<b>397</b>
	117	171	151	110	153	137	152	161	129	142	136	130	<b>1689</b>

2024													Total
	January	February	March	April	May	June	July	August	September	October	November	December	
Dexter City	20	29	27	42	39	50	33	41	38	46	38	41	<b>444</b>
Dexter Twp	41	27	28	34	26	42	48	36	39	45	29	32	<b>427</b>
Webster Twp	45	24	21	34	31	40	33	25	41	44	33	23	<b>394</b>
Share	32	27	34	31	32	33	32	45	26	55	32	30	<b>409</b>
	138	107	110	141	128	165	146	147	144	190	132	126	<b>1674</b>

2025													Total
	January	February	March	April	May	June	July	August	September	October	November	December	
Dexter City	29	45	48	41	39								<b>202</b>
Dexter Twp	44	54	43	37	29								<b>207</b>
Webster Twp	29	35	35	30	42								<b>171</b>
Share	43	32	30	34	46								<b>185</b>
	145	166	156	142	156	0	0	0	0	0	0	0	<b>765</b>

6/3/2025 18:02



Monthly Board-WEBSTER TWP

Webster Township					
3200 Jennings Rd					
PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-20 13:10:01		2500713	5536	Alarms	Fire System Testing
3425 W Northfield Church Rd					
PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-26 09:21:53		2500741	321 - EMS call, excluding vehicle accident with injury	Traumatic Injuries (Specific)	Control traffic, Provide basic life support (BLS)
3888 W North Territorial Rd					
PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-14 19:08:41		2500685	542 - Animal rescue	Service Call	Standby
3978 McClatchey Dr					
PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-08 15:33:38		2500657	321 - EMS call, excluding vehicle accident with injury	Psychiatric / Abnormal Behavior / Suicide Attempt	Provide first aid & check for injuries
4150 VALENTINE RD					
PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-31 23:23:10		2500767	321 - EMS call, excluding vehicle accident with injury	Abdominal Pain / Problems	Provide basic life support (BLS)
4288 W JOY RD					
PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-16 20:38:33		2500698	622 - No incident found on arrival at dispatch address	Traffic Collision / Transportation Incident	Investigate (non fire related)
4303 POTTS DR					

# Monthly Board-WEBSTER TWP

Dexter Area FD MI  
Address: Dexter, MI, 48130



PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-21 07:16:02		2500717	321 - EMS call, excluding vehicle accident with injury	Sick Person (Specific Diagnosis)	Provide basic life support (BLS)

### 4500 E LOCH ALPINE DR

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-22 11:02:59		2500721	321 - EMS call, excluding vehicle accident with injury	Falls	Provide basic life support (BLS)

### 4635 W LOCH ALPINE DR

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-15 12:11:42		2500688	735 - Alarm system sounded due to malfunction	Alarms	Investigate (non fire related)

### 4835 HOLLY WAY

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-02 11:04:59		2500615	746 - Carbon monoxide detector activation, no CO	Alarms	Investigate

### 4993 HIDDEN BROOK CT

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-11 13:32:58		2500662	3212	Psychiatric / Abnormal Behavior / Suicide Attempt	Staged (unsecure scene)

### 5005 Zeeb Rd

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-14 19:20:15		2500686	321 - EMS call, excluding vehicle accident with injury	Traumatic Injuries (Specific)	Control traffic, Provide basic life support (BLS)

### 5401 Walsh Rd

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN

# Monthly Board-WEBSTER TWP

Dexter Area FD MI  
Address: Dexter, MI, 48130



2025-05-18 18:58:06		2500708	321 - EMS call, excluding vehicle accident with injury	Stroke (CVA) / Transient Ischemic Attack (TIA)	Provide basic life support (BLS)
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### 5563 CREST CT

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-15 19:25:26		2500690	321 - EMS call, excluding vehicle accident with injury	Convulsions / Seizures	Provide first aid & check for injuries, Provide basic life support (BLS)

### 6160 N TERRITORIAL RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-24 10:46:31		2500728	321 - EMS call, excluding vehicle accident with injury	Sick Person (Specific Diagnosis)	Provide basic life support (BLS)

### 6603 WALSH RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-15 12:01:10		2500687	444 - Power line down	Traffic Collision / Transportation Incident	Standby, Establish safe area, Refer to Power Company

### 6805 MAST RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-08 10:50:32		2500645	735 - Alarm system sounded due to malfunction	Alarms	Arrived on Scene and Canceled

### 7025 WEBSTER STATION DR

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-10 05:32:28		2500653	321 - EMS call, excluding vehicle accident with injury	Abdominal Pain / Problems	Action taken, other, Provide manpower

### 7200 Wheeler Rd

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-26 16:46:43		2500746	321 - EMS call, excluding vehicle accident with injury	Falls	Provide basic life support (BLS)

# Monthly Board-WEBSTER TWP

Dexter Area FD MI  
Address: Dexter, MI, 48130



## 7373 WEBSTER CHURCH RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-31 20:14:50		2500765	444 - Power line down	Outside Fire	Provide information to public or media, Refer to Power Company, Establish safe area

## 7464 JENNINGS RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-25 18:13:48		2500736	151 - Outside rubbish, trash or waste fire	Outside Fire	Information, investigation & enforcement, other (try another code)

## 7565 WEBSTER CHURCH RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-01 15:44:43		2500613	611 - Dispatched & canceled en route	Unknown Problem (person down)	Cancelled en route

## 7575 W Huron River Dr

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-02 14:09:20		2500616	321 - EMS call, excluding vehicle accident with injury	Convulsions / Seizures	Provide basic life support (BLS)

## 7751 Wheeler Rd

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-12 13:51:46		2500670	3111	Falls	Lift Assist, Provide manpower

## 7757 TROTTERS LN

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-14 10:50:42		2500682	3211	Unknown Problem (person down)	Lift Assist, Provide first aid & check for injuries

## 7856 GREGORY RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN

# Monthly Board-WEBSTER TWP

Dexter Area FD MI  
Address: Dexter, MI, 48130



2025-05-06 18:10:27		2500635	321 - EMS call, excluding vehicle accident with injury	Hemorrhage (Bleeding) / Lacerations	Provide basic life support (BLS)
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## 7950 WALSH RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-12 01:23:16		2500666	3212	Psychiatric / Abnormal Behavior / Suicide Attempt	Arrived on Scene and Canceled

## 8110 WALSH RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-13 05:42:54		2500675	735 - Alarm system sounded due to malfunction	Alarms	Investigate

## 8303 CHAMBERLIN RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-29 22:59:27		2500758	553 - Public service	Service Call	Assist animal

## 8541 WEBSTER HILLS RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-06 20:17:08		2500637	321 - EMS call, excluding vehicle accident with injury	Sick Person (Specific Diagnosis)	Provide first aid & check for injuries, Provide basic life support (BLS)

## 8567 OAK RIDGE TRL

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-17 13:21:50		2500701	3111	Falls	Lift Assist
2025-05-08 07:48:02		2500643	321 - EMS call, excluding vehicle accident with injury	Sick Person (specific Diagnosis)	Provide basic life support (BLS)

## 8830 W Huron River Dr

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-22 16:50:23		2500723	321 - EMS call, excluding vehicle accident with injury	Heart Problems / A.I.C.D.	Provide basic life support (BLS)

# Monthly Board-WEBSTER TWP

Dexter Area FD MI  
Address: Dexter, MI, 48130



## 8850 SILVER DR

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-16 05:13:01		2500694	5532	Electrical Hazard	Investigate (non fire related)

## 9302 STONEVIEW LN

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-31 00:45:02		2500762	321 - EMS call, excluding vehicle accident with injury	Sick Person (Specific Diagnosis)	Provide basic life support (BLS)

## 9308 MERRILL RD

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-24 03:35:04		2500727	321 - EMS call, excluding vehicle accident with injury	Sick Person (Specific Diagnosis)	Provide basic life support (BLS)

## 9456 W Huron River Dr

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-25 13:01:08		2500734	721 - Bomb scare - no bomb	Suspicious Package (Letter, Item, Substance) / Explosives	Investigate, Refer to proper authority

## 9900 SUNRISE DR

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-05 19:21:02		2500631	321 - EMS call, excluding vehicle accident with injury	Breathing Problems	Provide basic life support (BLS)

## N Territorial Rd

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-17 16:14:50	Jennings Rd	2500702	322 - Motor vehicle accident with injuries	Traffic Collision / Transportation Incident	Control traffic, Provide basic life support (BLS)
2025-05-04 12:43:53	Scully Rd	2500621	324 - Motor vehicle accident with no injuries.	Traffic Collision / Transportation Incident	Determine if materials are non-hazardous

## W North Territorial Rd

# Monthly Board-WEBSTER TWP

Dexter Area FD MI  
Address: Dexter, MI, 48130



PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-18 15:47:14	Derek Dr	2500705	324 - Motor vehicle accident with no injuries.	Traffic Collision / Transportation Incident	Provide first aid & check for injuries, Establish safe area, Control traffic

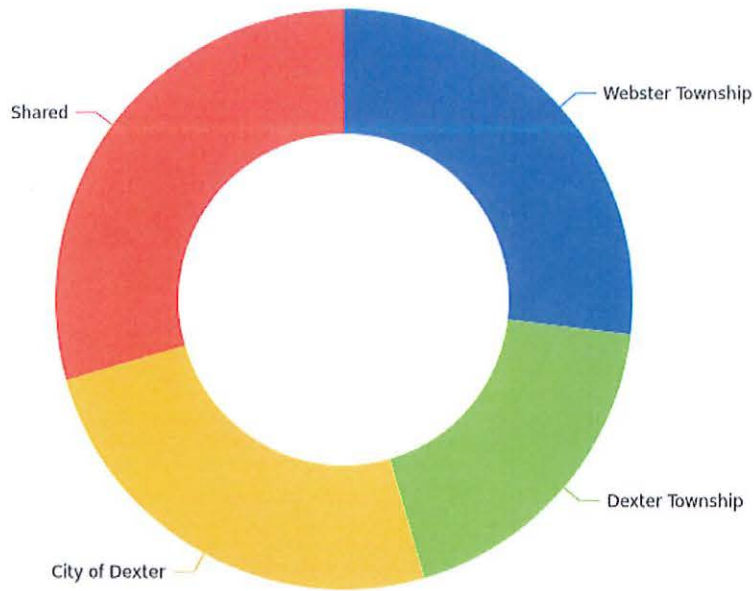
### Walsh Rd

PSAP CALL DATE/TIME	CROSS STREETS	INCIDENT NUMBER	ACTUAL INCIDENT TYPE FOUND	DISPATCH TYPE	OVERALL DEPARTMENT ACTIONS TAKEN
2025-05-09 12:23:43	Huron River Dr	2500650	142 - Brush or brush-and-grass mixture fire	Outside Fire	Contain fire (wildland), Confine fire (wildland), Control fire (wildland)

**Description:** Run summary for Board meeting calls in Webster Twp



FDR-NFIRS: Incident Count by Fire Zone - Last Calendar Month



FIRE ZONE	INCIDENT COUNT	PERCENT OF TOTAL
Webster Township	42	26.92%
Dexter Township	29	18.59%
City of Dexter	39	25.00%
Shared	46	29.49%
<b>Total</b>	<b>156</b>	<b>100.00%</b>



Western-Washtenaw Area Value Express (WAVE)  
Board of Directors Meeting  
Meeting Minutes from April 23, 2025

**Present:** Alan DeVaughn, President/Chelsea Retirement Community; Marie Gress, Executive Director; Jenna Elswick, Secretary/City of Dexter; Beth Morris, City of Chelsea; Gary Munce, Lyndon Township; Kim Moore, Scio Township; Greg McKenzie, Lima Township; Donna Whitney, Webster Township; Alex Gossage, Disability Network; Jennifer Smith, Chelsea Senior Center; John Daniels

**Absent:** Reiley Curran, Trinity Health; Sandie Schulze; Sylvan Township

**AGENDA**

I. Call to Order by President DeVaughn at 9:35 a.m.

II. Public Comment – *None*

III. Adopt the Consent Agenda

*Motion to adopt the consent agenda by Elswick, second by Munce. All Ayes. Motion carried.*

IV. Adopt of the Agenda

*Motion to adopt the agenda by Munce, second by Daniels. All Ayes. Motion carried.*

*Motion to amend the agenda to add Regina Hamlett's resignation to item VII.b. by Moore, second by Morris.*

V. Reports

- a. Director's Report
- b. Financial Report

*Motion to adopt both reports by Moore, second by Morris. All Ayes. Motion carried.*

VI. Old Business

- a. Discussion – Strategic Planning – Financial Section

VII. New Business

- a. First Look: Actions following March 4, 2025 Board Retreat



*Motion by Morris to create a Financial Committee chaired by Treasurer, John Daniels, to include Board President Alan DeVaghn, Board Member Kim Moore, Executive Director Marie Gress, and a non-board member TBD, second by Munce. All Ayes. Motion carried.*

b. Regina Hamlett, Dexter Township, resignation as Treasurer and Board Member

*Motion by Moore to accept Regina Hamlett's resignation as Treasurer and Board Member, second by Daniels. All Ayes. Motion carried.*

VIII. Municipal/Organization Roundtables – *Skipped*

IX. Adjournment

*Motion to adjourn meeting by Moore, second by McKenzie. All Ayes. Motion carried.*

Meeting ended at 11:15 a.m.

Respectfully submitted by Jenna Elswick, WAVE Board Secretary/City of Dexter

WEBSTER TOWNSHIP NATURAL FEATURES COMMITTEE  
***DRAFT*** REGULAR MEETING MINUTES FOR  
MONDAY, MAY 19, 2025

1. Call to Order: Meeting started at 5:00 pm in Webster Township Hall.
2. Attendance: **NFC Members Present**: Jan Arps-Prundeanu, Kay Stremler, Dan Brown and Cynthia Zuccaro (until 6pm). **Members Absent**: None **Member of the public**: None
3. Approve Agenda – Approved.
4. Approve Minutes – The date for the next meeting in 8C was corrected to read May 19. MOTION to approve Minutes of the Webster Township Natural Features Committee Meeting held on April 21, 2025 as amended. Approved.
5. Public Participation – NA
6. Old Business

**A. WCCD Grant Application Update**

The Township Board will be presented with a resolution to authorize use of the pocket gardens, as well as the ability to apply for grants and arrange for maintenance. Jan Arps-Prundeanu will act as coordinator/liason with the WCCD, NFC and the Township Clerk for the grant implementation. Some letters of support have been received and any NFC members that have not yet done so are asked to consider writing a letter of support and participation for the WCCD Webster Native Pocket Gardens project grant this week.

**B. Natural Features Website Framework & Content Review** – The recently added content for the website framework was reviewed and revised as follows:

1. The “what and why” introduction to the Natural Features website was revised to add a sentence “Natural Features serve as the drinking water, storm water and septic infrastructure.”
2. The Land and Waterways section introduction was approved as written.
3. The Webster Natural Features text was approved as written.
4. The Natural Features Map text was rearranged to start with “The Webster Township Master Plan Map.”
5. The Green Infrastructure text was revised to start with “The Webster Township Master Plan Map 8.”
6. The Natural River District text was revised to capitalize the Natural River District in the first sentence and add “in the Natural River District brochure for Webster” at the end of the last sentence.
7. The Pre-settlement vegetation text was modified to omit Plants and start with “Land cover” and change have to “has.” The abbreviation will be corrected to read MNFI.
8. The Bird Report reference will be corrected to read 2024.

9. The Backyard Stewardship section introduction will be revised to replace can be with “are” in the first sentence. In the second sentence you’re and your will be removed.
10. The Tree Care text second paragraph will be modified to remove the best to prune and start with “Pruning most trees.” In the second sentence of the second paragraph remove that will and modify to “reduces” and “avoids.”
11. In the third paragraph of the Tree Care section, the second sentence will be revised to remove you must remove and add “must be removed” after tree.
12. Add the WCCD website link to this section.
13. The Pollinator Habitat text needs “have evolved” added after pollinators in the second sentence.

**C. Discuss and Develop Natural Features Photo Contest – Deferred.**

7. New Business

- a. **WCWRC Partnership in Environmental Excellence Program** – Jan Arps-Prundeanu described the program. Further discussion at the next meeting.

8. Discussion Items

A. Future Tasks

**ACTION:** NFC members requested to write a letter of support for WCCD grant this week.

**ACTION:** Kay Stremmer to update the natural features website framework and additional content file and send them to all NFC members.

**ACTION:** Shelly Vrsek to ask the PDR Committee to review content and organization for the Land Preservation section, as well as to propose and provide content.

**ACTION:** Shelly Vrsek to ask PDR Committee whether there should be a separate section for farmers and what topics/groups to include there (in addition to WCCD and MIFarmLink).

**ACTION:** Dan Brown will add the infrastructure sentence revision described in 6B1. and refine the organization for the “what and Why” paragraph introducing the website framework.

**ACTION:** Dan Brown to select additional topics from Backyard Stewardship and create additional content for review.

**ACTION:** Jan Arps-Prundeanu to obtain WCWRC Environmental Excellence Program application and information for the next NFC meeting packet.

- B. Next Meeting June 16, 2025 Topics** – WCWRC Partnership in Environmental Excellence, NFC Framework Content and Website Vetting (cont.), NFC Photo Contest discussion, July NFC meeting.

9. Public Participation – None

10. Informational Items/Correspondence/Comments The Dexter Garden Club has a \$500 community grant opportunity.

11. Adjournment – Meeting adjourned at 6:15pm.  
Respectfully submitted,

Kay Stremmer, Secretary  
Cc: Mike DeAngelo, T. Brovont

**Appendix 1: Website Vetting Form ReLeaf Michigan; approved on 5.19.25**

**Organization Information**

Organization Name	ReLeaf Michigan
Organization Website	<a href="https://www.releafmichigan.org/tree-planting-resources.html">https://www.releafmichigan.org/tree-planting-resources.html</a>
Organization Contact Information	800.642.7353
Mission Statement	Our mission is to educate the public on the value of trees and how to properly select, plant, and maintain them.

**Vetting Criteria Assessment**

Vetting Criteria	Yes/No	Explanation/rationale
<p><b>Relevance</b> of information to Natural Features Committee mission and audience. <i>Mission Statement:</i> Support landowners to protect and sustain the nature and rural character of Webster Township for future generations. <i>Audience:</i> Webster Township community residents.</p>	Yes	
<p><b>Purpose</b> to inform, explain or teach</p>	Yes	Education
<p><b>Credible sources</b> that provide accurate references to facts with preference for government, academic, or 501c(3) non-profit sources.</p>	Yes	ReLeaf Michigan is a statewide volunteer non-profit 501c(3) tree planting and education organization.
<p><b>Bias/Viewpoint:</b></p> <ul style="list-style-type: none"> <li>• No entertainment.</li> <li>• No media news.</li> <li>• No information from 501c(4) organizations which can endorse political candidates.</li> <li>• No information from</li> </ul>	Conforms	ReLeaf Michigan is Michigan's only statewide tree planting non-profit organization, working with communities and organizations throughout Michigan to protect and restore our urban tree canopies.

private, for-profit organizations.		
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**Appendix 2: Website Vetting Form Michigan Pollinator Initiative (MSU); approved 5.19.25**  
**Organization Information**

Organization Name	Michigan Pollinator Initiative – Michigan State University
Organization Website	<a href="https://pollinators.msu.edu/resources/pollinator-planting/index.aspx">https://pollinators.msu.edu/resources/pollinator-planting/index.aspx</a>
Organization Contact Information	517.884.9518
Mission Statement	The Michigan Pollinator Initiative addresses current and future issues related to bees, other pollinators.

**Vetting Criteria Assessment**

Vetting Criteria	Yes/No	Explanation/rationale
<p><b>Relevance</b> of information to Natural Features Committee mission and audience.  <i>Mission Statement:</i> Support landowners to protect and sustain the nature and rural character of Webster Township for future generations.  <i>Audience:</i> Webster Township community residents.</p>	Yes	
<p><b>Purpose</b> to inform, explain or teach</p>	Yes	Educate
<p><b>Credible sources</b> that provide accurate references to facts with preference for government, academic, or 501c(3) non-profit sources.</p>	Yes	Michigan State University is a non-profit institution.
<p><b>Bias/Viewpoint:</b></p> <ul style="list-style-type: none"> <li>• No entertainment.</li> <li>• No media news.</li> <li>• No information from 501c(4) organizations which can endorse political candidates.</li> <li>• No information from private, for-profit organizations.</li> </ul>	Conforms	MSU is a research university.

**Appendix 3: Website Vetting Form How to build a pollinator garden U.S. Fish and Wildlife Service; approved 5.19.25**

**Organization Information**

Organization Name	How to build a pollinator garden U.S. Fish and Wildlife Service (USFWS)
Organization Website	<a href="https://www.fws.gov/story/how-build-pollinator-garden">https://www.fws.gov/story/how-build-pollinator-garden</a>
Organization Contact Information	
Mission Statement	The mission of the U.S. Fish and Wildlife Service is working with others to conserve, protect, and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people.

**Vetting Criteria Assessment**

Vetting Criteria	Yes/No	Explanation/rationale
<p><b>Relevance</b> of information to Natural Features Committee mission and audience.  <i>Mission Statement:</i> Support landowners to protect and sustain the nature and rural character of Webster Township for future generations.  <i>Audience:</i> Webster Township community residents.</p>	Yes	
<p><b>Purpose</b> to inform, explain or teach</p>	Yes	Information and education
<p><b>Credible sources</b> that provide accurate references to facts with preference for government, academic, or 501c(3) non-profit sources.</p>	Yes	Government Agency providing step by step information.
<p><b>Bias/Viewpoint:</b></p> <ul style="list-style-type: none"> <li>• No entertainment.</li> <li>• No media news.</li> <li>• No information from 501c(4) organizations which can endorse political candidates.</li> <li>• No information from private, for-profit organizations.</li> </ul>	Conforms	We know that pollinators are the engine that runs healthy habitats. Follow this easy step by step guide to build your own pollinator garden and help ensure the future is filled with pollinators.

**Appendix 4: Website Vetting Form Gardening for pollinators: Smart plants to support pollinators (MSU Extension); approved 5.19.25**

**Organization Information**

Organization Name	<b>Gardening for pollinators: Smart plants to support pollinators (MSU Extension)</b>
Organization Website	<a href="https://www.canr.msu.edu/uploads/resources/pdfs/plants_for_pollinators.pdf">https://www.canr.msu.edu/uploads/resources/pdfs/plants_for_pollinators.pdf</a>
Organization Contact Information	888-678-3464
Mission Statement	Our mission at MSU Extension is to take the vast resources and knowledge of the university to help Michiganders do their jobs better, raise healthy and safe families, build their communities and empower our children to dream of a successful future.

**Vetting Criteria Assessment**

<b>Vetting Criteria</b>	<b>Yes/No</b>	<b>Explanation/rationale</b>
<b>Relevance</b> of information to Natural Features Committee mission and audience. <i>Mission Statement:</i> Support landowners to protect and sustain the nature and rural character of Webster Township for future generations. <i>Audience:</i> Webster Township community residents.	Yes	
<b>Purpose</b> to inform, explain or teach	Yes	Inform
<b>Credible sources</b> that provide accurate references to facts with preference for government, academic, or 501c(3) non-profit sources.	Yes	University Extension Service
<b>Bias/Viewpoint:</b> <ul style="list-style-type: none"> <li>• No entertainment.</li> <li>• No media news.</li> <li>• No information from 501c(4) organizations which can endorse political candidates.</li> <li>• No information from private, for-profit organizations.</li> </ul>	Conforms	Smart Gardening is MSU Extension’s campaign using earth-friendly messages to help gardeners make smart choices in their own backyards.



*Preserve our history and inspire our  
Community to connect the past with the future*



May 27, 2025

John Scharf, Township Treasurer  
Webster Township  
5665 Webster Church Road  
Dexter, Michigan 48130

Dear Mr. Scharf:

The Dexter Area Historical Society appreciates the past support of Webster Township. The DAHS maintains the Dexter Area Museum and Gordon Hall. Both buildings provide insight into the history of Dexter and the surrounding area. This year we will be continuing our work at the museum and at Gordon Hall.

Your contribution in 2025 will help us to continue our service to the Dexter area. We are requesting \$250 to help support our work. Please make your check payable to the Dexter Area Historical Society.

Thank you for your consideration.

Regards,

Jan Weaver  
Dexter Area Historical Society Treasurer  
Phone: (734) 426-2519  
Address: 3443 Inverness, Dexter MI 48130



Treemore Ecology and Land Services, Inc.  
Barry Lonik  
11300 Island Lake Rd.  
Dexter MI 48130-8513  
(734) 223-2321  
BLonik13@aol.com

---

TO: Webster Township Board of Trustees

FROM: Barry Lonik

RE: 2025-26 Rate Increases

DATE: 13 November 2024

The hourly rates for my professional services staffing Webster Township's land preservation program are increasing for 2025 and 2026. The rate for acquisition work will increase \$10 to \$120/hour in 2025 and \$5 to \$125/hour in 2026. The rate for baseline documentation reports—the compilation of maps, aerial photos, ground photos and descriptions that defines the condition of a property at the time of easement conveyance—will increase \$10 to \$80/hour for both years. There is no change for conservation easement monitoring at \$60/hour.

Webster Township's land preservation program is recognized as one of the most successful in the State of Michigan. By year's end the program will have conserved over 2,800 acres, continuing to leverage funds at an incredible rate of \$5 from elsewhere to \$1 of ours. Over nearly 20 years, the cost for my time is a mere 6% of total expenditures. In 2024 alone we will close a remarkable five easements totalling 187 acres with more projects cued up for 2025.

## CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT is made as of \_\_\_\_\_, 2025 (the “Effective Date”), by and between Treemore Ecology and Land Services, Inc., a Michigan corporation, whose address is 11300 Island Lake Rd., Dexter, MI 48130, hereinafter referred to as “Consultant,” and Webster Township, a Michigan Municipal Corporation, whose address is 5665 Webster Church Rd., Dexter, MI 48130, hereinafter referred to as “Township,” (collectively, the “Parties”) for the purpose of Consultant serving as an independent contractor providing consulting services for Township (this “Agreement”).

Township and Consultant both agree to the following terms:

1. **Engagement.** Township has engaged Consultant to provide certain land preservation and protection expertise, and Consultant accepts such engagement. Consultant will devote such time to these duties necessary to provide the Services during the term of this Agreement.
2. **Designated Representative.** Barry Lonik, the president of Consultant, shall be the representative of Consultant to provide Services.
3. **Term & Termination.** This Agreement shall be for a period of two (2) years commencing on the Effective Date. However, this Agreement may be terminated at any time by either party by giving thirty (30) days' written notice.
4. **Services.** Consultant agrees to perform consulting services in support of the Township’s land preservation and protection efforts (the “Services”) as directed by the Township Board, Supervisor, Preservation Board, or other authorized Township official or employee. The Services include but are not limited to the following:
  - A. Attend meetings of the Township’s Farmland and Open Space Preservation Board (“Preservation Board”) as requested by the Preservation Board Chair, Township Supervisor, or other authorized Township official or employee;
  - B. Work closely with and assist the Preservation Board in the identification and prioritization of lands that would be suitable for protection or preservation;
  - C. Discuss with Township employees, officials, and property owners any preservation programs and alternatives;
  - D. Coordinate the Township’s protection and preservation efforts with other communities and entities;
  - E. Identify, assist, apply for, or complete applications for programs, grants, or funding to local, state, or federal entities;;
  - F. Encourage and assist with the protection and preservation of the Township’s resources through acquisition of conservation easements and similar methods;

- G. Advise the Township and Preservation Board with regard to alternative avenues of land protection and preservation;
- H. Monitor established conservation easements;
- I. Review and recommend appropriate revisions of zoning ordinances or other Township ordinances and practices; and
- J. Promote the Township's land preservation program to the general public, prospective applicants, the Township's funding partners, and other land conservation agencies.

**5. Performance of Services.** Consultant shall follow the policies of the Township. Consultant shall perform the Services in coordination and in conjunction with other Township authorized representatives, agents, or employees. Consultant shall fully cooperate with the Township's authorized representatives, agents, and employees, in the performance of their obligations to the Township. Consultant shall perform the Services as expeditiously as is consistent with the professional skill and care and the orderly progress of the Services.

**6. Supervision & Reporting.** Consultant shall report to the Township Supervisor. The Supervisor has authority to supervise and direct the Services. Prior to the first day of each month, Consultant shall provide to both the Preservation Board and the Township Supervisor an estimate of all proposed or anticipated work and expenses for the upcoming month for the Supervisor and Preservation Board's consideration.

Any promotional efforts, communication with press, external marketing, or press releases by Consultant must have prior approval of Preservation Board, who may consult the Supervisor before approving the work.

**7. Discontinuation of Project.** If the Township Board or Preservation Board no longer wishes to pursue a project or property, Consultant will not further engage in Services for that project or property.

**8. Rate for Services.** Consultant's fee to be paid by the Township for the performance of services to be rendered under this Agreement shall be \$120 per hour in 2025 and \$125 in 2026 for Services, except for the following conservation easement services. Consultant shall be paid \$80 per hour in 2025 and 2026 for drafting conservation easement baseline documentation and reports; and \$60 per hour in 2025 and 2026 for monitoring conservation easement compliance.

**9. Invoices & Payments.** Consultant shall submit an itemized invoice, either by email to [tbrovont@webstermi.us](mailto:tbrovont@webstermi.us) and [mdeangelo@webstermi.us](mailto:mdeangelo@webstermi.us), or to the Webster Township Office at 5665 Webster Church Rd., Dexter, MI 48130, on the first business day of every month. Consultant's itemized invoice shall include the dates the service was performed, time spent

on the service, and an itemization of all expenses for which reimbursement is sought including mileage at the standard rate, with all receipts attached.

The invoice will be submitted to the Township Board for payment at its next regular meeting. Under normal business operations, the Township will pay Consultant no later than 30 days after the invoice is submitted. Any Board Member may dispute or object to any itemized service or reimbursement request. In the event of a dispute or objection, then Consultant may provide additional information and the disputed portion of the invoice shall be considered at the next regular Township Board meeting.

- 10. Instrumentalities.** Consultant will supply all equipment, tools, materials and supplies necessary to accomplish the designated services, including, but not limited to, its own vehicle, insurance, business machines, Internet access, and telephones.
- 11. Permits and Licenses.** Consultant is engaged in an independent business and has complied with all federal, state, and local laws regarding business permits and licenses of any kind that may be required to carry out the business, the tasks to be performed under this Agreement, and will provide confirming documentation promptly at Township's request. If at any time Consultant is no longer in compliance with the required permits and licenses Consultant will promptly provide notice to the Township.
- 12. Taxes or Insurance.** Township will not withhold or pay payroll or employment taxes of any kind for or on behalf of Consultant. Township shall not obtain workers' compensation insurance for Consultant or Consultant's employees or contract personnel (if any).
- 13. Expenses.** Consultant is responsible for all expenses incurred while performing services under this Agreement unless specifically stated otherwise in this Agreement. This includes but is not limited to license fees, memberships, and dues; travel expenses; meals and entertainment; and insurance premiums.
- 14. Conflict of Interest.** While Consultant is acting on behalf of Township, Consultant shall endeavor to pursue and promote the goals and direction of the Township, and not any other client it may have, or its own interests. Consultant shall disclose any conflict of interest it may have in any proposed project or property to the Preservation Board and Township Board prior to pursuing the project.
- 15. Ownership of Work Product.** Consultant agrees that all documents procured or drafted, including all surveys, contracts, assessments, appraisals, reports, and any other items related to the Services provided under this Agreement are work product and are the sole property of the Township. Consultant shall timely submit all information and original documents to the Township Clerk.

**16. Indemnification.** Consultant will hold harmless and indemnify the Township, its offices, agents, volunteers, and employees from any and all liabilities, claims, liens, demands and costs, of whatsoever kind and nature, in connection with or in any way incident to or arising out of the service or performance or non-performance of work in connection with this Agreement.

**17. Insurance.** Consultant shall maintain Commercial General Liability Insurance with coverage of at least \$1,000,000 per occurrence, Automobility Liability Insurance with a combined single limit of \$1,000,000 per accident, and Professional Liability Insurance of \$1,000,000 per claim (\$2,000,000 aggregate per year) during the term of this Agreement.

Consultant shall add the Township to its policies as an additional insured party. No modification shall be made to the Consultant's insurance coverage without thirty (30) days' written notice being mailed to the Township. Consultant shall furnish policy declarations issued by the insurance company within 30 days when requested by Township or its Supervisor. If insurance coverage is not provided or lapses, then the Township may, in its sole discretion, terminate this Agreement.

**18. Notice.** All notices required or permitted between the Parties, unless otherwise stated, shall be in writing and shall be (a) personally delivered; (b) sent by registered or certified mail, postage prepaid, return receipt requested; or (c) sent by an overnight express courier service that provides written confirmation of delivery to Consultant or Township at their respective addresses stated above. Notice of any change of address by Consultant must be promptly given to Township.

**19. Compliance with Applicable Laws and Standards.** Consultant shall strictly comply with all applicable federal, state, and local laws, ordinances, regulations, orders, and published governmental guidance documents.

**20. Governing Law.** This Agreement is to be construed and governed by the laws of the State of Michigan. Any action concerning this Agreement shall be brought in Washtenaw County, Michigan.

**21. Entire Agreement; Modification.** This Agreement is the entire agreement between the parties and supersedes and annuls all other agreements, contracts, promises, or representation, whether written or oral, between the parties regarding consulting services. Neither party has relied on any prior representations in entering into this Agreement. This Agreement may be extended, renewed, altered, modified, or amended only by written agreement signed by both parties.

**22. Assignment.** Consultant shall not assign or subcontract this Agreement without the prior written consent of the Township Board in its sole discretion.

- 23. Waiver.** Any waiver, forbearance, failure, delay, or partial exercise by either party to exercise any right, power, or remedy under this Agreement shall not be deemed to be a waiver of such right, power, or remedy. Any waiver by a party shall be in writing executed by such party.
- 24. Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of the remaining provisions (including any remaining provisions within the same numbered paragraph), unless the absence of such invalid or unenforceable provision materially and adversely affects the right or obligations of either party.
- 25. Acknowledgement.** Both Parties consulted, had the ability to consult, or waived legal counsel as to the drafting of this Agreement. It should therefore be construed as if it were mutually drafted.
- 26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all counterparts, when taken together, will constitute one and the same agreement.
- 27. Facsimile.** Signatures on this Agreement, or any other documents executed under this Agreement, may be by facsimile or by electronic means in lieu of an original ink signature, and the parties agree to treat facsimile or electronic signatures as original signatures with the same binding legal effect as an original signature.

IN WITNESS WHEREOF, the Parties have executed this Agreement as set forth below effective as of the Effective Date.

\_\_\_\_\_  
 L. Michael DeAngelo, Supervisor  
 Webster Township

Date: \_\_\_\_\_

\_\_\_\_\_  
 Barry A. Lonik, President  
 Treemore Ecology and Land Services, Inc

Date: \_\_\_\_\_



PO Box 80078  
Lansing, MI 48908-0078  
www.michigantownships.org

**Due Date:** 7/1/2025  
**Township ID:** 45509  
**ATTN:** Tonie Brovont  
**County:** Washtenaw Co.



**Bill To:**

Webster Twp.  
5665 Webster Church Rd  
Dexter, MI 48130-9658

**IMPORTANT**  
Please make a photocopy of this page  
and send it with your check.

<b>Annual Dues</b> 1. Your annual dues payment for 07/01/2025 to 06/30/2026 is:	\$7,318.00
2. Your Legal Defense Fund contribution for the year is (optional):	\$219.54
<b>Your dues and LDF total:</b>	<b>\$7,537.54</b>

**Choose Your MTA Online Learning Subscription (optional)**

All members of your township team, including volunteers, will have access to the courses included in the package you choose. See the enclosed flyer and the back of this page for more details.

Select one	<input type="checkbox"/>	Premium Pass (all courses included)	\$ 1,900	Enter the selected package price here:	<input type="text"/>
	<input type="checkbox"/>	Plus	\$ 1,000		
	<input type="checkbox"/>	Essentials	\$ 750		

Total the green and gold boxes above and enter the amount enclosed:

**Notes:**

1. Make a photocopy of this page and send it with your check.
2. Your dues were calculated using method 3 as described below.
3. MTA's EIN number is: 38-1536994. IRS Disclosure: MTA dues payments are not deductible as a charitable contribution for federal income tax purposes.
4. Questions regarding this invoice can be sent to service@michigantownships.org or call us at (517) 321-6467.

**Explanation of Dues Determination**

1. Minimum dues of \$199 per year
2. The standard dues formula method, which is calculated for townships with less than \$290 million in taxable value as:
  - 2024 Taxable Value (TV) x \$15.05 per million, PLUS
  - 2024 state shared revenues and city, village and township revenue sharing (CVTRS) x \$1.7376 per thousand
3. Level 3 method caps dues at \$7,318 for townships with TV of \$290-599 million
4. Level 4 method caps dues at \$7,538 for townships with TV of \$600-999 million
5. Level 5 method caps dues at \$8,521 for townships with TV greater than \$1 billion
6. Standard dues formula results are capped to a year-on-year increase of 10%

Thank you very much for supporting strong township government!

## MTA's Online Learning Center Subscriptions Make Good Sense for Your Township Team

Every member of your township team (yes everyone!) can have affordable access to targeted training—led by township experts—when and where it works best for them. Our online learning center features a wide variety of township topics and our annual subscription packages offer substantial cost savings. Details appear on the enclosed flyer. Visit <https://www.michigantownships.org/learning/mta-online/> for a full list of what's included in each package.

### Key Advantages of an MTA Online subscription

- Continued development for elected and appointed officials, deputies, and volunteers—even new joiners whenever (and wherever!) they choose
- An economical way to include those who may not have otherwise gone to classes
- Convenience of access to the courses 24 / 7 plus the ability to pause, rewind and rewatch over again (and again!)

The **Premium Pass Level** includes free access to our live monthly webinar series, *Now You Know*, featuring a new topic every month AND our *Township Governance Academy* courses. Now everyone can make significant (and affordable) progress towards distinctive township career achievement.



May 16, 2025

Dear MTA-member township boards,

Every day, township officials across the state diligently administer a broad spectrum of quality essential local government services, making decisions to respond to your community's needs and wants. This is the essence of "local democracy," but it faces ongoing threats from legislative actions aimed at weakening township authority, cutting local revenue, and increasing responsibilities through added legal requirements.

With the active support of our member townships, the Michigan Townships Association is fighting for laws empowering township government and working to blunt the erosion of local control. We speak with lawmakers, testify in committees and keep members informed on legislative efforts so you can tell your stories that help lawmakers understand how their actions impact you and your township.

MTA is also Michigan's recognized leading source for knowledge and information to govern and manage your township wisely and effectively. From our monthly magazine, *Township Focus*, to our *Township Insights* weekly legislative e-newsletter, and our 700-page website, we keep our members informed on legislative changes, trends, news and methods to serve your township, your residents, your region and your state. Our conferences and workshops offer deep-dive insights and conversations on key topics—as well as a chance to connect with your community of township peers. And the one-on-one conversations and advice offered by our Member Information Services Department is something that you simply cannot get anywhere else.

MTA knows and values townships like no one else, and it is our privilege to work every day to ensure the continued success of each Michigan community. Townships come in all shapes, sizes, populations and make-ups, but they share a common cause to serve Michigan's residents and businesses. MTA shares that cause with you.

MTA looks forward to your board's continued support of our efforts on your behalf. With all of the challenges collectively facing townships, the need for a strong MTA should be more evident than ever. Please return the annual dues payment as your steadfastness for the form of government chosen by more than five million Michigan residents. Your township also has the opportunity to contribute to MTA's Legal Defense Fund, allowing us to support and participate in critical court cases with statewide impact to townships, as well as subscribe to MTA Online, giving your entire township team access to valuable on-demand online education on a wide variety of topics and issues. Should you have any questions about MTA's programs or services, please do not hesitate to reach out.

On behalf of our Board of Directors and staff, thank you for being a valued part of the MTA community and for supporting strong township government in Michigan. We look forward to continuing to serve you!

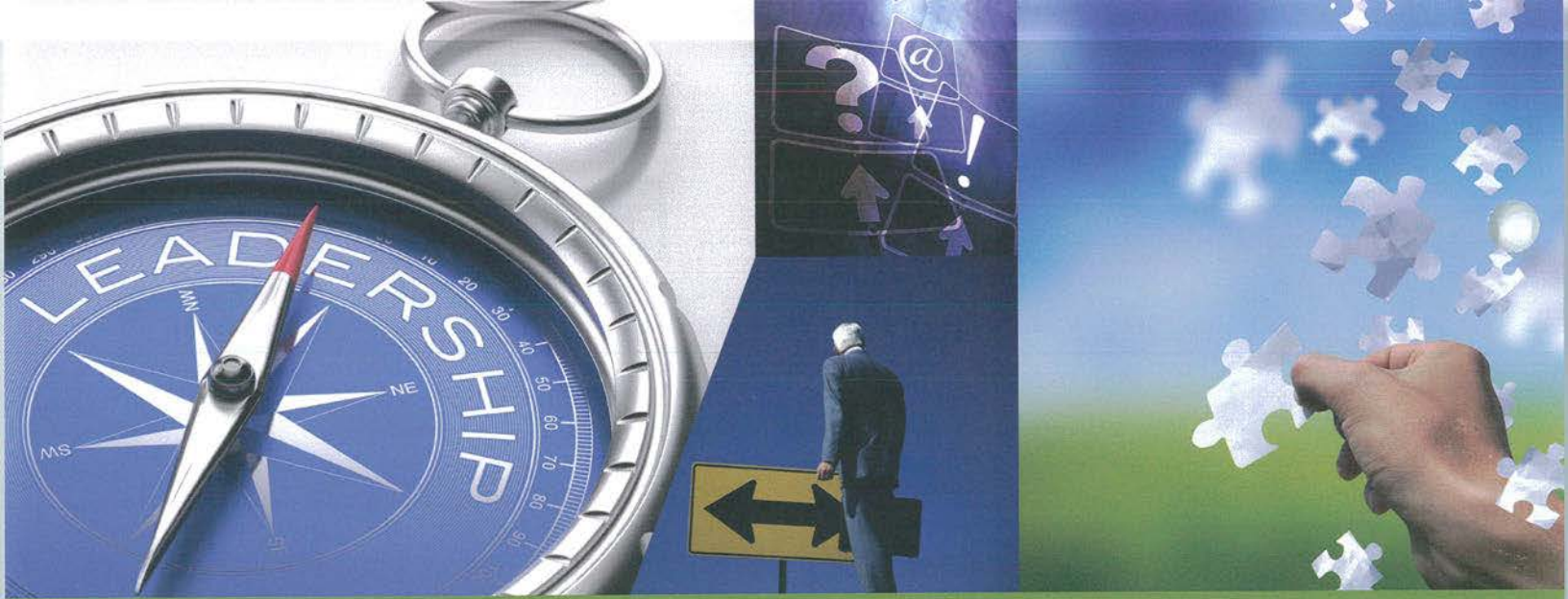
Sincerely,

Handwritten signature of Harold Koviak in black ink.

Harold Koviak  
2025 MTA President

Handwritten signature of Jill Smith in black ink.

Jill Smith  
MTA Director of Administration and Finance



## One subscription provides online learning for your entire township



**MTA's Online Learning Center** is home to a wide variety of recorded webinars designed with township officials in mind. From assessing to zoning, you're sure to find something for **every** member of your township team, at every stage in their public service career.

Our annual subscription packages allow you to unlock the savings in this extensive library. One subscription gives everyone on your township team (yes everyone!) access to all of the courses included in that package with no additional "per person" fees.

Three different levels allow you to choose which webinar package is the best fit your township:

The **Essentials** level includes 27 webinars that cover the basics—what we consider essential topics—designed for all board members and required knowledge for all townships.

The **Plus** level offers access to 47 webinars that take you beyond the essentials, digging into planning and zoning topics, cemeteries and more. Your entire board, planning commissioners and zoning administrators can watch together (or separately) at no additional cost.

Upgrade to **Premium Pass** and get more than 100 webinars! We'll throw in FREE access to our live monthly webinar series, **Now You Know** (featuring a new topic every month) AND our Township Governance Academy courses.

For a full list of what's included in each package, visit [www.michigantownships.org/learning/mta-online/](http://www.michigantownships.org/learning/mta-online/)



Eliminate per person fees with MTA's annual subscription options. Everyone in your township can watch (and learn) together, on their own OR both!

Package rates are:

**Essentials Package: \$750**

**Plus Package: \$1,000**

**Premium Package: \$1,900**

To continue your subscription or begin subscribing today, simply check the box next to the package of your choice on the enclosed statement.

If your township is already a subscriber, thank you! MTA continually adds new classes to keep packages relevant and enhance the value. This renewal cycle boasts 9 hours of new content to the Essentials package, 13 hours to the Plus package and 45 hours to Premium Pass! We hope you will consider renewing or perhaps even upgrading if you're not already at the Premium Pass learning level.

Not yet a subscriber? What are you waiting for? Now is the perfect time to try it!

Individual webinars more your speed? Browse our online classrooms at <https://learn.michigantownships.org>

**WEBSTER TOWNSHIP**

Washtenaw County

**Resolution To Support Public Outreach Communication Efforts of  
Webster Township Historical Society**

**RESOLUTION NO. 25-24**

Regular Meeting of the Township Board of Webster Township, Washtenaw County, Michigan held at the Township Hall, 5665 Webster Church Road in said Township, on the 17<sup>th</sup> day of June, 2025 at 7:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_.

**WHEREAS**, the Webster Township Historical Society (WTHS) is a not-for-profit corporation organized exclusively for charitable, religious, educational, and scientific purposes under Section 501(c)(3) of the Internal Revenue Code; and

**WHEREAS**, the Webster Township recognizes the importance of preserving and celebrating its rich local history;

**WHEREAS**, the WTHS fosters community pride and promotes understanding of local history by documenting, collecting, and sharing the stories of the Township and its residents;

**WHEREAS**, representatives from the Webster Township Board serve as a liaison to WTHS Board; and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Webster Township officially recognizes the WTHS for its valuable contributions to our community;

**AND BE IT FURTHER RESOLVED**, that the Webster Township finds it to be in the public interest and serving a public purpose to provide limited support and cooperation to WTHS in its media communication efforts, when reasonable and appropriate, by sharing relevant public outreach information through the Township’s media platforms.

**AND BE IT FURTHER RESOLVED**, that the Webster Township encourages community members to engage with the WTHS and learn more about their local history;

**AND BE IT FURTHER RESOLVED**, that a copy of this resolution be sent to the Webster Township Historical Society.

ROLL CALL VOTE:

AYES:

NAYES:

ABSENT:

RESOLUTION DECLARED ADOPTED

Tonie Brovont, Clerk Dated: \_\_\_\_\_

**WEBSTER TOWNSHIP**  
Washtenaw County

**Resolution To Support Public Outreach Communication Efforts of  
Dexter Senior Center**

**RESOLUTION NO. 25-25**

Regular Meeting of the Township Board of Webster Township, Washtenaw County, Michigan held at the Township Hall, 5665 Webster Church Road in said Township, on the 17<sup>th</sup> day of June, 2025 at 7:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_.

**WHEREAS**, Dexter Senior Center is a not-for-profit corporation organized exclusively for charitable, religious, educational, and scientific purposes under Section 501(c)(3) of the Internal Revenue Code; and

**WHEREAS**, the Dexter Senior Center, plays a vital role in fostering community well-being and supporting active lifestyle for Township residents; and;

**WHEREAS**, representatives from the Webster Township Board serve as a liaison to Dexter Senior Center Board; and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Webster Township officially recognizes the Dexter Senior Center for its valuable contributions to our community;

**AND BE IT FURTHER RESOLVED**, that the Webster Township finds it to be in the public interest and serving a public purpose to provide limited support and cooperation to Dexter Senior Center in its media communication efforts, when reasonable and appropriate, by sharing relevant public outreach information through the Township's media platforms.

**AND BE IT FURTHER RESOLVED**, that the Webster Township encourages community members to make use of the community services offered by the Dexter Senior Center;

**AND BE IT FURTHER RESOLVED**, that a copy of this resolution be sent to Dexter Senior Center.

ROLL CALL VOTE:

AYES:

NAYES:

ABSENT:

RESOLUTION DECLARED ADOPTED

Tonie Brovont, Clerk Dated: \_\_\_\_\_

**WEBSTER TOWNSHIP**  
**Washtenaw County**

**Resolution To Support Public Outreach Communication Efforts of  
Western-Washtenaw Area Value Express**

**RESOLUTION NO. 25-26**

Regular Meeting of the Township Board of Webster Township, Washtenaw County, Michigan held at the Township Hall, 5665 Webster Church Road in said Township, on the 17<sup>th</sup> day of June, 2025 at 7:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_.

**WHEREAS**, the Western-Washtenaw Area Value Express (WAVE) is a not-for-profit corporation organized exclusively for charitable, religious, educational, and scientific purposes under Section 501(c)(3) of the Internal Revenue Code; and

**WHEREAS**, WAVE ensures that everyone in the Township and Washtenaw County has access to transportation, regardless of age, disability, or income; and;

**WHEREAS**, representatives from the Webster Township Board serve as a liaison to DSC Board; and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Webster Township officially recognizes WAVE for its valuable contributions to our community;

**AND BE IT FURTHER RESOLVED**, that the Webster Township finds it to be in the public interest and serving a public purpose to provide limited support and cooperation to WAVE in its media communication efforts, when reasonable and appropriate, by sharing relevant public outreach information through the Township's media platforms.

**AND BE IT FURTHER RESOLVED**, that the Webster Township encourages community members to make use of the community services offered by WAVE;

**AND BE IT FURTHER RESOLVED**, that a copy of this resolution be sent to WAVE.

ROLL CALL VOTE:

AYES:

NAYES:

ABSENT:

RESOLUTION DECLARED ADOPTED

Tonie Brovont, Clerk Dated: \_\_\_\_\_

**WEBSTER TOWNSHIP**  
**Washtenaw County, Michigan**

**Resolution 25-21**  
**RESOLUTION OF SUPPORT**  
**Recognition of Dexter Senior Center as the Senior Center of Record**

At a Regular Meeting of the Township Board of Webster Township, Washtenaw County, Michigan held at 5665 Webster Church Rd., Dexter, MI, on the 17th day of June 2025 at 7:00 p.m.

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_ :

**WHEREAS**, the Washtenaw County Board of Commissioners has outlined a process to allocate funds collected from the Older Persons Millage and is requesting each municipality designate a senior center of record; and

**WHEREAS**, the Webster Township Board of Trustees understands the importance of identifying a senior center that serves as the primary provider of aging services, support, and engagement opportunities for older adults in our community; and

**WHEREAS**, Dexter Senior Center is a trusted and recognized resource for older adults and their families, offering services, activities, classes, resources, and programs that promote social connection, wellness, and independent living;

**NOW, THEREFORE BE IT RESOLVED** that the Webster Township Board of Trustees hereby recognizes Dexter Senior Center as the **Senior Center of Record** for the residents of Webster Township, Michigan.

**BE IT FURTHER RESOLVED** that the Webster Township Board of Trustees supports the mission of the Dexter Senior Center and affirms the value it brings to older adults and their families throughout our community.

**ROLL CALL VOTE:**

**AYES:**

**NAYES:**

**ABSENT:**

**ABSTAIN:**

**RESOLUTION DECLARED ADOPTED:** June 17, 2025

---

Tonie Brovont, Clerk

**CERTIFICATION**

STATE OF MICHIGAN

COUNTY OF WASHTENAW

I, the undersigned, the duly qualified and acting Clerk for Webster Township, Washtenaw County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Webster Township Board at a regular meeting held on the 17th day of June, 2025, and further certify that the above Resolution was adopted at said meeting.

---

Tonie Brovont, Webster Township Clerk  
Dated: June 17, 2025

# Memorandum

## Moratorium/Suspension of Private Road Ordinance

**DATE** June 06, 2025  
**TO** Webster Township Board of Trustees  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

I understand the Township Board is considering a discussion on the possibility of a moratorium to suspend the Private Road Ordinance, or portions of it. While the specific goal or circumstances prompting this idea are not yet clear, I would like to offer a few planning-related considerations to help inform the discussion.

### WHAT IS A MORATORIUM?

In a zoning context, a moratorium is a temporary suspension or delay of certain development activities, such as:

- Approving site plans
- Granting zoning permits

A moratorium is usually adopted by a local government through a resolution or ordinance. It is typically used when the community needs time to:

- Study and revise zoning ordinances or master plans
- Address infrastructure limitations (e.g., roads, sewer, water)
- Manage rapid or unanticipated growth
- **Prevent incompatible development while new regulations are being developed**

### Key Characteristics:

- Usually valid for a specific period (e.g., 90 or 180 days) and may be extended if needed.
- **Must serve a legitimate public interest, like protecting public health, safety, or welfare.**
- A moratorium pauses activity temporarily while long-term policies or regulations are updated.

**Example:** A township might adopt a 6-month moratorium on new private roads while it reviews and updates its Private Road Ordinance to ensure roads meet updated safety and design standards.

### LEGAL BASIS

While the Michigan Zoning Enabling Act (MZEA), PA 110 of 2006 (MCL 125.3101 et seq.) does not explicitly use the word "moratorium," it grants townships, cities, and villages the general authority to regulate land use through zoning ordinances. Courts have consistently interpreted this authority to include the implied power to adopt temporary moratoria as long as they are:

- Reasonable in scope and duration
- Adopted for a legitimate public purpose, i.e. preservation of the public health, safety, or general welfare.
- Tied to the development or amendment of zoning regulations or comprehensive plans
- The moratorium must relate to the preservation of the public health, safety, or general welfare.

Frontage standards impact public safety and welfare, then you must be extremely cautious about pausing or suspending their application—even temporarily. This standard prohibits building on a vacant parcel accessed only by a shared driveway, especially when that driveway does not meet private road standards—a situation that could raise legitimate public safety concerns (emergency access, turnaround, etc.).

## **ATTORNEY COUNSEL**

### **1. Public Safety Implications**

Suspending a standard related to emergency access may expose the Township to liability if something goes wrong (e.g., fire, ambulance delay). The attorney can evaluate that risk and help define safety thresholds.

### **2. Procedural Validity**

The attorney will ensure:

- The Township is acting within its legal authority under the Michigan Zoning Enabling Act.
- The moratorium is properly adopted (notice, vote, findings of fact, etc.).
- It fits with your existing ordinances and doesn't unintentionally conflict with other standards.

### **3. Defensible Language**

The attorney will draft the language that:

- Justifies its necessity
- Protects against selective application (building v lot splits)
- Clarifies what standards *will still apply* during the pause

## **PLANNER RECOMMENDATION**

- The Township Board has given direction to move forward with drafting ordinance amendments. A focused review team was formed and held a productive first meeting on June 5, 2025.
- Shifting to a moratorium at this point won't speed things up. Drafting a moratorium requires legal input and is similar to creating a temporary ordinance.
- Moratoriums are typically used to pause the permitting process during ordinance changes, not to suspend parts of an ordinance. Suspending an ordinance, even temporarily, is uncommon and carries legal risks.
- Please note that a moratorium cannot be used to bypass ordinance requirements without clear intent to amend or study.

A couple of reference articles are attached.

## Caution: Zoning moratorium ahead

Brad Neumann<neuman36@msu.edu>, [Michigan State University Extension](#) - April 08, 2020

*Updated from an original article written by Brad Neumann, Michigan State University Extension.*

Michigan local governments should proceed carefully when considering temporarily suspending property owners' rights to develop or build until adequate regulations can be developed and adopted.



Another [Michigan State University Extension](#) article – [A zoning moratorium should only be done with caution](#) – encourages local governments to proceed with caution when considering a zoning moratorium because there is no explicit authorization to do so in state statute.

While blanket authority for a local unit of government to adopt a zoning moratorium is absent in statute, Michigan case law suggests local governments can enact moratoria if the absence of regulations on a particular land use or activity in the zoning ordinance amounts to a threat to public, health, safety and welfare. This authority may be provided in Section 201 of the [Michigan Zoning Enabling Act \(MZEA\)](#), which grants local governments the authority to “...provide by zoning ordinance for the regulation of land development ... to ensure that use of the land is situated in appropriate locations and relationships ... and to promote public health, safety and welfare.” There is no prohibition on moratoria in the MZEA.

With only ‘inferred’ authority for a local government to adopt a zoning moratorium, a best practice might be to amend the zoning ordinance to include a specific provision authorizing the implementation of a zoning moratorium. The provision would be in the article of the zoning ordinance on amending the ordinance and should describe the intent to impose a moratorium only when action is necessary to protect public health, safety and welfare and there are findings of fact supporting the action stated in the public record. Also, such a provision should limit the time of a moratorium to six months or less, possibly with the option of one extension up to six months in length based on new stated facts (however, there is no Michigan appellate court that has upheld a moratorium for longer than six months). The moratorium provisions of the zoning ordinance should also limit the application of a moratorium to the narrow scope of matters that threaten public health, safety and welfare, so as to leave other private property rights and/or development options available to landowners – an important due process consideration. Under the doctrine of *legislative equivalency*, a moratorium to suspend an ordinance must itself be passed by ordinance. As such, another important aspect of due process required under the MZEA is the publication of a notice of ordinance adoption in a newspaper of general circulation within 15 days (MCL 125.3401(7)).

It is also important for local officials to understand that a zoning moratorium is not a purposeful delay in enforcing existing standards in the zoning ordinance. In other words, there is no such thing as a moratorium on enforcement.

Imagine a community where enforcement of a ban on a particular land use has been lax for years and the community finally determines it is necessary to start enforcing the ban, but believes it should adopt a ‘moratorium on enforcement’ to allow passage of time for property owners to comply. This is not an instance where a moratorium is appropriate. Instead, this is a situation where the community would want to work closely with their attorney, and possibly a local judge, to carefully plan a delayed enforcement strategy, making the choice not to enforce the ordinance for a stated period of time in order to give people time to comply (this approach is not without legal risk).

Bottom line – any moratorium allowing time for the government to develop and adopt zoning regulations for a particular land use or activity (or any delayed enforcement strategy) should be discussed with the community’s attorney, ideally one who is experienced in municipal and land use law.

[Michigan State University Extension](#) offers educational programs for local government officials on roles, responsibilities, and best practices in government functions and operations, including planning and zoning, budget and finance, and public administration. Contact a [Government and Community Vitality](#) educator to learn more about related educational opportunities and resources.

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## A zoning moratorium should only be done with caution

Brad Neumann<neuman36@msu.edu>, [Michigan State University Extension](#) - August 03, 2023

*Updated from an original article written by Kurt H. Schindler, Michigan State University Extension.*

A local government might adopt a moratorium to prevent development until rules are established. This is not without legal risk. Do so with caution and make sure the municipal attorney is directly involved.



Local units of government sometimes adopt moratoria to prevent anyone from developing or building something until regulations concerning the activity are developed and adopted. This has occurred in Michigan with medical marijuana dispensaries, signs and billboards, scrapyards, and wind and solar energy generation systems, to name a few.

In Michigan, local governments do not have the authority to do anything unless the state legislature delegates that authority. Cities and villages have the broadest delegation of authority, townships are in the middle, and counties have the least. With authority often comes restrictions – such as having to follow specific processes or not being able to regulate specific land uses. For other [Michigan State University Extension](#) articles on limitations of authority see: [New requirements for local government regulation of wireless communication](#) | [Can local governments regulate oil and gas development?](#).

The problem in Michigan is that there is no statutory authority for a local government to adopt a moratorium in the first place. This is a problem because there is no specific procedure or process for enacting a moratorium – leading to questions about how it is done.

On the other side of the coin, the U.S. Supreme Court has recognized the legitimate use of moratoria (*Tahoe-Sierra*, U.S. (2002)), and there are appellate level court cases in Michigan that provide support for the idea that moratoria can be done (e.g. *Central Advertising Co. v St. Joseph Township* 125 Mich App 548, 554-555 (1983).) In one case, “a moratorium on the issuance of building permits in a particular district of the city for a reasonably limited time” was not voided by the court (*Heritage Hill v Grand Rapids*, 48 Mich App 765, 768 (1973)). Nor did the Michigan Court of Appeals find it to be legally offensive for a township to declare a “brief moratorium on all sewer connections” (*BPA II v Harrison Township*, 73 Mich App 731, 733-734 (1977)).

While courts have not struck down moratoria in Michigan, there is no appellate court that has upheld a moratorium in Michigan for longer than six months. Moratoria are supposed to be short, tied to a direct threat to the public health, safety and general welfare, given a specific start and end date, and then removed at the end of that date.

An old joke suggests a moratorium should always be shorter than the amount of time it takes for someone to file suit and have the case come up on the court’s docket. The goal being the moratorium should always be shorter than the adjudication of the lawsuit.

The serious and important point is that a local government should never enact a moratorium without the direct involvement of the government’s corporate attorney, who should be experienced in municipal and land use law. This is particularly important because there may be question over the government’s authority to do so. There may also be question on how it is done. Normally, one would find such direction in enabling legislation, but this is lacking in Michigan. Therefore, it is important that a moratorium is enacted in a way that the attorney is comfortable with, because he or she will be the one to stand to defend the local government if challenged.

Under the doctrine of *legislative equivalency*, an ordinance can only be amended/suspended by another ordinance, meaning a moratorium can only be enacted by adoption of an ordinance. While some Michigan communities have attempted to enact a moratorium by resolution, it is well-established case law in Michigan that an ordinance cannot be suspended by resolution as shown in these examples.

- *City of Saginaw v Consumers' Power Co.*, 213 Mich 460, 469 (1921) (“[A]n ordinance may not be repealed or amended without action of equal dignity to that required in its enactment.”)

- *Lee v City of Taylor*, 63 Mich App 221, 223 (1975) ("It is settled that a municipal corporation may only repeal an ordinance by an act of equal dignity and formality.")
- *McCarthy v Village of Marcellus*, 32 Mich App 679, 688-89 (1971) ("An ordinance or resolution cannot be amended, repealed, or suspended by another act by a council of less dignity than the ordinance or resolution itself.")
- *Lorencz v Brookfield Twp.*, Mich App (No. 319235, Apr. 28, 2015, Unpublished) ("[A]n ordinance may only be repealed by an act of equal dignity, which requires the township to repeal by ordinance and not resolution.")

It is important that the text of the moratorium ordinance include specific content on:

- The narrow subject to which the moratorium applies
- An explanation as to how the moratorium is addressing a direct and immediate threat to public health, safety and general welfare.
- Findings of fact that support the public health, safety and welfare threat.
- A specific starting date.
- A specific ending date.
- Anything else the local government's attorney believes is important to convey.

For additional procedural considerations with respect to enactment of a moratorium, see [Caution: Zoning moratorium ahead](#).

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# Memorandum

## Velvet Ridge Private Road

**DATE** June 09, 2025  
**TO** Webster Township Planning Commission  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

### INTRODUCTION

The applicant Scott Berquist is proposing to split the subject property of 75 acre into 9 lots. The subject property is located at north west corner of Walsh Road and Mast Road at 9200 Mast Road. The applicant will retain Parcel 9 for preservation purposes. In order to meet the frontage and access requirements, the applicant is proposing construction of a new private road to serve the remaining 8 lots. The new road will have access from Mast Road and is subject to Board approval. The applicant is not seeking any variances at this time.

### SECTION 6. APPLICATION FOR ROAD PERMIT; REQUIREMENTS

For a lot not covered by Section 5, herein, the application shall contain the following information:

<b>Yes</b>	1. A legal description of each lot to be served by the right of way, a legal description of the right of way, the names and addresses of all persons or parties owning an interest in the title to the lots and the right of way area.
<b>Yes</b>	2. A survey showing the outline of the proposed right of way and the dimensions and bearings thereof; existing topographic contours, at 2 foot intervals, of the right of way area and all adjacent land within 10 feet thereof, or within such greater area as may be necessary to determine whether drainage methods will be adequate; soil characteristics and wet areas; trees; streams and all bodies of water within 10 feet from the proposed right of way or within such greater area as may be necessary to determine within whether drainage methods will be adequate; existing buildings within 20 feet of the proposed right of way; the proposed right of way in relation to the nearest property lines; and the location of all proposed improvements in the right of way area. The survey drawing shall be prepared by a Registered Land Surveyor or Civil Engineer, registered by the State of Michigan, and shall bear the seal of the same.
<b>Yes</b>	3. Plan and profile drawings and cross sections of the proposed improvements showing clearly all materials, grades, and dimensions, prepared by a Civil Engineer registered in the State of Michigan, and bearing the seal of the same.
<b>Yes</b>	4. A complete statement of all terms and conditions of the proposed right of way including copies of all agreements or intended agreements regarding the maintenance and improvements of the right of way and roadway. (See Section 13 herein).
<b>Yes</b>	5. A fee as established by resolution of the Township Board to defray the costs of inspections, plan review, administration and enforcement of this ordinance.
<b>Yes</b>	6. The application shall be signed by the property owner or agent thereof, in which case, it shall be accompanied by a duly executed and notarized Power of Attorney, and shall represent that the applicant is making the application on behalf of all persons having an interest in the right of way or the abutting lots and shall be made under penalties of perjury.

<b>Yes</b>	7. A copy of any permits or applications for permits from the County Road Commission, County Drain Commission, State Department of Natural Resources, etc. as required by Section 8, herein.
<b>Yes</b>	8. A statement adopting the State Uniform Traffic Code.
<b>NA</b>	9. If the application for a private road is to include a secured entrance, the following details and description of the security proposed must be provided: <ul style="list-style-type: none"> <li>a. Type of security – manned and/or unmanned. Type of access controls – gates or arms.</li> <li>b. Type of permissible lighting – mounting, height and brightness specifications.</li> <li>c. Traffic patterns must be detailed illustrating road edges, width, stacking distance and escape routes.</li> <li>d. Landscaping should also be detailed and specified such that it also conforms to the requirements of the Zoning Ordinance.</li> <li>e. Written acknowledgement from emergency services that the access method provided for gate entry is acceptable.</li> </ul>
<b>Yes</b>	Access Easement: A sixty-six-foot-wide access easement is proposed.
<b>Yes</b>	Maintenance Agreement; A draft maintenance agreement is provided

**ACTION ITEM**

The current ordinance lists a two-step process for approval of private road permits.

**Step 1 (current meeting):** The Board shall review the materials submitted for completeness and refer to applicable reviewers. At this time, the board shall set a public hearing when applicable.

The Township Board shall refer the application materials to the Township Engineer for review and comment and the Board may, in its discretion, refer the application to the Township Planning Commission or other appropriate body for review and comment.

**At this time, the board is requested to review the application materials, and direct whose review and comments are required for this request.**

**Step 2 (Future meeting):** The Board shall complete the public hearing (when applicable) and make a decision on Section 7, Road Permit Approval Procedure, of Township private road ordinance states the following:

**DRAFT MOTION**

I move to schedule consideration of the private road request at the next available Township Board meeting, as the application has been deemed complete, and the Board has directed the Zoning Administrator to forward the plans for engineering and fire department review.



# WEBSTER TOWNSHIP

5665 Webster Church Road, Dexter MI 48130, (734) 426-5103

## Application for Private Road Permit

### ADMINISTRATIVE USE ONLY

Total Fees:		Date Paid:		Receipt No:	
-------------	--	------------	--	-------------	--

### REQUEST (Check all that apply)

Prior to applying, please call the Zoning Administrator at 734-426-5103 to schedule a pre-application meeting for determination of type of approval and application requirements

<input type="checkbox"/> Board Approval	<input type="checkbox"/> Administrative Approval	<input type="checkbox"/> Board Variance
---	--	---

### APPLICANT

If not the property owner, you must attach a "Letter of Authorization to apply" signed by the Owner)

Road Name	Velvet Ridge
Company	Northpoint Ventures, LLC
Primary Contact	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]

### PLAN PREPARER

Company	
Primary Contact	
Address	
Phone Number	E-mail

### INTERESTED PARTY (S)

The names and addresses of all persons or parties owning an interest in the title to the lots and the easement area. Use a separate paper if necessary.

Owner Name	Property Address
Northpoint Ventures, LLC	9798 Huron River Drive, Dexter, Michigan 48130

I do hereby attest that all statements, signatures, descriptions, and exhibits submitted on/or with this application are true and accurate to the best of my knowledge and I am the property owner or I am authorized to file this application and act on behalf of the property owner and I have attached a letter of authorization to apply from the owner who grants me permission to act on his/her behalf. I acknowledge that by making this application I have consented to the entry of Township officials, employees, agents, and/or representatives for all purposes in connection with this application and to ensure compliance with Township Ordinances.

[REDACTED SIGNATURE]

May 20, 2025

Date



## SUBMITTAL REQUIREMENTS

Click on the link to access [Webster Township Private Road Ordinance](#)

This Application must include all required information as noted in the pertinent sections of the ordinance. The Zoning Administrator will conduct an initial review of this application for completeness. The Zoning Administrator will notify the applicant in writing if the Township requires further information in order to consider the application "complete". Once the application is considered complete, the application and record documents will be processed for review.

### General Requirements

- A completed application
- Cash or check payable to 'Webster Township'. Refer to the Township Fee Schedule.
- A right of way or an access easement, including all agreements as identified in Section 6A(4), herein, shall be recorded in the Office of the Register of Deeds for Washtenaw County prior to issuance of the certificate of completion required in Section 9, herein
- A draft agreement which includes all terms and conditions of the proposed right of way including copies of all agreements or intended agreements regarding the maintenance and improvements of the right of way and roadway. For more detail, see section 13. Maintenance of Private Roads
- A copy of any permits or applications for permits from the County Road Commission, County Drain Commission, State Department of Natural Resources, etc. as required by Section 8, herein. 8.

### Additional Requirements for Board approval (Section 6A of Private Road Ordinance)

- A survey prepared by a Registered Land Surveyor or Civil Engineer, registered by the State of Michigan, and shall bear the seal of the same. Section 6A for more details of contents
- A legal description of each lot to be served by the right of way, a legal description of the right of way, the names and addresses of all persons or parties owning an interest in the title to the lots and the right of way area
- Plan and profile drawings and cross sections of the proposed improvements prepared by a Civil Engineer registered in the State of Michigan, and bearing the seal of the same
- If the application for a private road is to include a secured entrance, the following details and description of the security proposed
- A statement adopting the State Uniform Traffic Code. Show all proposed sign locations and type of signage.
- A request for variance, if being requested. The letter of request shall include description of variance requested and reasons for request such as unnecessary hardship or practical difficulty due to soil conditions, topographical considerations, or other factors.

### Additional Requirements for Administrative approval (Section 6B of Private Road Ordinance)

- One printed and one (1) PDF copy of a survey or sketch of the property showing its
  - Boundaries,
  - Location of all existing improvements and the location of future buildings.
  - Relationship of the lot to any public or private rights of way or roads.
  - Dimensions and location of the existing and proposed access easements.
  - All proposed traffic sign locations and site addressing. Details about type of signage.
- A narrative explaining the materials, method of construction, road widths and any other improvements.
- If the application for a private road is to include a secured entrance, the details and description of the security proposed should be included.

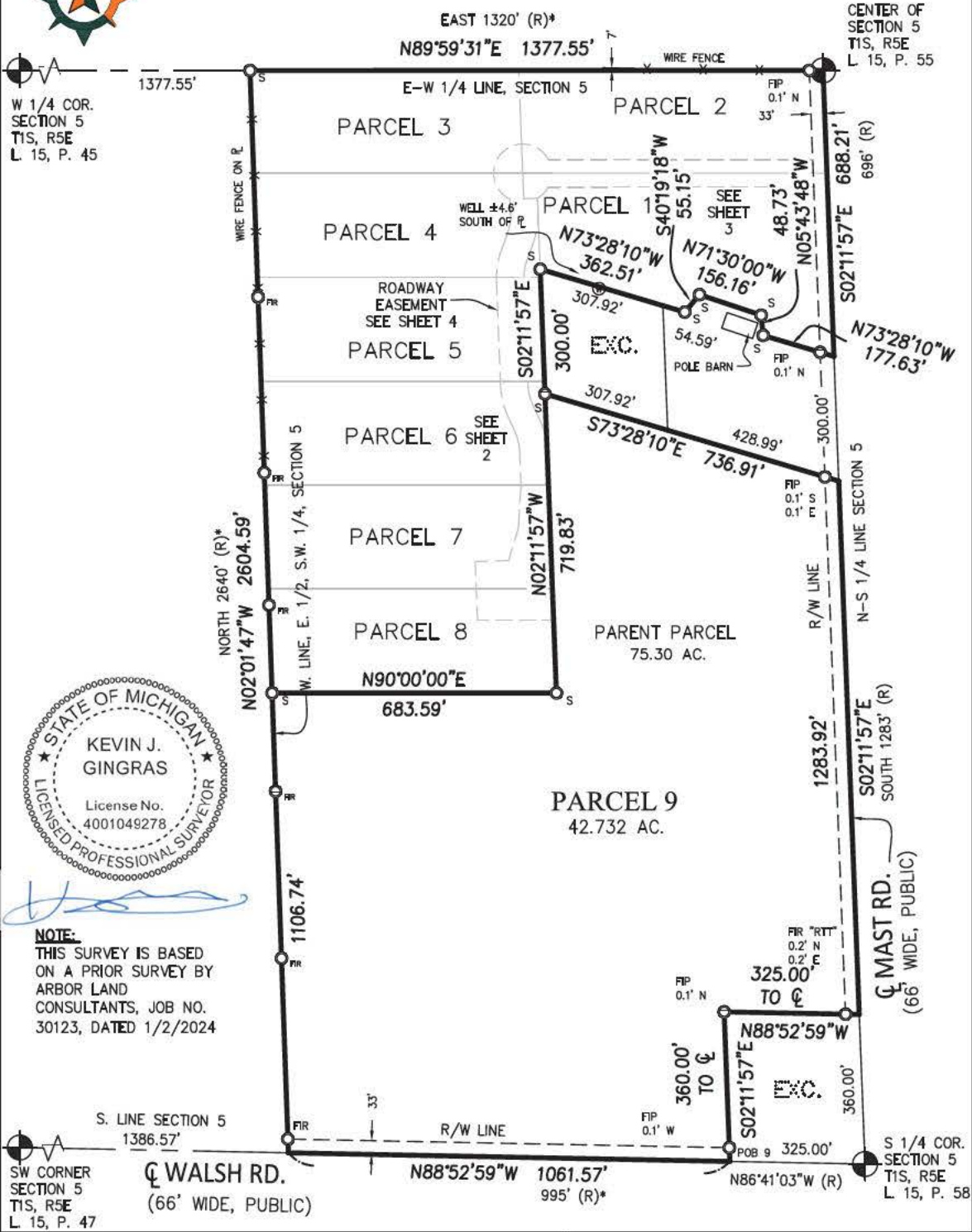
# CERTIFICATE OF SURVEY

BEARINGS BASED ON MICHIGAN  
STATE PLANE COORDINATES,  
SOUTH ZONE, NAD '83



W 1/4 COR.  
SECTION 5  
T1S, R5E  
L 15, P. 45

CENTER OF  
SECTION 5  
T1S, R5E  
L 15, P. 55



STATE OF MICHIGAN  
★ KEVIN J. GINGRAS ★  
LICENSED PROFESSIONAL SURVEYOR  
License No. 4001049278

*[Handwritten Signature]*

**NOTE:**  
THIS SURVEY IS BASED  
ON A PRIOR SURVEY BY  
ARBOR LAND  
CONSULTANTS, JOB NO.  
30123, DATED 1/2/2024

SW CORNER  
SECTION 5  
T1S, R5E  
L 15, P. 47

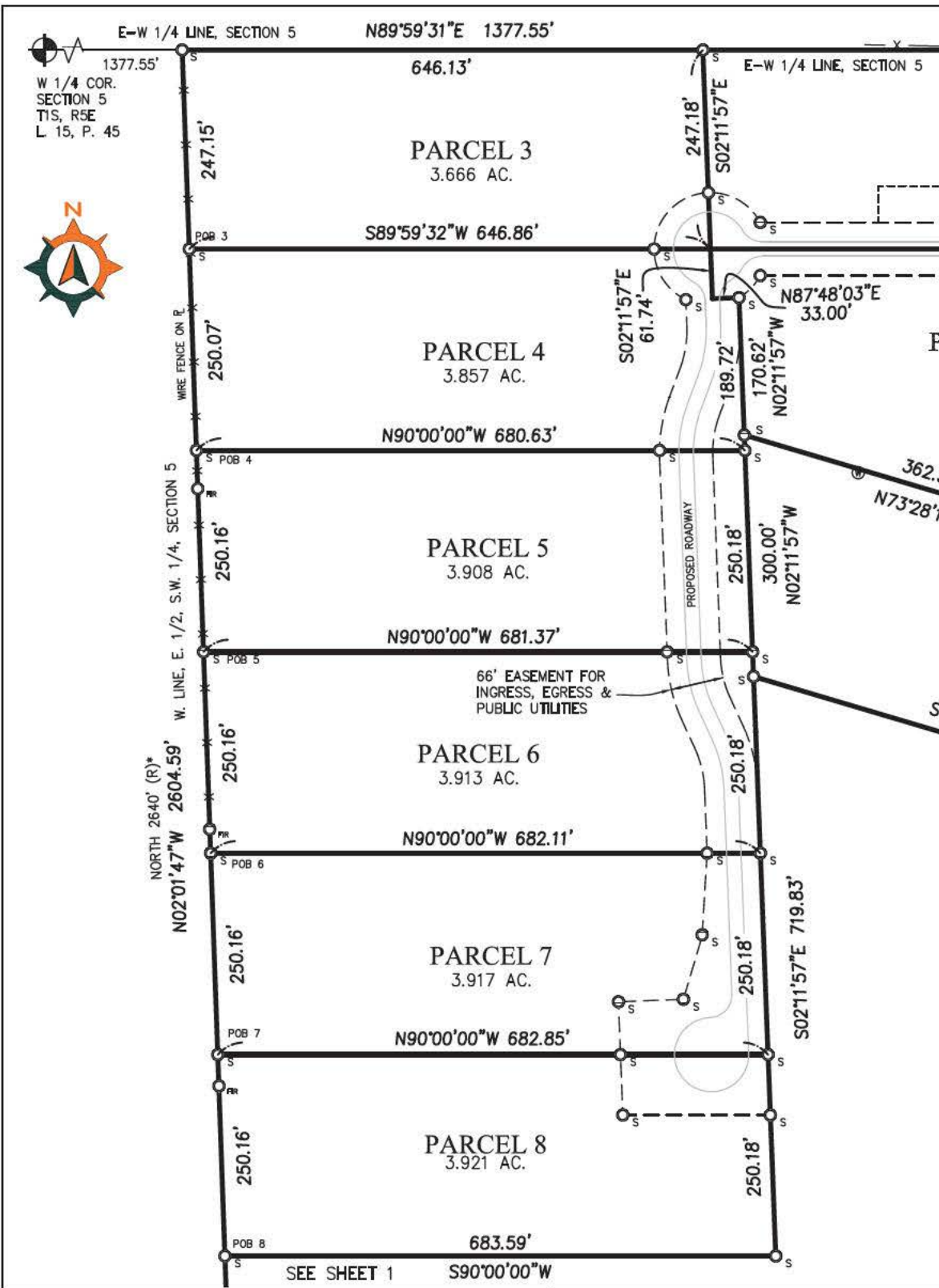
S 1/4 COR.  
SECTION 5  
T1S, R5E  
L 15, P. 58

CLIENT: KISSINGER DESIGN	
<p style="text-align: center;"><b>BOUNDARY SURVEY</b></p> <p style="text-align: center;">OF 9 PARCELS OF LAND IN THE SW 1/4 OF SECTION 5, T1S, R5E WEBSTER TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN.</p>	<p>LEGEND:</p> <ul style="list-style-type: none"> <li> SECTION CORNER</li> <li> FOUND IRON PIPE</li> <li> FOUND IRON ROD</li> <li> FOUND MAG NAIL</li> <li> FOUND MONUMENT</li> <li> SET IRON PIPE</li> <li> SET WOOD LATH</li> <li>(R) RECORDED</li> <li>(C) CALCULATED</li> </ul>
SCALE: 1" = 300'	



6653 Schneider Rd. • Manchester, MI • 48158  
(734) 669-2960 • arborlandinc.com

JOB NO.: 19524	DATE: 3-17-2025
FLD. BOOK: 24-5	REVISED: -
SHEET 1 OF 7	BY: KJG



CLIENT: KISSINGER DESIGN

**BOUNDARY SURVEY**  
OF 9 PARCELS OF LAND  
IN THE SW 1/4 OF  
SECTION 5, T1S, R5E  
WEBSTER TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

**LEGEND:**

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



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JOB NO.: 19524      DATE: 3-17-2025

FLD. BOOK: 25-1      REVISED: -

SHEET 2 OF 7      BY: KJG

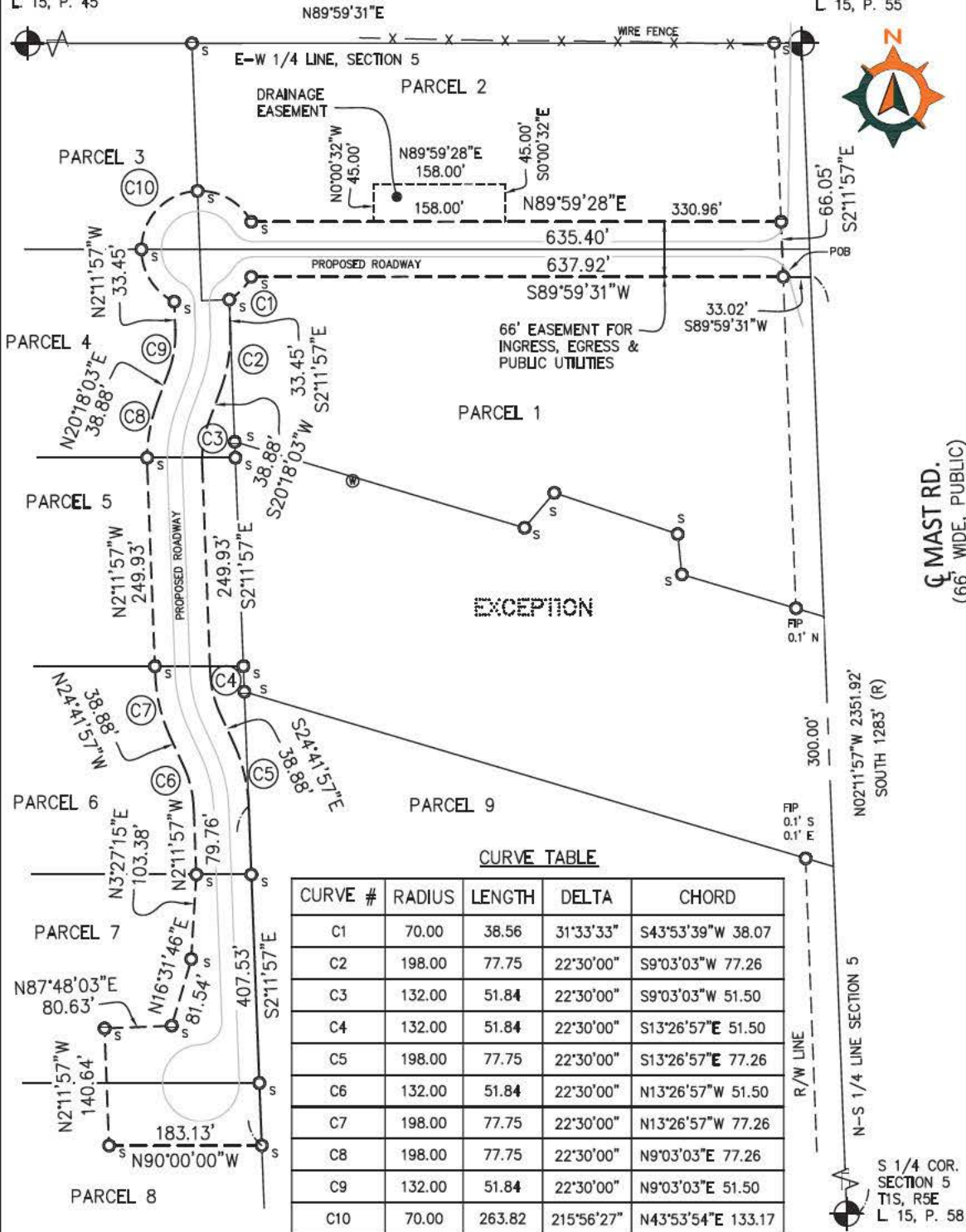
SCALE: 1" = 150'



W 1/4 COR.  
SECTION 5  
T1S, R5E  
L 15, P. 45

BEARINGS BASED ON MICHIGAN  
STATE PLANE COORDINATES,  
SOUTH ZONE, NAD '83

CENTER OF  
SECTION 5  
T1S, R5E  
L 15, P. 55



EXCEPTION

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	70.00	38.56	31°33'33"	S43°53'39"W 38.07
C2	198.00	77.75	22°30'00"	S9°03'03"W 77.26
C3	132.00	51.84	22°30'00"	S9°03'03"W 51.50
C4	132.00	51.84	22°30'00"	S13°26'57"E 51.50
C5	198.00	77.75	22°30'00"	S13°26'57"E 77.26
C6	132.00	51.84	22°30'00"	N13°26'57"W 51.50
C7	198.00	77.75	22°30'00"	N13°26'57"W 77.26
C8	198.00	77.75	22°30'00"	N9°03'03"E 77.26
C9	132.00	51.84	22°30'00"	N9°03'03"E 51.50
C10	70.00	263.82	215°56'27"	N43°53'54"E 133.17

CLIENT: KISSINGER DESIGN

**BOUNDARY SURVEY**  
OF 9 PARCELS OF LAND  
IN THE SW 1/4 OF  
SECTION 5, T1S, R5E  
WEBSTER TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



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JOB NO.: 19524      DATE: 3-17-2025

FLD. BOOK: 25-1      REVISED: -

SHEET 4 OF 7      BY: KJG

SCALE: 1" = 150'

**PARENT PARCEL:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 325.00 feet to the POINT OF BEGINNING; thence continuing along said South line and said Centerline North 88°52'59" West 1061.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 2604.59 feet; thence along the East-West 1/4 line of said Section 5 North 89°59'31" East 1377.55 feet to the Center of said Section 5; thence along the North-South 1/4 line of said Section and the Centerline of Mast Road South 02°11'57" East 688.21 feet; ; thence North 73°28'10" West 177.63 feet; thence North 05°43'48" West 48.73 feet; thence North 71°30'00" West 156.16 feet; thence South 40°19'18" West 55.15 feet; thence North 73°28'10" West 362.51 feet; thence South 02°11'57" East 300.00 feet; thence South 73°28'10" East 736.91 feet; thence along the North-South 1/4 line of said Section and the Centerline of Mast Road South 02°11'57" East 1283.92 feet; thence North 88°52'59" West 325.00 feet; thence South 02°11'57" East 360.00 feet to the POINT OF BEGINNING, containing 75.30 acres of land, more or less.

**PARCEL 1:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section and the centerline of Mast Road North 02°11'57" West 1943.92 to the POINT OF BEGINNING; thence North 73°28'10" West 177.63 feet; thence North 05°43'48" West 48.73 feet; thence North 71°30'00" West 156.16 feet; thence South 40°19'18" West 55.15 feet; thence North 73°28'10" West 362.51 feet; thence North 02°11'57" West 170.62 feet; thence South 87°48'03" West 33.00 feet; thence North 02°11'57" West 61.74 feet; thence North 89°59'31" East 731.42 feet to a point on the North-South 1/4 line of said Section 5 and the centerline of Mast Road; thence along said North-South 1/4 line and said centerline South 02°11'57" East 441.02 feet to the POINT OF BEGINNING, containing 5.237 acres of land, more or less.

**PARCEL 2:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section and the centerline of Mast Road North 02°11'57" West 2384.94 to the POINT OF BEGINNING; thence South 89°59'31" West 731.42 feet; thence North 02°11'57" West 247.18 feet to a point on the East-West 1/4 line of said Section 5; thence along said East-West 1/4 line North 89°59'31" East 731.42 feet to the Center of said Section; thence along the North-South 1/4 line of said Section 5 and the centerline of Mast Road South 02°11'57" East 247.18 feet to the POINT OF BEGINNING, containing 4.147 acres of land, more or less.

**PARCEL 3:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 1386.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 2357.45 feet to the POINT OF BEGINNING; thence continuing along said West line North 02°01'47" West 247.15 feet to a point on the East-West 1/4 line of said Section 5; thence along said East-West 1/4 line North 89°59'31" East 646.13 feet; thence South 02°11'57" East 247.18 feet; thence South 89°59'32" West 646.86 feet to the POINT OF BEGINNING, containing 3.666 acres of land, more or less.

**PARCEL 4:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 1386.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 2107.38 feet to the POINT OF BEGINNING; thence continuing along said West line North 02°01'47" West 250.07 feet; thence North 89°59'32" East 646.86 feet; thence South 02°11'57" East 61.74 feet; thence North 87°48'03" East 33.00 feet; thence South 02°11'57" East 189.72 feet; thence South 90°00'00" West 680.63 feet to the POINT OF BEGINNING, containing 3.857 acres of land, more or less.










**PARCEL 5:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 1386.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 1857.22 feet to the POINT OF BEGINNING; thence continuing along said West line North 02°01'47" West 250.16 feet; thence North 90°00'00" East 680.63 feet; thence South 02°11'57" East 250.18 feet; thence South 90°00'00" West 681.37 feet to the POINT OF BEGINNING, containing 3.905 acres of land, more or less

CLIENT: KISSINGER DESIGN

**BOUNDARY SURVEY**  
OF 9 PARCELS OF LAND  
IN THE SW 1/4 OF  
SECTION 5, T1S, R5E  
WEBSTER TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

LEGEND:

-  SECTION CORNER
-  FOUND IRON PIPE
-  FOUND IRON ROD
-  FOUND MAG NAIL
-  FOUND MONUMENT
-  SET IRON PIPE
-  SET WOOD LATH
-  RECORDED
-  CALCULATED



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JOB NO.: 19524      DATE: 3-17-2025

FLD. BOOK: 25-1      REVISED: -

SHEET 5 OF 7      BY: KJG

SCALE: 1" = 150'

**PARCEL 6:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 1386.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 1607.06 feet to the POINT OF BEGINNING; thence continuing along said West line North 02°01'47" West 250.16 feet; thence North 90°00'00" East 681.37 feet; thence South 02°11'57" East 250.18 feet; thence South 90°00'00" West 682.11 feet to the POINT OF BEGINNING, containing 3.913 acres of land, more or less

**PARCEL 7:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 1386.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 1356.90 feet to the POINT OF BEGINNING; thence continuing along said West line North 02°01'47" West 250.16 feet; thence North 90°00'00" East 682.85 feet; thence South 02°11'57" East 250.18 feet; thence South 90°00'00" West 682.85 feet to the POINT OF BEGINNING, containing 3.917 acres of land, more or less

**PARCEL 8:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 1386.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 1106.74 feet to the POINT OF BEGINNING; thence continuing along said West line North 02°01'47" West 250.16 feet; thence North 90°00'00" East 682.85 feet; thence South 02°11'57" East 250.18 feet; thence South 90°00'00" West 683.59 feet to the POINT OF BEGINNING, containing 3.921 acres of land, more or less








**PARCEL 9:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the South line of said Section and the Centerline of Walsh Road North 88°52'59" West 325.00 feet to the POINT OF BEGINNING; thence continuing along said South line and said Centerline North 88°52'59" West 1061.57 feet; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 5 North 02°01'47" West 1106.74 feet; thence North 90°00'00" East 683.59 feet; thence North 2°11'57" West 719.83 feet; thence South 73°28'10" East 736.91 feet; thence along the North-South 1/4 line of said Section and the Centerline of Mast Road South 02°11'57" East 1283.92 feet; thence North 88°52'59" West 325.00 feet; thence South 02°11'57" East 360.00 feet to the POINT OF BEGINNING, containing 42.732 acres of land, more or less.

CLIENT: KISSINGER DESIGN

**BOUNDARY SURVEY**  
OF 9 PARCELS OF LAND  
IN THE SW 1/4 OF  
SECTION 5, T1S, R5E  
WEBSTER TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

LEGEND:

-  SECTION CORNER
-  FOUND IRON PIPE
-  FOUND IRON ROD
-  FOUND MAG NAIL
-  FOUND MONUMENT
-  SET IRON PIPE
-  SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED



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JOB NO.: 19524      DATE: 3-17-2025

FLD. BOOK: 25-1      REVISED: -

SHEET 6 OF 7      BY: KJG

SCALE: 1" = 150'

**ROADWAY EASEMENT:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section and the centerline of Mast Road North 02'11'57" West 2351.92 feet; thence South 89'59'31" West 33.02 feet to a point on the West line of the Mast Road right-of-way and the POINT OF BEGINNING; thence South 89'59'31" West 637.92 feet; thence 38.56 feet along the arc of a 70.00 foot radius curve to the right, said curve having a central angle of 31'33'33" and a chord which bears South 43'53'39" West 38.07 feet; thence South 2'11'57" East 33.45 feet; thence 77.75 feet along the arc of a 198.00 foot radius curve to the right, said curve having a central angle of 22'30'00" and a chord which bears South 9'03'03" West 77.26 feet; thence South 20'18'03" West 38.88 feet; thence 51.84 feet along the arc of a 132.00 foot radius curve to the left, said curve having a central angle of 22'30'00" and a chord which bears South 9'03'03" West 51.50 feet; thence South 02'11'57" East 249.93 feet; thence 51.84 feet along the arc of a 132.00 foot radius curve to the left, said curve having a central angle of 22'30'00" and a chord which bears South 13'26'57" East 51.50 feet; thence South 24'41'57" East 38.88 feet; thence 77.75 feet along the arc of a 198.00 foot radius curve to the right, said curve having a central angle of 22'30'00" and a chord which bears South 13'26'57" East 77.26 feet; thence South 02'11'57" East 407.53 feet; thence South 90'00'00" West 183.13 feet; thence North 2'11'57" West 140.64 feet; thence North 87'48'03" East 80.63 feet; thence North 16'31'46" East 81.54 feet; thence North 03'27'15" East 103.38 feet; thence North 2'11'57" West 79.76 feet; thence 51.84 feet along the arc of a 132.00 foot radius curve to the left, said curve having a central angle of 22'30'00" and a chord which bears North 13'26'57" West 51.50 feet; thence North 24'41'57" West 38.88 feet; thence 77.75 feet along the arc of a 198.00 foot radius curve to the right, said curve having a central angle of 22'30'00" and a chord which bears North 13'26'57" West 77.26 feet; thence North 02'11'57" West 249.93 feet; thence 77.75 feet along the arc of a 198.00 foot radius curve to the right, said curve having a central angle of 22'30'00" and a chord which bears North 09'03'03" East 77.26 feet; thence North 20'18'03" East 38.88 feet; thence 51.84 feet along the arc of a 132.00 foot radius curve to the left, said curve having a central angle of 22'30'00" and a chord which bears North 09'03'03" East 51.50 feet; thence North 02'11'57" West 33.45 feet; thence 263.82 feet along the arc of a 70.00 foot radius curve to the right, said curve having a central angle of 215'56'27" and a chord which bears North 43'53'54" East 133.17 feet; thence North 89'59'28" East 635.40 feet to a point on the West line of the Mast Road right-of-way; thence along said West line South 02'11'57" East 66.05 feet to the POINT OF BEGINNING.

**DRAINAGE EASEMENT:**

A part of the East 1/2 of the Southwest 1/4 of Section 5, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section and the centerline of Mast Road North 02'11'57" West 2351.92 feet; thence South 89'59'31" West 33.02 feet to a point on the West line of the Mast Road right-of-way; thence along said West line North 02'11'57" West 66.05 feet; thence South 89'59'28" West 330.96 feet to the POINT OF BEGINNING; thence continuing South 89'59'28" West 158.00 feet; thence North 00'00'32" West 45.00 feet; thence North 89'59'28" East 158.00 feet; thence South 00'00'32" East 45.00 feet to the POINT OF BEGINNING.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON MARCH 17 2025, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.



CLIENT: KISSINGER DESIGN

**BOUNDARY SURVEY**  
OF 9 PARCELS OF LAND  
IN THE SW 1/4 OF  
SECTION 5, T1S, R5E  
WEBSTER TOWNSHIP,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

**LEGEND:**

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



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JOB NO.: 19524      DATE: 3-17-2025

FLD. BOOK: 25-1      REVISED: -

SHEET 7 OF 7      BY: KJG

SCALE: 1" = 150'

PRIVATE DRIVE MAINTENANCE AND IMPROVEMENT AGREEMENT

**THIS AGREEMENT.** made this \_\_\_ day of \_\_\_\_\_, 202\_ by and between, \_\_\_\_\_ whose addresses are \_\_\_\_\_, Webster Township, Michigan \_\_\_\_\_, hereinafter referred to collectively as "Owners" or individually as "Owner";

WHEREAS, the parties are the owners of the following described real estate which is situated in the Township of Webster, Washtenaw County, Michigan, and which is more specifically described on the attachment(s) hereto; and

WHEREAS, the parties hereto desire by recording this Agreement in the Office of the Register of Deeds for Washtenaw County to establish an easement across their parcels for purposes of ingress and egress and the installation of utilities;

NOW THEREFORE, the owners, do upon the recording of this document, agree to hold, improve, maintain, and repair, or in any other manner control, subject to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth herein, the driveways and easements, all of which shall be deemed to run with the land and shall be a burden and a benefit to the owners, and costs and levies due hereunder shall be liens against the title to each parcel. Any persons acquiring or owning an interest in said real estate parcels, their grantees, successors, heirs, personal representatives, and assigns shall be subject to and bounded by this Agreement. In furtherance of this Agreement, it is agreed as follows:

**FIRST.** The cost of maintenance, repair, operation, improvement, or replacement of the roadways and utilities, described within, shall be borne by the owner of each parcel, that is, an equal share for each parcel of real estate which has the benefit of the driveways and easements herein described;

**SECOND.** All costs in satisfaction of any liability or responsibility arising herein, caused by, or in connection with the driveway and easements or the administration of the roadway and drainage easements are expenses of administration.

**THIRD.** Assessment of costs incurred shall be determined in accordance with the following provisions:

1. By majority vote of the owners of the parcel, being one vote per parcel, an annual budget in advance for each fiscal year shall be established, and such budget shall project all expenses for the forth coming year which may be required for the proper operation, maintenance, and management of the driveways and easements, including a reasonable allowance for contingencies and reserves. Should a majority not adopt a budget, then \_\_\_\_\_ and \_\_\_\_\_, and their survivor, shall in their sole discretion have the authority to determine the budget and the general

assessments or levy such assessments as they shall deem necessary.

2. At any time, by majority vote of the owners of the parcel, being one vote per parcel, in addition to those required in paragraph 1 above, assessments may be made for additional costs incurred or to collect assessments which have been levied by Webster Township or other municipality in a manner prescribed by law. Should a majority not adopt a budget, \_\_\_\_\_ and \_\_\_\_\_ and their survivor, shall in their sole discretion have the authority to determine additional assessments and levy such assessments as they shall deem necessary.
3. No owner may exempt a parcel from liability for contributions towards the expenses by waiver of the use or enjoyment of the roadway or easement or by abandonment of a parcel.

**FOURTH.** In addition to all other remedies available to the owners, the owners may enforce collection of delinquent assessments by suit at law for a money judgment or by foreclosure of a lien that secures payment of the assessment. Each owner, and every other person who shall from time to time have an interest in the parcel, shall be deemed to have granted the unqualified right to elect to foreclose such lien either by judicial action or by advertisement. Each owner and party to this Agreement does hereby grant a lien to collect assessments. The provisions of Michigan law pertaining to foreclosure or mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herewith by reference for the purpose of establishing the alternative procedures to be followed in lien foreclosure action and the rights and obligations of the parties to such action. Further, each owner and every other person who from time to time has an interest in a parcel shall be deemed to have authorized and empowered the sale or cause to be sold the parcel with respect to which the assessment is or may become delinquent, and to receive hold and distribute the proceeds of such sale in accordance with the priorities established by Michigan law.

Each owner of a parcel acknowledges that at the time of acquiring title to such parcel, the owners was notified of the provisions of this section and voluntarily, intelligently and knowingly waived notice of any proceedings brought to foreclose by advertisement the lien for non-payment of assessments and a hearing on the same prior to the sale of the parcel. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for money judgment shall be commenced, nor shall any suite for foreclosure by advertisement be published, until the expiration of ten (10) days after mailing, by ordinary mail addressed to the delinquent owner, at his or their last known address, the written notice required herein, or a written notice that one or more installments of the annual assessment levied against the parcel is or has become delinquent and that any of the remedies may be invoked if the default is not cured within ten (10) days after the date of mailing. Such written notice shall be accompanied by a written affidavit that sets forth (1) the deponent's capacity to make the affidavit, (2) the authority for the lien, (3) the amount outstanding, (4) the legal description of the parcel, and (5) the name of the owner according to the files and records of the Township of Webster. Such affidavit shall be recorded in the office of the Register of Deeds for Washtenaw County prior to commencement of any foreclosure proceedings, but it need not have been recorded as of the date of mailing as aforesaid. In the event of foreclosure of the lien by advertisement, the owner shall be notified that the owner may request a judicial hearing by bringing suit against the owners who authorized the lien. The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorney fees (not limited to statutory fees), and advances or other liens paid to protect the lien, shall be chargeable to the owner in default and shall be secured by the lien on said parcel. An owner in default shall not be entitled to a vote as a member and shall not be taken into consideration in determining the budget or assessments, so long as default continues. All of these remedies shall be cumulative and shall not preclude such other remedies as may be available at law or in equity.

Upon sale or conveyance of a parcel, all unpaid assessments against the parcel shall be paid out of the sale price or by the purchaser in preference over other assessments or charges of whatever

nature, except amounts to the state, the county, or any subdivision for taxes and special assessments, payments due under a first mortgage or land contract vendor's lien having priority, and a purchaser is entitled to a written statement setting forth the amount of the unpaid assessment against the seller or grantor, and the purchaser or grantee is not liable for the parcel conveyed or granted subject to a lien for any unpaid assessments against the seller or grantor in excess of the amount set forth in the written statement.

**FIFTH.** Disputes, claims or grievances arising out of or relating to the interpretation or application of this document or the administration, if any, of all disputes among the owners or between the owners shall, upon the election and written consent of the parties to such dispute, claim or grievance, and written notice, be submitted to arbitration, and the parties thereto shall accept the arbitrators' decision as final and binding, provided, that no question affecting the title or claim of title to a fee simple interest or life estate in the real estate is involved.

**SIXTH.** This agreement shall not be construed as a consent by an owner to any public dedication of the easements, driveways, or rights-of-way granted herein. The driveways and easements are for the use of the owners of the parcels, their family, friends, invitees, and emergency, fire, police, medical, service providers, contractors, and suppliers to the individual parcels.

**SEVENTH.** Time is of the essence of this Agreement.

**EIGHTH.** In the event that any of the terms, provisions, or covenants of this document are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings shall not affect, alter, modify or impair in any other manner whatsoever the other terms, provisions and covenants of this documents.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 202\_

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Signature:

STATE OF MICHIGAN) COUNTY  
OF WASHTENAW)ss:

On \_\_\_\_\_, 202\_\_ before me a Notary Public appeared \_\_\_\_\_ and \_\_\_\_\_, who acknowledged this Declaration to be their free act and deed.

\_\_\_\_\_, Notary Public

Washtenaw County, Michigan

Acting in Washtenaw County

My commission expires: \_\_\_\_\_

*These documents have been prepared as a guide for owners on shared driveways within the township, and each party is advised to seek the advice of an attorney of his or her choice respecting the rights and obligations set forth herein and in the accompanying documents. These documents may or may not be appropriate for the particular shared driveway involved. Each document is a form of document which would be generally approved by the Township attorney under the provisions of the Webster Township Private Road Ordinance in order to obtain access permits or approval of a shared driveway.*

*The Owners' names must state the full legal name of each individual as they sign their names, their addresses with zip codes, and the marital status of the each man. A woman's marital status need not be stated. The marital status of men must be stated after their typed name and in the acknowledgement such as "a single man", "husband and wife." The marital status of women need not be stated.*

*The attached list of parcels must be in the form of the complete legal description and include the correct tax identification of each parcel from the current assessment roll.*

*The person who drafts the document must be named as the preparer. Do not name the Webster Township officer, attorney or agent. This person will usually be the one to respond to questions regarding the execution of the document and other details that the Register of Deeds may have.*

*Please note that these documents are not a substitute for site plan review and other zoning requirements.*

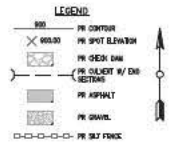
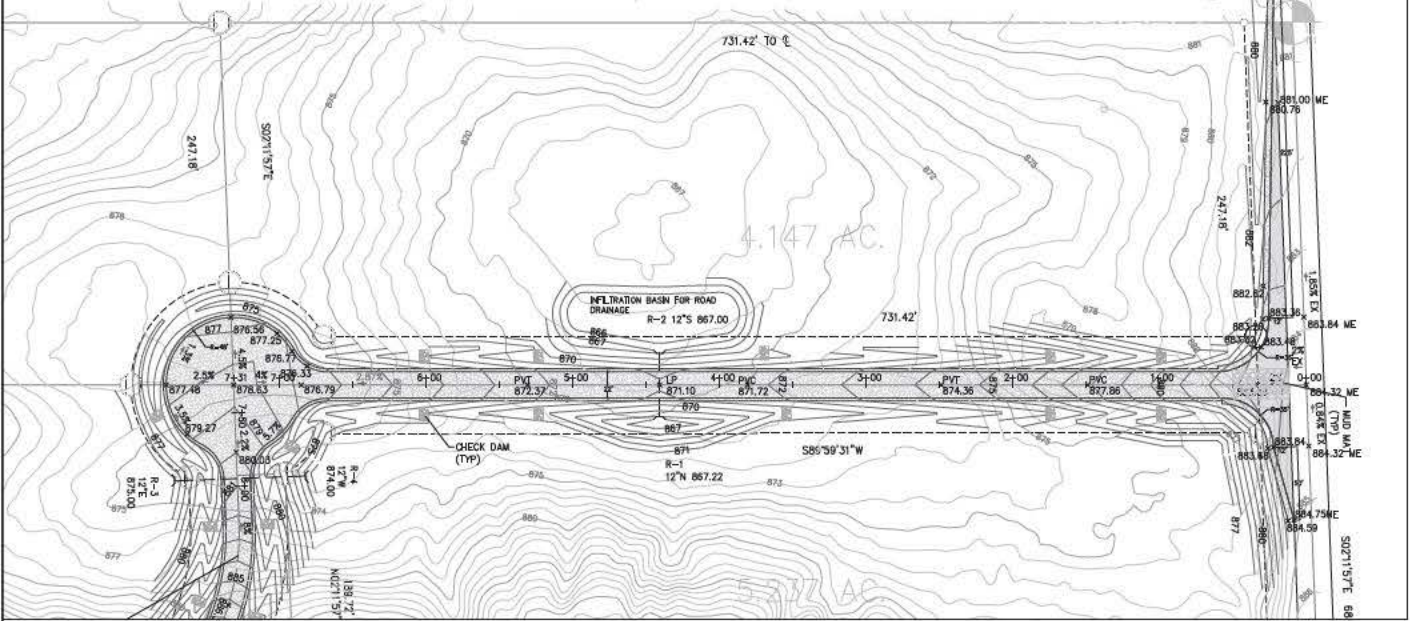
*A limited liability company can be substituted for a corporation. Any other legal entity requires additional care in management and formation.*

*Every owner should consult their own counsel due the continued changes of law regarding recordings, title insurance, liability insurance and liability issues.*

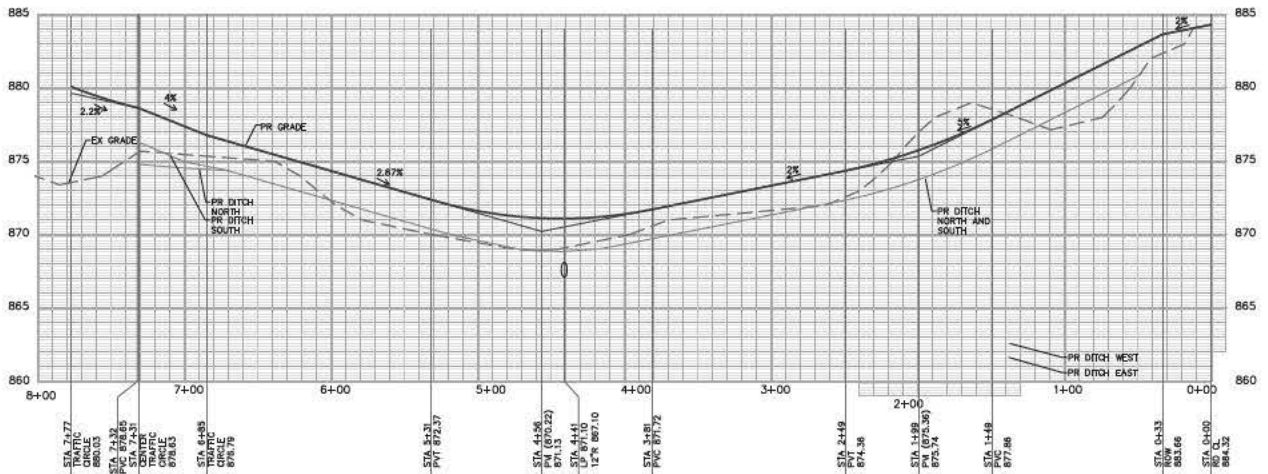
*All documents shall meet the recording requirements of the Washtenaw County Register of Deeds and State statute which include an initial top page margin of 2.5 inches on the first page and at least .5 inch margins otherwise. Type must be at least 10 points in size.*

*If an applicant signs by an agent under a power of attorney, the entire power of attorney with original signatures must be in recordable form and attached, or if recorded referred to by fiber and page in the opening of all documents*

E-W 1/4 LINE, SECTION 5



**Macon Engineering, LLC.**  
 P.O. Box 314, Chelsea, MI 48118 734-216-8941



- NOTES**
1. SHOULDER BY WASHTENAW COUNTY ROAD ROW TO BE 4' WIDE AT 4%.
  2. ALL SIDE SLOPES TO BE 1V TO 4 H.
  3. ALL CURVES TO BE CLASS B REINFORCED CONCRETE PIPE @ 5.0% MIN.
  4. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY OTHERS, CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.

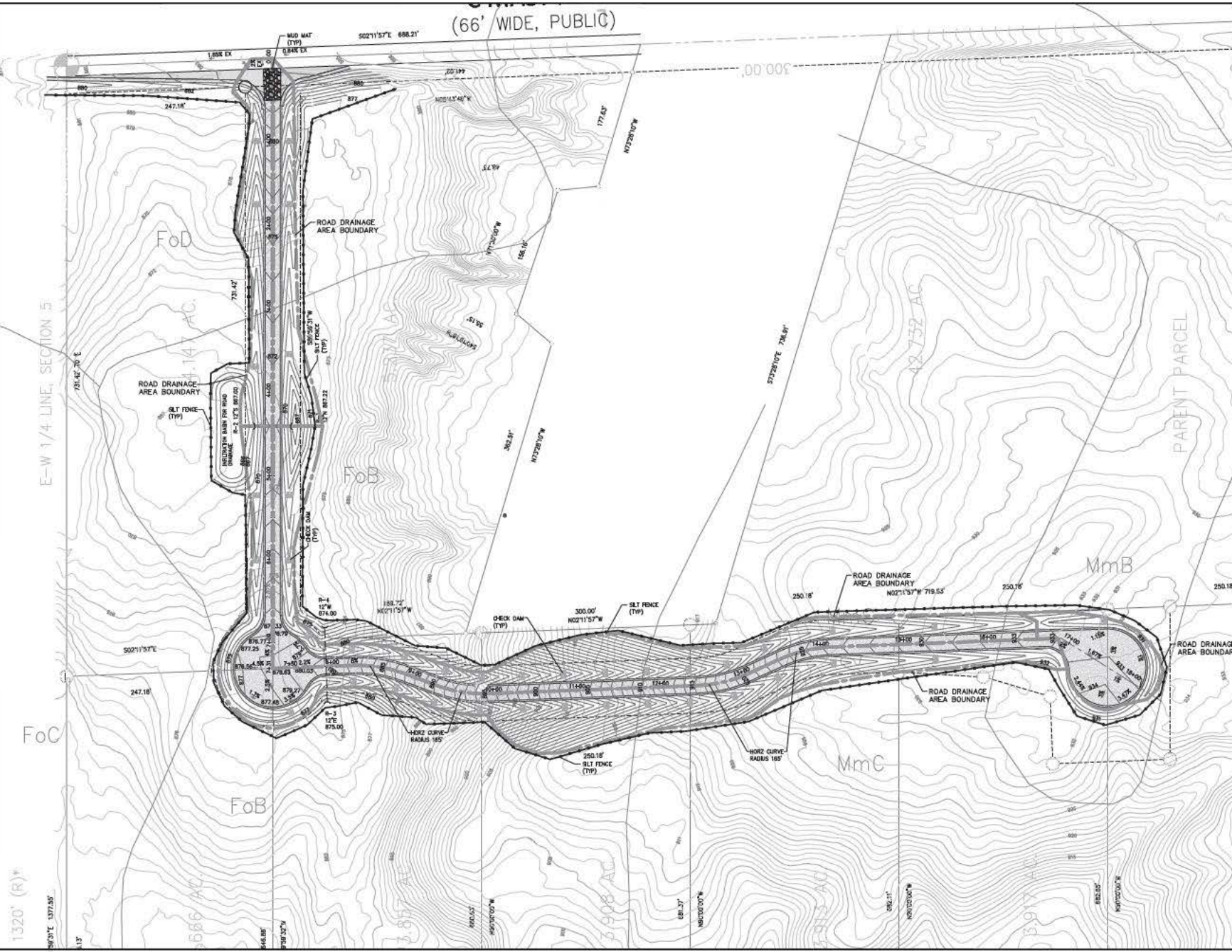
9200 MAST ROAD  
 PRIVATE ROAD PLAN  
 PLAN AND PROFILE



PRELIMINARY  
 NOT FOR CONSTRUCTION

3-12-25  
 DATE 2-28-25  
 SCALE 1"=40'H 1"=4'V  
 SHEET NO. 8P-01





**LEGEND**

- PRO CONTOUR
- X PRO SPOT ELEVATION
- PRO CHECK DAM
- PRO SILT FENCE (TYP)
- PRO ROAD BOUNDARY
- PRO ROAD CENTERLINE
- PRO ROAD RIGHT OF WAY
- PRO ROAD GRADE
- PRO ROAD SETBACK

**STORM WATER MANAGEMENT NARRATIVE:**

THE EXISTING SITE IS VACANT. THE GRADES ON THE SITE GENERALLY FLOW TO AN EXISTING LOW POINT ON PROPOSED PARCEL 1.

THE PROPOSED STORM WATER MANAGEMENT PLAN MAINTAINS THE EXISTING DRAINAGE PATTERN. STORM WATER IS TO BE STORED IN THE ROADSIDE DITCHES (BOSWALS), CHECK DAMS HAVE BEEN PROVIDED IN THE DITCHES (BOSWALS) TO SLOW THE VELOCITY OF THE RUNOFF AND TO ALLOW THE RUNOFF TO PERMEATE. AN INFILTRATION BASIN HAS BEEN PROVIDED ON PARCEL 1 TO ACCOMMODATE THE VOLUME OF A 100 YEAR STORM FROM THE ROAD, ANY OVERFLOW FROM THE REMAINDER OF THE SITE WOULD ALSO FLOW TO PARCEL 1 AND WOULD OVERFLOW FROM THE ROAD HILLS TO THE AREA TO THE EXISTING LOW POINT ON THE PROPERTY.

CALCULATIONS FOR THE STORM WATER MANAGEMENT ARE PROVIDED ON SHEET SP04.

SOIL EROSION CONTROL NARRATIVE: THE AREA WITHIN THE INFLUENCE OF THE ROAD CONSTRUCTION WILL BE ENCLOSED WITH SILT FENCE. A MUD MATT WILL BE PROVIDED AT THE CONNECTION OF THE PROPOSED ROAD WITH MAIST ROAD TO PREVENT MUD FROM TRACKING OUT ONTO MAIST ROAD. DISTURBED AREAS ARE TO BE SEEDDED AS SOON AS POSSIBLE TO MINIMIZE EROSION.



**Macon Engineering, LLC.**  
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

9200 MAIST ROAD  
 PRIVATE ROAD PLAN  
 STORM WATER  
 MANAGEMENT AND SOIL  
 EROSION CONTROL



PRELIMINARY  
 NOT FOR CONSTRUCTION

DATE: 3-12-25  
 SCALE: 1"=50'  
 SHEET NO. 8F-03







# Memorandum

## Fox Lane Extension

**DATE** June 09, 2025  
**TO** Webster Township Board of Trustees  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

### INTRODUCTION

The applicant, Don Johnson, is proposing to split his property at 7630 Fox Lane into two lots. The property is located at the end of Fox Lane. To meet frontage and access requirements for the proposed new lot, the applicant is proposing to extend Fox Lane. This extension requires Township Board approval, as Fox Lane currently serves 13 lots (including one vacant lot), and the proposed split would introduce a 14th access point. While there is a recorded easement for Fox Lane, no road maintenance agreement currently exists. The applicant is also seeking a variance to allow a hammerhead turnaround in lieu of a cul-de-sac at the end of the proposed extension. There is no cul-de-sac at the current end of Fox Lane. No improvements to upgrade existing road are proposed at this time, this could require additional variances.

### SECTION 6. APPLICATION FOR ROAD PERMIT; REQUIREMENTS

For a lot not covered by Section 5, herein, the application shall contain the following information:

<b>Yes</b>	1. A legal description of each lot to be served by the right of way, a legal description of the right of way, the names and addresses of all persons or parties owning an interest in the title to the lots and the right of way area.
<b>Yes</b>	2. A survey showing the outline of the proposed right of way and the dimensions and bearings thereof; existing topographic contours, at 2 foot intervals, of the right of way area and all adjacent land within 10 feet thereof, or within such greater area as may be necessary to determine whether drainage methods will be adequate; soil characteristics and wet areas; trees; streams and all bodies of water within 10 feet from the proposed right of way or within such greater area as may be necessary to determine whether drainage methods will be adequate; existing buildings within 20 feet of the proposed right of way; the proposed right of way in relation to the nearest property lines; and the location of all proposed improvements in the right of way area. The survey drawing shall be prepared by a Registered Land Surveyor or Civil Engineer, registered by the State of Michigan, and shall bear the seal of the same.
<b>Yes</b>	3. Plan and profile drawings and cross sections of the proposed improvements showing clearly all materials, grades, and dimensions, prepared by a Civil Engineer registered in the State of Michigan, and bearing the seal of the same.
<b>Yes</b>	4. A complete statement of all terms and conditions of the proposed right of way including copies of all agreements or intended agreements regarding the maintenance and improvements of the right of way and roadway. (See Section 13 herein).
<b>Yes</b>	5. A fee as established by resolution of the Township Board to defray the costs of inspections, plan review, administration and enforcement of this ordinance.
<b>Yes/No</b>	6. The application shall be signed by the property owner or agent thereof, in which case, it shall be accompanied by a duly executed and notarized Power of Attorney, and shall represent that the applicant is making the application on behalf of all persons having an interest in the right of way

	or the abutting lots and shall be made under penalties of perjury. <b>The signatures of interested parties are not included.</b>
<b>NA</b>	7. A copy of any permits or applications for permits from the County Road Commission, County Drain Commission, State Department of Natural Resources, etc. as required by Section 8, herein.
<b>NA</b>	8. A statement adopting the State Uniform Traffic Code.
<b>NA</b>	9. If the application for a private road is to include a secured entrance, the following details and description of the security proposed must be provided: <ul style="list-style-type: none"> <li>a. Type of security – manned and/or unmanned. Type of access controls – gates or arms.</li> <li>b. Type of permissible lighting – mounting, height and brightness specifications.</li> <li>c. Traffic patterns must be detailed illustrating road edges, width, stacking distance and escape routes.</li> <li>d. Landscaping should also be detailed and specified such that it also conforms to the requirements of the Zoning Ordinance.</li> <li>e. Written acknowledgement from emergency services that the access method provided for gate entry is acceptable.</li> </ul>
<b>Yes</b>	Access Easement: A sixty-six-foot-wide access easement is proposed.
<b>Yes</b>	Maintenance Agreement; A draft maintenance agreement is provided.

**ACTION ITEM**

The current ordinance lists a two-step process for approval of private road permits.

**Step 1 (current meeting):** The Board shall review the materials submitted for completeness and refer to applicable reviewers. At this time, the board shall set a public hearing when applicable.

The Township Board shall refer the application materials to the Township Engineer for review and comment and the Board may, in its discretion, refer the application to the Township Planning Commission or other appropriate body for review and comment.

**At this time, the board is requested to review the application materials, and direct whose review and comments are required for this request.**

**Step 2 (Future meeting):** The Board shall complete the public hearing (when applicable) and make a decision on Section 7, Road Permit Approval Procedure, of Township private road ordinance states the following:

**DRAFT MOTION**

I move to schedule consideration of the private road request at the next available Township Board meeting, as the application has been deemed complete and the Board has directed the Zoning Administrator to forward the plans for engineering and fire department review. I further move to direct the Zoning Administrator to determine an appropriate date to schedule a public hearing for consideration of the variance requests.

-OR-

I move to direct the Zoning Administrator to work with the applicant to obtain the required missing information and to bring the application forward for Township Board consideration, along with the necessary review comments, at a future meeting.

PRINCIPALS  
J.K. MAYNARD, P.E.  
D.J. HOUCK  
D.L. MOORE  
ASSOCIATE  
T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS  
TRANSPORTATION ENGINEERS  
LANDSCAPE ARCHITECTS

TRANSMITTAL MEMORANDUM

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Date: August 27, 2024  
To: Webster Township  
5665 Webster Church Road  
Dexter, MI 48130

Attention: Zoning Administrator

---

Project: Fox Lane

Enclosed: Private Road Application  
Private Road Maintenance Agreement  
Check in the Amount of \$1,090.00  
(\$100 fee, \$30 x 13 lots, \$600 escrow)  
One (1) Set of Survey Drawings  
One (1) Set of Plans

Remarks:

For review and approval. if you have any questions please contact the undersigned.

From: Joseph K. Maynard, P.E.

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S:\PROJECTS\JOHNSON - FOX LANE\Twp240827 trans.doc



# WEBSTER TOWNSHIP

5665 Webster Church Road, Dexter MI 48130, (734) 426-5103

## Application for Private Road Permit

### ADMINISTRATIVE USE ONLY

Total Fees:	1090.00	Date Paid:		Receipt No:	
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### REQUEST (Check all that apply)

Prior to applying, please call the Zoning Administrator at 734-426-5103 to schedule a pre-application meeting for determination of type of approval and application requirements

Board Approval
  Administrative Approval
  Board Variance

### APPLICANT

If not the property owner, you must attach a "Letter of Authorization to apply" signed by the Owner)

Road Name	Fox Lane
Company	
Primary Contact	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]

### PLAN PREPARER

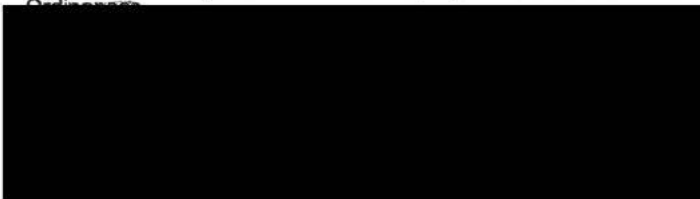
Company	Washtenaw Engineering Co.
Primary Contact	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]

### INTERESTED PARTY (S)

The names and addresses of all persons or parties owning an interest in the title to the lots and the easement area. Use a separate paper if necessary.

Owner Name	Property Address
see attached	

I do hereby attest that all statements, signatures, descriptions, and exhibits submitted on/or with this application are true and accurate to the best of my knowledge and I am the property owner or I am authorized to file this application and act on behalf of the property owner and I have attached a letter of authorization to apply from the owner who grants me permission to act on his/her behalf. I acknowledge that by making this application I have consented to the entry of Township officials, employees, agents, and/or representatives for all purposes in connection with this application and to ensure compliance with Township Ordinance



9-23-24

Date

**SUBMITTAL REQUIREMENTS**

Click on the link to access [Webster Township Private Road Ordinance](#)

This Application must include all required information as noted in the pertinent sections of the ordinance. The Zoning Administrator will conduct an initial review of this application for completeness. The Zoning Administrator will notify the applicant in writing if the Township requires further information in order to consider the application "complete". Once the application is considered complete, the application and record documents will be processed for review.

**General Requirements**

- A completed application
- Cash or check payable to 'Webster Township'. Refer to the Township Fee Schedule.
- A right of way or an access easement, including all agreements as identified in Section 6A(4), herein, shall be recorded in the Office of the Register of Deeds for Washtenaw County prior to issuance of the certificate of completion required in Section 9, herein
- A draft agreement which includes all terms and conditions of the proposed right of way including copies of all agreements or intended agreements regarding the maintenance and improvements of the right of way and roadway. For more detail, see section 13. Maintenance of Private Roads
- A copy of any permits or applications for permits from the County Road Commission, County Drain Commission, State Department of Natural Resources, etc. as required by Section 8, herein. 8.

**Additional Requirements for Board approval (Section 6A of Private Road Ordinance)**

- A survey prepared by a Registered Land Surveyor or Civil Engineer, registered by the State of Michigan, and shall bear the seal of the same. Section 6A for more details of contents
- A legal description of each lot to be served by the right of way, a legal description of the right of way, the names and addresses of all persons or parties owning an interest in the title to the lots and the right of way area
- Plan and profile drawings and cross sections of the proposed improvements prepared by a Civil Engineer registered in the State of Michigan, and bearing the seal of the same
- If the application for a private road is to include a secured entrance, the following details and description of the security proposed
- A statement adopting the State Uniform Traffic Code. Show all proposed sign locations and type of signage.
- A request for variance, if being requested. The letter of request shall include description of variance requested and reasons for request such as unnecessary hardship or practical difficulty due to soil conditions, topographical considerations, or other factors.

**Additional Requirements for Administrative approval (Section 6B of Private Road Ordinance)**

- One printed and one (1) PDF copy of a survey or sketch of the property showing its
  - Boundaries,
  - Location of all existing improvements and the location of future buildings.
  - Relationship of the lot to any public or private rights of way or roads.
  - Dimensions and location of the existing and proposed access easements.
  - All proposed traffic sign locations and site addressing. Details about type of signage.
- A narrative explaining the materials, method of construction, road widths and any other improvements.
- If the application for a private road is to include a secured entrance, the details and description of the security proposed should be included.

FOX LANE PRIVATE ROAD

TAX ID #	ADDRESS	PROPERTY OWNER	APPROVED SIGNATURE
C-03-13-100-007	7623	Shawn Spitza	
C-03-13-100-008	7630	Don Johnson & Randi Rae	
C-03-13-100-009	7750	Ryan Roubal & Tammy Bauer-Weyer	
C-03-13-100-028	7818	Leonard Kemper & Barbara	
C-03-13-100-029	7840	Jarod Vandenheuvel & Jessica	
C-03-13-100-030	7900	Haley Carter & Richard	
C-03-13-100-018	7976	Matthew Kemper	
C-03-13-100-014	7931	Stacey Craig & Todd	
C-03-13-100-021	7899	Brian Hill & Beverly	
C-03-13-100-022	7809	Larry Sturza	
C-03-13-100-025	7755	Jay Wisnosky & Erica	
C-03-13-100-026	7707	James Feazel & Donna	
C-03-13-100-027	7653	Charles Drake	

FOX LANE  
ACCESS AND MAINTENANCE AGREEMENT

The undersigned, being all owners of the Parcels of real estate described in EXHIBIT A, attached hereafter and incorporated by reference (each referred to as a "Parcel" or collectively as the "Parcels"), and also described in the survey attached as EXHIBIT B to this Agreement, situated in Webster Township, Washtenaw County, hereby enter into the following Agreement for the creation of a private road (the "Private Road") and for the maintenance of the Private Road for the benefit of the Parcels, the creation of an association to manage the road, and to acknowledge their respective obligations related to the Private Road.

SECTION 1. INTENT FOR PRIVATE ROAD.

It is the intent of this Agreement to provide an effective and convenient mechanism for the afore described real estate owners to maintain the Private Road in a reasonably safe conditions suitable for safe and efficient travel by the undersigned, their guests, governmental agencies, emergency services providers, and public utilities. This Agreement shall provide for the perpetual private (non-public) maintenance of the Private Road which is necessary and reasonable standards to serve the several interests involved. It is the intent of the parties to this Agreement to maintain the Private Road in a reasonably suitable condition for travel. The undersigned agree that the Private Road shall from time to time require maintenance that could include grading, paving, restoration of the gravel base, restoration of the crown, cleaning or replacement of drainage improvements, maintenance of Washtenaw County Road Commission approved sight distance, and removal of snow and other hazards for safe travel on the Private Road.

The private road created herein shall be known as "Fox Lane".

SECTION 2. APPROVALS, PRIVATE ROAD PERMIT.

The Private Road is approved by Webster Township (the "Approving Body") and the agreement is made in accordance with the approval procedures listed in the Webster Township Private Road Ordinance. The approval is granted on this date \_\_\_\_\_ based on the Road Plans dated \_\_\_\_\_ and attached as EXHIBIT C and subject to conditions listed in EXHIBIT D.

SECTION 3. PUBLIC ACCESS EASEMENT

A \_\_\_\_\_ feet wide access easement, as shown in the attached EXHIBIT E is hereby granted to the public via this Agreement for the purpose of emergency and other public vehicles for whatever public access or services are necessary.

SECTION 4. TERMS.

This Agreement shall be a covenant running with all of the land comprising the Parcels described in EXHIBIT A, and shall irrevocably bind the Parcels and the heirs, assigns, or personal representatives of the undersigned with respect to all of this Agreement's terms and obligations.

SECTION 5. INITIAL USE AND DEVELOPMENT OF THE PRIVATE ROAD.

The Private Road and the related improvements shall be constructed in accordance with the approved plan and related conditions.

SECTION 6. PRIVATE ROAD ASSOCIATION

The undersigned also agree to be members in a non-profit organization formed for the sole purpose of managing the maintenance of the Private Road (the "Association"). Each parcel shall designate one individual to represent the Parcel in the Association. The parties hereto hereby grant and transfer to the Association the right to manage the Private Road in accordance with the agreements and understandings contemplated herein. The association may adopt such other rules and regulations as necessary for its administration the smooth enactment of the terms hereof. The Association may appoint a "Primary Agent" who shall administer the costs of the maintenance of the Private Road as provided herein.

#### SECTION 7. COST SHARING.

All parcels using the Private Road as described herein shall share on a pro rata basis as indicated in EXHIBIT F to cover the cost of normal maintenance or for minor improvements to the Private Road with a cost not exceeding \$\_\_\_\_\_. The Association may assess yearly dues for anticipated costs, which may include a reserve for future improvements. Normal maintenance costs should be expected by the owners of the Parcels and may be improved and paid by the Association. Prior to any costs being incurred for major improvements, with a cost exceeding \$\_\_\_\_\_ of the Private Road, the voting members of the Association shall agree to such improvements and the cost thereof.

#### SECTION 8. LAND DIVISION.

If any parcel is subdivided, all charges that would have been levied in respect to the split Parcel shall be reallocated among the split Parcels on a pro rata basis as provided herein. Any costs or expenses arising from a required improvement or upgrading of the Private Road as a result of the subdivision shall be borne by the owners of the Parcel(s) being subdivided, provided that any party who subsequently splits its property and benefits from the required upgrades shall be responsible for reimbursement of all costs incurred on a pro rata basis in the manner set forth in Section 7 of this Agreement.

#### SECTION 9. VOTING.

Each Parcel of project covered by this Agreement which has a separate parcel ID assigned by the Assessor for the Webster Township, Washtenaw County, Michigan, who is using the Private Road as described below, and is not in default of any payment obligations hereunder, shall have one vote for any purposes in the Association. The vote for each parcel may be exercised by any owner of that property. In the event of any dispute as to whom should properly exercise the vote for a Parcel, the Parcel shall have no vote until the contesting parties unanimously agree as to whom shall property exercise the vote for the Parcel. In the event of a tie vote or other outcome so that a decision by the owners, cannot be determined, then the tie break shall be decided as follows: \_\_\_\_\_.

#### SECTION 10. INGRESS/EGRESS

The owners of any and all property using the Road shall refrain from prohibiting, restrictions, limiting, or in any manner interfering with the normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invite, tradesmen, and other bond to or returning from any of the properties having the right to use the Road.

#### SECTION 11. MAINTENANCE OF THE PRIVATE ROAD.

In order to maintain the Private Road in a safe condition suitable for safe and efficient travel by the undersigned, their guests, governmental agencies, emergency service providers and public utilities, the Association shall be responsible for regular maintenance and improvements to the Private Road for maintained in safe condition.

- a. The Private Road shall be snowplowed so as to permit year-round access.
- b. All trees within the easement area shall be trimmed to maintain a vertical clearance of 14 feet to allow passage of emergency vehicle.
- c. Private Roads shall be maintained to prohibit creating of public nuisance, as defined in the Webster Township Public Nuisance Ordinance.
- d. Grading and drainage and water flow shall be maintained in accordance with the approved plans (EXHIBIT C).

SECTION 12. LIMITATIONS ON USE.

The use within the easement shall be subject to the following limitations:

- e. No party shall make any material change, modification or alteration in its portion of the common area, provided however, that such modifications for development of driveways to the individual parcels (curb cuts, turning movements, and the like) shall be subject to the approval of the Association.
- f. No fence or other vertical barrier which would prevent or obstruct the passage of pedestrian or vehicular travel for the purposes herein permitted shall be erected or permitted within or across the easement areas.
- g. The foregoing provision shall not prohibit the installation of convenience facilities such as mailboxes and temporary placement of trash receptacles for pick-up only.
- h. Landscaping may be installed within the easement, but shall not be closer than six feet from approved edge of the road.
- i. Off-street parking shall be prohibited.

SECTION 13. DAMAGE.

The owner of each Parcel shall be separately responsible to repair and for the costs thereof, any damage caused to the Private Road due to extraordinary use. Extraordinary use shall include, but is not limited to: movement of construction equipment, moving vans, commercial trucks, or other heavy loads; movement of recreational vehicles, or increased usage not ordinarily consistent with normal passenger vehicle automobile traffic. Damage caused by residential services such as garbage pick-up trucks or emergency vehicles shall not constitute extraordinary use. In the event that any owner or their agents, employees or guests cause the type of damage described herein and fail to make the necessary repairs within ninety (90) days, the Association may do so after notice to such owner, and any costs so expended shall be a burden upon the land of such owners with a lien enforceable as set forth herein.

SECTION 14. ENFORCEMENT/DISPUTE RESOLUTION.

This Agreement may be enforced by any owner of a Parcel or Parcels, or by Webster Township. In the event that a dispute arises, in any way related to this Agreement, the parties to this Agreement shall attempt resolution of the dispute via direct communications amongst the affected parties. If this initial process does not result in resolution of the dispute, parties shall enter into a formal mediation to resolve the dispute. If mediation fails to resolve the dispute, any affected party under this Agreement may initiate in the Washtenaw County Circuit Court or other court having jurisdiction at the time of the dispute. If Webster Township or any Parcel owner(s) who seek(s) to enforce any provision of this Agreement prevails in court in whole or in part, that person incurred in such action. In no event, however, shall attorney's fees or costs be assess against Webster Township.

SECTION 15. LIENS.

Costs incurred by the Association for maintenance or other approved improvements of the Private Road as described herein shall be a burden upon the land with a lien therefore against any parcel for which the costs of maintenance or improvements have not been paid by the owner of such

Parcel. Any such lien shall be attached upon the filing and recording of an affidavit of an officer of the Association. Such affidavit shall set forth the description of the Parcel or property against which the lien is claimed, what the expenditure is for, the total amount of the expenditure, the portion attributable to such Parcel or property, and the date or dates of expenditures. A copy of the affidavit shall be sent to the owner or owners of the Parcel against which the lien is claimed by regular mail, with postage prepaid, at the last known address of the owner.

#### SECTION 16. NOTICE OF FAILURE TO MAKE REPAIRS.

The undersigned acknowledge and agree that if repairs and maintenance are not met, the Township Board of Webster Township may, but is not obligated to, cause the Private Road to be brought up to make design standards now specified in the Webster Township Code of Ordinances, or as hereafter amended, and may assess owners of the Parcel on the Private Road or those residents who have access to the Private Road for the improvement plus an administrative fee in the amount of twenty-five percent (25%) payable to Webster Township.

#### SECTION 17. NO PUBLIC FUNDS/NO PUBLIC OBLIGATION

No public funds of Webster Township are to be used to build, repair, or maintain the Private Road. Webster Township has no responsibility or obligation regarding construction, repair, improvement, or maintenance in regard to the Private Road or as it pertains to ingress and egress to any parcel utilizing the Private Road. The undersigned acknowledge and agree that Webster Township shall be reimbursed any and all costs and fees pursuant to Section 7 of this Article, including but not limited to planning, engineering, legal and similar reviews necessary to ensure the Private Road is established, constructed, repairs, or maintained pursuant to Webster Township's ordinances. Webster Township may, but is not obligated to, recover any and all costs by establishing a special assessment district pursuant to Section 18 of the Agreement and as permitted by law. Establishing a special assessment district shall be at Webster Township's sole discretion and shall not preclude Webster Township from seeking recovery of unpaid costs and expense in any other manner permitted by this Agreement or by law.

#### SECTION 18. SPECIAL ASSESSMENT PETITION FOR PRIVATE ROAD

In order for the Webster Township to construct, improve, rebuild, repair or maintain the Private Road is the owners of the parcel fail to maintain or repair the Private Road as required by this Agreement, the Parcel Owners liable for the costs shall consent to the establishment of a special assessment district in order to finance the maintenance, repair, and capital improvements necessary to keep the Private Road in safe and usable condition. Webster Township may, but shall not be obligated, to establish a special assessment district.

#### SECTION 19. HOLD HARMLESS/INDEMNIFICATION.

The undersigned hereby agree to indemnify and hold harmless Webster Township and its officials from any and all claims which might be brought against it/them based on causes of action and alleged damages relating in any way to the Private Road, the use of the Private Road, and this Agreement.

#### SECTION 20. AMENDMENT.

The provisions of this Agreement may be amended, but only with the written consent of owners of all Parcels described in EXHIBIT A. Any amendment, except those made to update owner or parcel information shall be subject to review and approval by the 'Approving Body'. Such amendment shall be recorded with the Washtenaw County Register of Deeds and a copy of the recorded document shall be filed with the Office of Webster Township.

#### SECTION 21. FILING/RECORDING.

A copy of the executed and recorded Agreement shall be filed with the Office of Webster Township and recorded with the Washtenaw County Register of Deeds.

SECTION 22. CONSIDERATION.

This Agreement is given for good and valuable consideration, the receipt of which is acknowledged by the parties.

SECTION 23. GOVERNING LAW.

This Agreement shall be interpreted and construed in accordance with the laws of the State of Michigan.

SECTION 24. SEVERABILITY.

If any terms, covenant or condition of this Agreement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or conditions to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

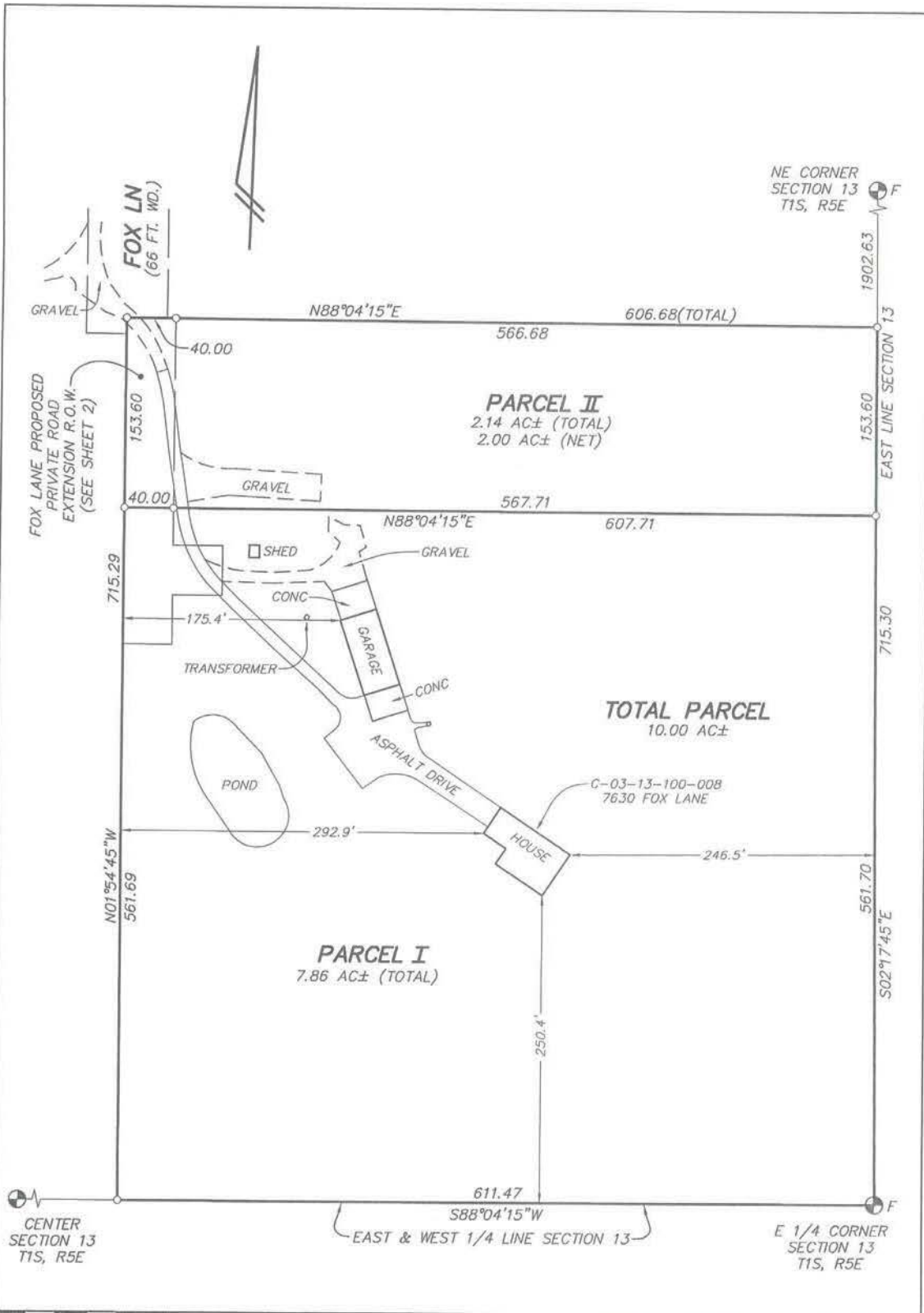
IN WITNESS WHEREOF, the parties hereto have executed this Agreement this \_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN )  
)ss  
COUNTY OF WASHTENAW )

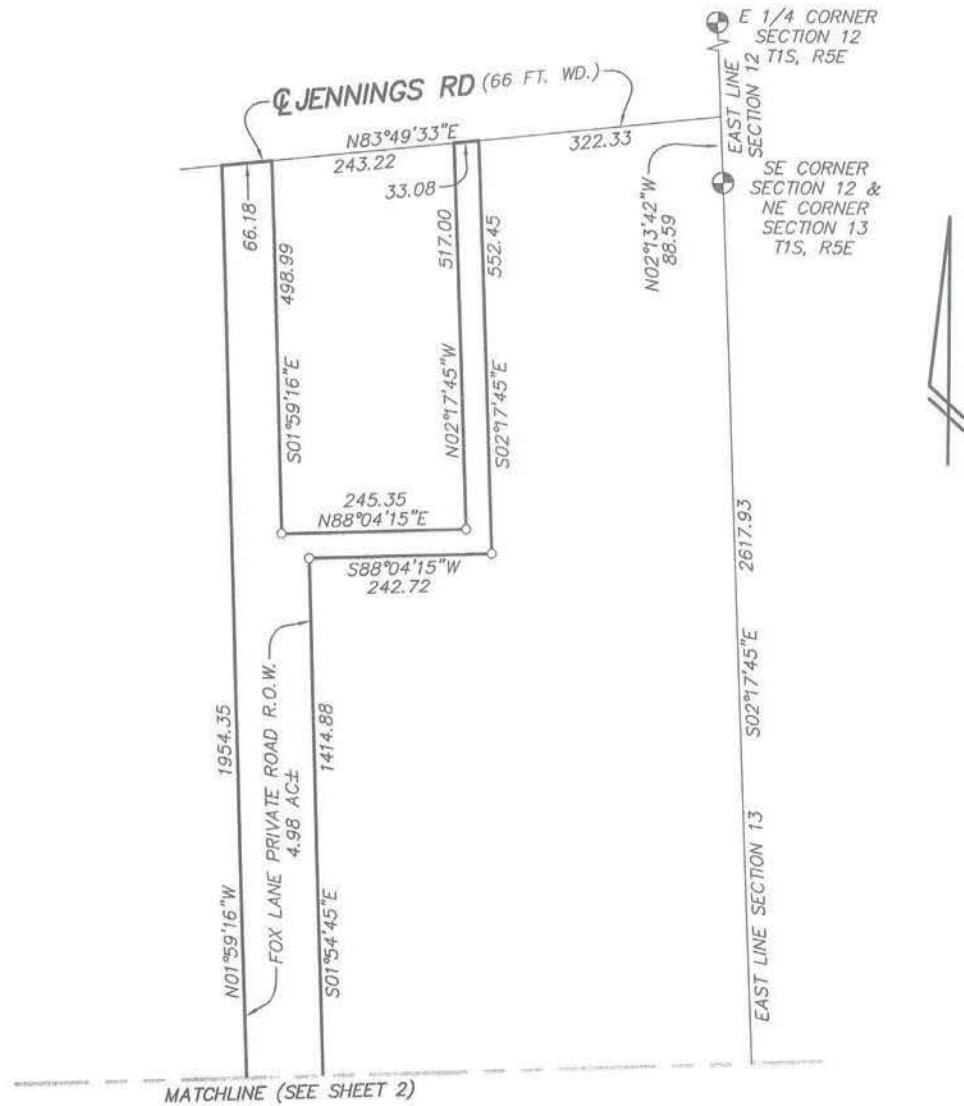
On \_\_\_\_\_, before me a Notary Public appeared  
\_\_\_\_\_ Under Agreement dated  
\_\_\_\_\_ (the "Trust"), who acknowledged this Declaration to be the free act  
and deed of the Trust.

\_\_\_\_\_, Notary Public  
Washtenaw County, Michigan  
Acting in Washtenaw County  
My Commission expires: \_\_\_\_\_



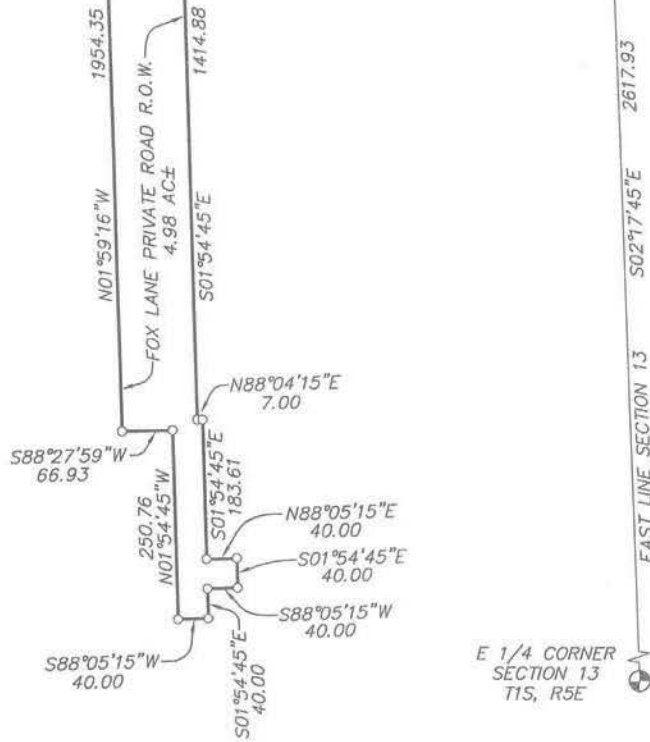
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MATCHLINE (SEE SHEET 1)



E 1/4 CORNER  
SECTION 13  
T1S, R5E

H:\dd\eng\32987\dwg\32987-rov.combined.dwg, 7/19/2024 10:46:01 AM, 1:1

		SCALE: 1 INCH = 200 FEET							
<b>LEGEND</b> F = FOUND IRON PIPE S = SET IRON PIPE		(M) = MEASURED (R) = RECORDED		PROFESSIONAL SURVEYOR NO. 24620					
<p> <b>WASHTENAW ENGINEERING COMPANY</b>          CIVIL ENGINEERS • PLANNERS          SURVEYORS • LANDSCAPE ARCHITECTS          3526 W. LIBERTY RD, SUITE 400          ANN ARBOR, MICHIGAN 48103          TEL. 734-761-8800 FAX. 734-761-9530          weco@wengco.com          www.washtenawengineering.com       </p>		CLIENT: DONALD JOHNSON SECTION <u>13</u> TOWN <u>1</u> SOUTH + RANGE <u>5</u> EAST WEBSTER TOWNSHIP WASHTENAW COUNTY + MICHIGAN							
		<table border="1"> <tr> <td>DATE <u>7-17-24</u></td> <td>REV.</td> </tr> <tr> <td>DRAWN <u>DJH</u></td> <td>JOB <u>32987</u></td> </tr> <tr> <td>CHECK <u>TLS</u></td> <td>F.B. <u>468</u></td> </tr> <tr> <td>SHEET <u>4</u> OF <u>5</u></td> <td>FILE NO. <u>R-10788</u></td> </tr> </table>		DATE <u>7-17-24</u>	REV.	DRAWN <u>DJH</u>	JOB <u>32987</u>	CHECK <u>TLS</u>	F.B. <u>468</u>
DATE <u>7-17-24</u>	REV.								
DRAWN <u>DJH</u>	JOB <u>32987</u>								
CHECK <u>TLS</u>	F.B. <u>468</u>								
SHEET <u>4</u> OF <u>5</u>	FILE NO. <u>R-10788</u>								

**TOTAL PARCEL**

Commencing at the Northeast corner of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan; thence S02°17'45"E 1902.63 feet along the East line of said Section to the POINT OF BEGINNING; thence continuing along said East line S02°17'45"E 715.30 feet to the East 1/4 corner of said Section; thence S88°04'15"W 611.47 feet along the East and West 1/4 line of said Section; thence N01°54'45"W 715.29 feet; thence N88°04'15"E 606.68 feet to the Point of Beginning. Being a part of the Northeast 1/4 of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan and containing 10.00 acres of land, more or less. Being subject to and together with the rights of ingress and egress over Fox Lane as described below. Also being subject to easements and restrictions of record, if any.

**PARCEL I**

Commencing at the Northeast corner of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan; thence S02°17'45"E 2056.23 feet along the East line of said Section to the POINT OF BEGINNING; thence continuing along said East line S02°17'45"E 561.70 feet to the East 1/4 corner of said Section; thence S88°04'15"W 611.47 feet along the East and West 1/4 line of said Section; thence N01°54'45"W 561.69 feet; thence N88°04'15"E 607.71 feet to the Point of Beginning. Being a part of the Northeast 1/4 of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan and containing 7.86 acres of land, more or less. Being subject to and together with the rights of ingress and egress over Fox Lane as described below. Also being subject to easements and restrictions of record, if any.

**PARCEL II**

Commencing at the Northeast corner of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan; thence S02°17'45"E 1902.63 feet along the East line of said Section to the POINT OF BEGINNING; thence continuing along said East line S02°17'45"E 153.60 feet; thence S88°04'15"W 607.71 feet; thence N01°54'45"W 153.60 feet; thence N88°04'15"E 606.68 feet to the Point of Beginning. Being a part of the Northeast 1/4 of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan and containing 2.14 acres of land, more or less. Being subject to and together with the rights of ingress and egress over Fox Lane as described below. Also being subject to easements and restrictions of record, if any.

**FOX LANE**

Commencing at the Southeast corner of Section 12, T1S, R5E, Webster Township, Washtenaw County, Michigan; thence N02°13'42"W 88.59 feet along the East line of said Section; thence S83°49'33"W 322.33 feet along the centerline of Jennings Road to the POINT OF BEGINNING; thence S02°17'45"E 552.45 feet; thence S88°04'15"W 242.72 feet; thence S01°54'45"E 1414.88 feet; thence N88°04'15"E 7.00 feet; thence S01°54'45"E 183.61 feet; thence N88°05'15"E 40.00 feet; thence S01°54'45"E 40.00 feet; thence S88°05'15"W 40.00 feet; thence S88°05'15"W 40.00 feet; thence N01°54'45"W 250.76 feet; thence S88°27'59"W 66.93 feet; thence N01°59'16"W 1954.35 feet; thence N83°49'33"E 66.18 feet along the centerline of Jennings Road; thence S01°59'16"E 498.99 feet; thence N88°04'15"E 245.35 feet; thence N02°17'45"W 517.00 feet; thence N83°49'33"E 33.08 feet along the centerline of Jennings Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 12 and a part of the Northeast 1/4 of Section 13, T1S, R5E, Webster Township, Washtenaw County, Michigan and containing 4.98 acres of land, more or less. Being subject to the rights of the public over the Southerly 33 feet of Jennings Road. Also being subject to easements and restrictions of record, if any.

**CERTIFICATE OF SURVEY**

Bearings shown on this survey were determined in the following manner: Bearings are related to Atwell-Hicks survey file no. 502-40, dated June 5, 1973.

I hereby certify that I have surveyed and mapped the land above platted and/or described on July 17, 2024 and that the ratio of closure on the unadjusted field observations of such survey was 1:10,000, and that all of the requirements of P.A. 132, 1970 (as amended by P.A. 280, 1972 and P.A. 24, 1988) have been complied with.

**WITNESSES:** E 1/4 Corner Section 13  
1" Iron Pipe with Remonumentation Cap at Base of Fence Post  
16" Hickory S5°E 36.10 to Remon Tag  
12" Hickory S50°W 28.30 to Remon Tag  
24" Hickory Westerly 37.75 to Remon Tag  
13" Oak N40°E 10.28 to Remon Tag  
15" Oak N75°E 10.11 to Remon Tag

**WITNESSES:** NE Corner Section 13  
1" Iron Pipe with a Remonumentation Cap  
27" Hickory N33°W 74.19 to Remon Tag  
36" Oak N50°W 67.67 to Remon Tag  
24" Cherry S30°W 6.98 to Remon Tag  
8" Hickory S'y 10.38 to Remon Tag  
10" Oak S80°E 2.24 to Remon Tag



SCALE: 1 INCH = 100 FEET

*Thomas L. Sutherland*  
PROFESSIONAL SURVEYOR NO. 24620

**WASHTENAW ENGINEERING COMPANY**  
CIVIL ENGINEERS • PLANNERS  
SURVEYORS • LANDSCAPE ARCHITECTS  
3526 W. LIBERTY RD, SUITE 400  
ANN ARBOR, MICHIGAN 48103  
TEL. 734-761-8900 FAX. 734-761-9530  
weco@wengco.com  
www.wash1enowengineering.com

CLIENT: DONALD JOHNSON

SECTION 13	
TOWN 1	SOUTH * RANGE 5 EAST
WEBSTER TOWNSHIP	
WASHTENAW COUNTY * MICHIGAN	
DATE 7-17-24	REV.
DRAWN DJH	JOB 32987
CHECK TLS	F.B. 468
SHEET 5 OF 5	FILE NO. R-10788

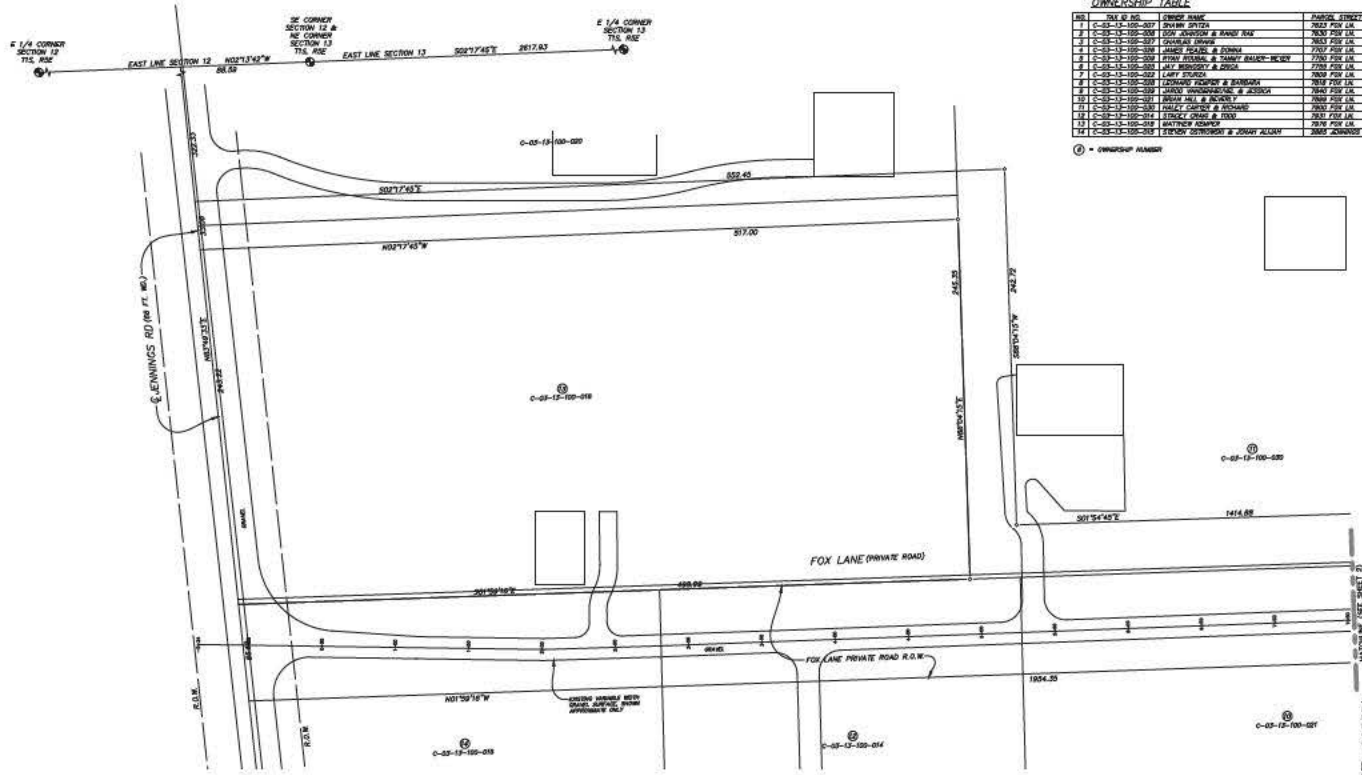


H:\add\eng\32987\dwg\32987.dwg, 7/18/2024 10:46:28 AM, 1:1

THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES.

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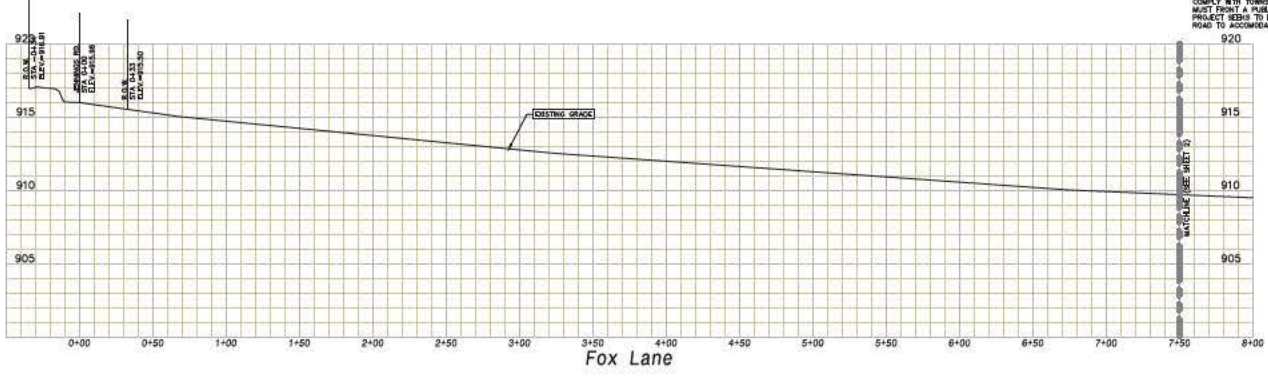


NO.	TRAC. NO.	OWNER NAME	PARCEL STREET ADDRESS	OWNER ADDRESS
1	C-03-13-100-007	SHAWN SWIN	7823 FOX LN.	548 LANSFORD ST. NORTHVILLE, MI 48867
2	C-03-13-100-008	JOHN SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867
3	C-03-13-100-007	CHARLES SWIN	7823 FOX LN.	7823 FOX LN. NORTHVILLE, MI 48867
4	C-03-13-100-008	JAMES SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867
5	C-03-13-100-007	FRANK SWINSON & JAMES SWINSON	7823 FOX LN.	7823 FOX LN. NORTHVILLE, MI 48867
6	C-03-13-100-008	LARRY SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867
7	C-03-13-100-007	LARRY SWINSON	7823 FOX LN.	7823 FOX LN. NORTHVILLE, MI 48867
8	C-03-13-100-008	LEONARD SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867
9	C-03-13-100-007	JAMES SWINSON & BARRY SWIN	7823 FOX LN.	7823 FOX LN. NORTHVILLE, MI 48867
10	C-03-13-100-008	FRANK SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867
11	C-03-13-100-007	FRANK SWINSON & BARRY SWIN	7823 FOX LN.	7823 FOX LN. NORTHVILLE, MI 48867
12	C-03-13-100-008	FRANK SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867
13	C-03-13-100-007	FRANK SWINSON & BARRY SWIN	7823 FOX LN.	7823 FOX LN. NORTHVILLE, MI 48867
14	C-03-13-100-008	FRANK SWINSON & BARRY SWIN	7824 FOX LN.	7824 FOX LN. NORTHVILLE, MI 48867

① = OWNERSHIP NUMBER

**TITLE**  
ROAD PLAN & PROFILE STA. 0+00 TO 7+50  
ROAD PLAN & PROFILE STA. 7+50 TO 10+50  
ROAD PLAN & PROFILE STA. 10+50 TO 19+50  
GRADING PLAN AND  
ROAD PLAN & PROFILE STA. 19+50 TO 22+51

**PROJECT DESCRIPTION**  
OWNER AT 7830 FOX LANE, WHO HAS ACCESS TO FOX LANE (PRIVATE ROAD) IS PROPRIETARY TO SPLIT THE PARCEL INTO TWO PARCELS. IN ORDER TO COMPLY WITH TOWNSHIP REQUIREMENTS, ALL PARCELS MUST FRONT A PUBLIC OR PRIVATE ROAD. THE PROJECT SEEMS TO EXTEND THE EXISTING PRIVATE ROAD TO ACCOMMODATE THIS REQUIREMENT.



**FOX LANE (EXISTING)**  
Commencing at the Southeast corner of Section 12, T1S, R9E, Washtenaw County, Michigan, thence N02°13'42"W 86.50 feet along the East line of said Section; thence S02°49'30"W 322.30 feet along the centerline of Jennings Road to the PCBRT OF BEGINNING; thence S02°17'40"E 562.45 feet; thence S89°04'10"W 262.72 feet; thence S01°54'47"E 1414.26 feet; thence S88°04'15"W 33.00 feet; thence S01°54'47"E 12.84 feet; thence S88°27'07"W 68.20 feet; thence N07°09'18"W 194.26 feet; thence N03°49'33"E 66.19 feet along the centerline of Jennings Road; thence S01°16'15"E 498.89 feet; thence N89°04'15"E 246.20 feet; thence N02°17'40"W 517.00 feet; thence N85°49'33"E 34.26 feet along the centerline of Jennings Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 12 and a part of the Northeast 1/4 of Section 13, T1S, R9E, Washtenaw County, Michigan and containing 4.70 acres of land, more or less, being subject to the rights of the public over the South 33 feet of Jennings Road. Also being subject to easements and restrictions of record, if any.

**FOX LANE (PROPOSED)**  
Commencing at the Southeast corner of Section 12, T1S, R9E, Washtenaw County, Michigan, thence N02°13'42"W 86.50 feet along the East line of said Section; thence S02°49'30"W 322.30 feet along the centerline of Jennings Road to the PCBRT OF BEGINNING; thence S02°17'40"E 562.45 feet; thence S89°04'10"W 262.72 feet; thence S01°54'47"E 1414.26 feet; thence S88°04'15"W 33.00 feet; thence S01°54'47"E 12.84 feet; thence S88°27'07"W 68.20 feet; thence N07°09'18"W 194.26 feet; thence N03°49'33"E 66.19 feet along the centerline of Jennings Road; thence S01°16'15"E 498.89 feet; thence N89°04'15"E 246.20 feet; thence N02°17'40"W 517.00 feet; thence N85°49'33"E 34.26 feet along the centerline of Jennings Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 12 and a part of the Northeast 1/4 of Section 13, T1S, R9E, Washtenaw County, Michigan and containing 4.88 acres of land, more or less, being subject to easements and restrictions of record, if any.

- LEGEND**
- = LIGHT POLE
  - = UTILITY POLE
  - ▽ = GUY ANCHOR
  - ▽ = HYDRANT
  - = SPOT ELEV.
  - ⊙ = POST
  - = DATE VALVE
  - = SIGN
  - TC = TOP OF CURB
  - TW = TOP OF WALL
  - = MANHOLE
  - = CATCHBASIN
  - = END SECTION
  - = GRAVEL
  - = FINISH
  - = CONCRETE
  - = ASPHALT
  - = EXISTING STORM
  - = EXISTING SANITARY
  - = EXISTING WATER
  - = EXISTING GAS
  - = EXISTING ELECTRIC
  - = EXISTING TELEPHONE

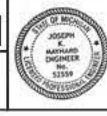
**BENCHMARK** (B.M.) TOP OF 31.5 END OF 12" CMP UNDER DRIVEWAY TO 7833 FOX LANE, ELEVATION 918.88 (MAD 88)

**BENCHPOINT** (B.P.) NORTHWEST CORNER OF CONCRETE PAD TO GARAGE FOR 7830 FOX LANE, ELEVATION 918.84 (MAD 88)

**REVISIONS**

**SCALE**  
0 = 20 = 40  
HORIZONTAL 1 INCH = 40 FEET  
VERTICAL 1 INCH = 4 FEET

PREPARED BY: *Joseph P. Hayward*  
JOSEPH P. HAYWARD P.C., MICH. NO. 52559



**WASHTENAW ENGINEERING**

CLIENT: DONALD JOHNSON, 2630 FOX LN., 48189, WYTHAMER LAKE, MI.

**ROAD PLAN & PROFILE STA 0+00 TO 7+50**

SHEET: 1

SECTION: 13, TOWN: 1, RANGE: E, EAST

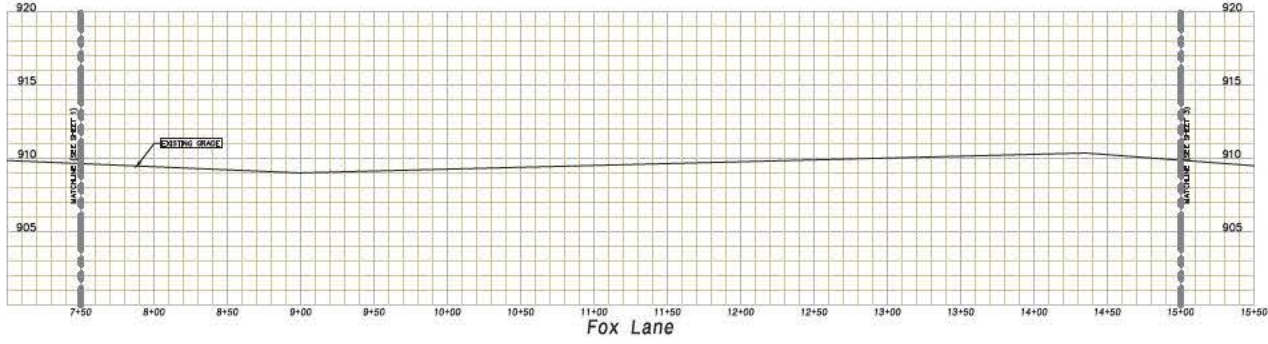
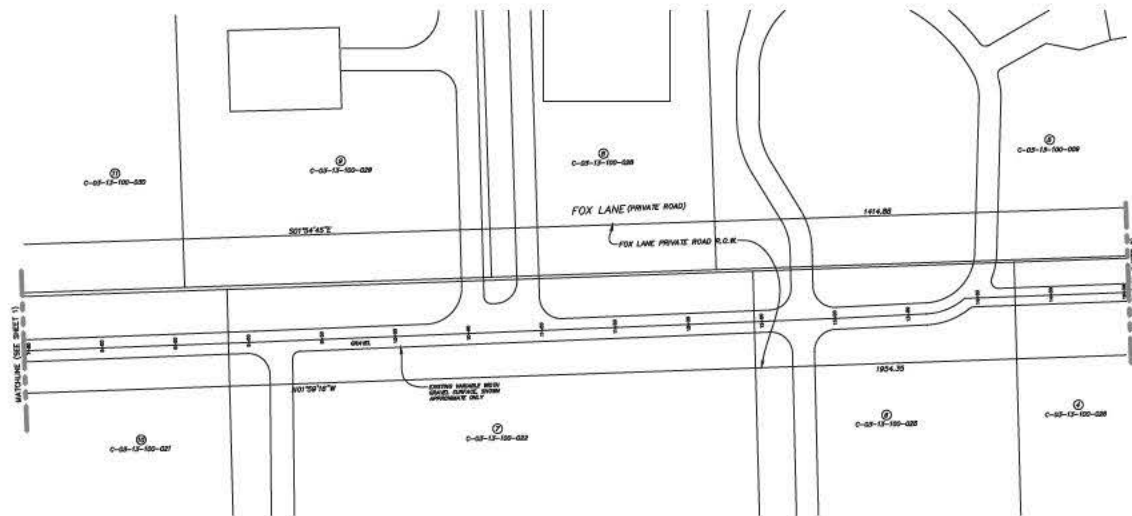
PROJECT: FOX LANE PRIVATE ROAD

DATE: 6-18-2024  
DRAWN BY: JPH  
CHECKED BY: JPH  
FIELD BOOK: 458  
FILE NO.: 8-17789

THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT.

CONSENT OF JOSEPH WASHINGTON ENGINEERING COMPANY, INC. TO THE CLIENT TO USE THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT FOR ANY OTHER PROJECT IS HEREBY DENIED.

THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT.



OWNERSHIP TABLE

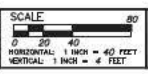
LN	STATION	OWNER NAME	ADDRESS	ADDRESS
1	0+00-0+50	JOHN J. JONES	7812 FOX LN	7812 FOX LN, WYOMING LAKE, MI 48387
2	0+50-1+00	DON JOHNSON & RANDI RAG	7820 FOX LN	7820 FOX LN, WYOMING LAKE, MI 48387
3	1+00-1+50	CHARLES FISH	7827 FOX LN	7827 FOX LN, WYOMING LAKE, MI 48387
4	1+50-2+00	JAMES HAZARD & SONS	7797 FOX LN	7797 FOX LN, WYOMING LAKE, MI 48387
5	2+00-2+50	FRANK JONES & SONS	7790 FOX LN	7790 FOX LN, WYOMING LAKE, MI 48387
6	2+50-3+00	JAY WINDSLEY & SONS	7786 FOX LN	7786 FOX LN, WYOMING LAKE, MI 48387
7	3+00-3+50	LARRY FISHER	7800 FOX LN	7800 FOX LN, WYOMING LAKE, MI 48387
8	3+50-4+00	LEONARD ROOPER & SONS	7810 FOX LN	7810 FOX LN, WYOMING LAKE, MI 48387
9	4+00-4+50	JOHN WINDSLEY & SONS	7807 FOX LN	7807 FOX LN, WYOMING LAKE, MI 48387
10	4+50-5+00	BRIAN HILL & SONS	7809 FOX LN	7809 FOX LN, WYOMING LAKE, MI 48387
11	5+00-5+50	FRANK JONES & SONS	7811 FOX LN	7811 FOX LN, WYOMING LAKE, MI 48387
12	5+50-6+00	FRANK JONES & SONS	7812 FOX LN	7812 FOX LN, WYOMING LAKE, MI 48387
13	6+00-6+50	FRANK JONES & SONS	7813 FOX LN	7813 FOX LN, WYOMING LAKE, MI 48387
14	6+50-7+00	FRANK JONES & SONS	7814 FOX LN	7814 FOX LN, WYOMING LAKE, MI 48387

- LEGEND
- = LIGHT POLE
  - = UTILITY POLE
  - ▽ = GUY ANCHOR
  - ⊙ = SPOT ELEV.
  - ⊙ = POST
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  - = EXISTING STORM
  - = EXISTING SANITARY
  - = EXISTING WATER
  - = EXISTING GAS
  - = EXISTING ELECTRIC
  - = EXISTING TELEPHONE

BENCH-MARK (BM) = TOP OF 3" DIA. END OF 12" CMP UNDER DRIVEWAY TO 7853 FOX LANE, ELEV. = 916.88 (DMSD 88)

BENCH-MARK (BM) = NORTHWEST CORNER OF CONCRETE PAD TO GARAGE FOR 7830 FOX LANE, ELEV. = 916.84 (DMSD 88)

REVISIONS



PREPARED BY: JOSEPH W. WATSON, P.E. MICH. No. 52559



Know what's below. Call before you dig.



CLIENT: DONALD JOHNSON, WYOMING LAKE, MI 48387

SHEET: ROAD PLAN & PROFILE, STA 7+50 TO 15+00

PROJECT: FOX LANE PRIVATE ROAD

SECTION: 12, TOWN: 5, RANGE: 5, EAST

DATE: 6-18-2024

FILE NO.: J-17789

2



JOSEPH W. WATSON, P.E.  
 3025 S. LIBERTY RD.  
 WYOMING LAKE, MI 48387  
 TEL: 734-791-8800

THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED PROJECT AND HAS FOUND NO OBVIOUS CONFLICTS WITH EXISTING UTILITIES OR STRUCTURES. HOWEVER, THE ENGINEER HAS NOT CONDUCTED A UTILITY SURVEY AND IS NOT RESPONSIBLE FOR THE LOCATION OR DEPTH OF ANY UTILITIES OR STRUCTURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED PROJECT AND HAS FOUND NO OBVIOUS CONFLICTS WITH EXISTING UTILITIES OR STRUCTURES. HOWEVER, THE ENGINEER HAS NOT CONDUCTED A UTILITY SURVEY AND IS NOT RESPONSIBLE FOR THE LOCATION OR DEPTH OF ANY UTILITIES OR STRUCTURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.

CONSENT OF JOSEPH WASHINGTON ENGINEERING COMPANY, INC. TO THE CLIENT IS HEREBY GRANTED FOR THE ENGINEERING AND SURVEYING SERVICES PROVIDED BY THE ENGINEER AND SURVEYOR TO THE CLIENT. THE CLIENT AGREES TO HOLD THE ENGINEER AND SURVEYOR HARMLESS FROM ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CLIENT OR ANY OTHER PARTY AS A RESULT OF THE ENGINEER'S AND SURVEYOR'S NEGLIGENCE OR MALPRACTICE IN THE PERFORMANCE OF THEIR PROFESSIONAL SERVICES.

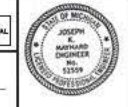
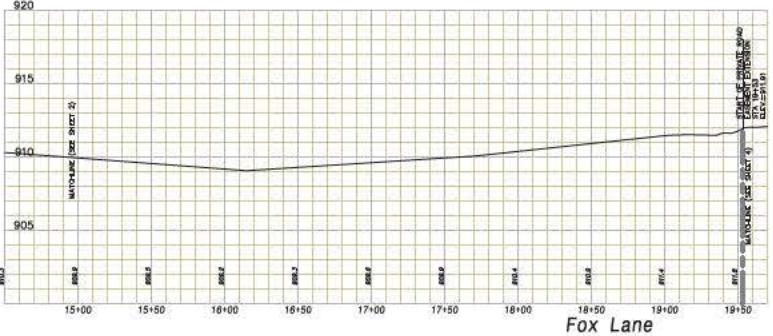
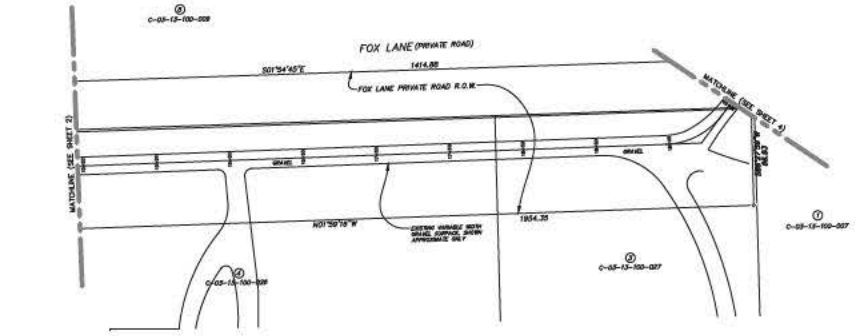
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OWNERSHIP TABLE

NO.	TRK. #	OWNER NAME	ADDRESS	OWNER ADDRESS
1	C-01-15-100-001	SHARON SMITH	7867 FOX LN.	848 LANGFORD ST. WINDSOR, MI 48187
2	C-01-15-100-002	LOUI WILSON & JAMES PAZ	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
3	C-01-15-100-003	CHARLES FRANK	7857 FOX LN.	4442 APPELWOOD COURT, MI 48187
4	C-01-15-100-004	FRANK FRANK & JESSICA	7757 FOX LN.	7757 FOX LN. WINDSOR LAKE, MI 48187
5	C-01-15-100-005	FRANK FRANK & JESSICA	7757 FOX LN.	7757 FOX LN. WINDSOR LAKE, MI 48187
6	C-01-15-100-006	JERRY FRANK	7868 FOX LN.	7868 FOX LN. WINDSOR LAKE, MI 48187
7	C-01-15-100-007	LEONARD FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
8	C-01-15-100-008	JERRY FRANK & JESSICA	7868 FOX LN.	7868 FOX LN. WINDSOR LAKE, MI 48187
9	C-01-15-100-009	JERRY FRANK & JESSICA	7868 FOX LN.	7868 FOX LN. WINDSOR LAKE, MI 48187
10	C-01-15-100-010	FRANK FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
11	C-01-15-100-011	FRANK FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
12	C-01-15-100-012	FRANK FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
13	C-01-15-100-013	FRANK FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
14	C-01-15-100-014	FRANK FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187
15	C-01-15-100-015	FRANK FRANK & JESSICA	7870 FOX LN.	7870 FOX LN. WINDSOR LAKE, MI 48187

① - CHAINMARK NUMBER

- |  |   |   |  |  |  |  |  |  |
|--|---|---|--|--|--|--|--|--|
| <ul style="list-style-type: none"> <li>○ = SPOT ELEV.</li> <li>⊕ = POST</li> <li>⊕ = GATE VALVE</li> <li>⊕ = CUY ANCHOR</li> <li>⊕ = HYDRANT</li> <li>⊕ = SIGN</li> <li>TC = TOP OF CURB</li> <li>TW = TOP OF WALL</li> <li>○ = MANHOLE</li> <li>○ = CATCH-BASIN</li> <li>○ = END SECTION</li> <li>--- = GRAVEL</li> <li>--- = FENCE</li> <li>--- = CONCRETE</li> <li>--- = ASPHALT</li> <li>--- = EXISTING STORM</li> <li>--- = EXISTING SANITARY</li> <li>--- = EXISTING WATER</li> <li>--- = EXISTING GAS</li> <li>--- = EXISTING ELECTRIC</li> <li>--- = EXISTING TELEPHONE</li> </ul> | <p>BENCHMARK (INT-TOP OF SLY END OF 12" CMP UNDER DRIVEWAY TO 7857 FOX LANE, ELEV=915.88 (INSD. BS))</p> <p>BENCHMARK (INT-TOP OF NORTHWEST CORNER OF CONCRETE PAD TO GARAGE FOR 7830 FOX LANE, ELEV=915.84 (INSD. BS))</p> | <p>REVISIONS</p> <table border="1"> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> |  |  |  |  |  |  |
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SCALE  
 0 = 20 = 40  
 HORIZONTAL: 1 INCH = 40 FEET  
 VERTICAL: 1 INCH = 4 FEET

PREPARED BY *Joseph W. Hayward*  
 JOSEPH W. HAYWARD P.E., MICH. NO. 52559



CLIENT  
 DONALD JOHNSON  
 2630 S. LIBERTY RD.  
 WYTHAMORE LAKE, MI 48189

PROJECT  
 ROAD PLAN & PROFILE  
 STA 15+00 TO END  
 FOX LANE PRIVATE ROAD

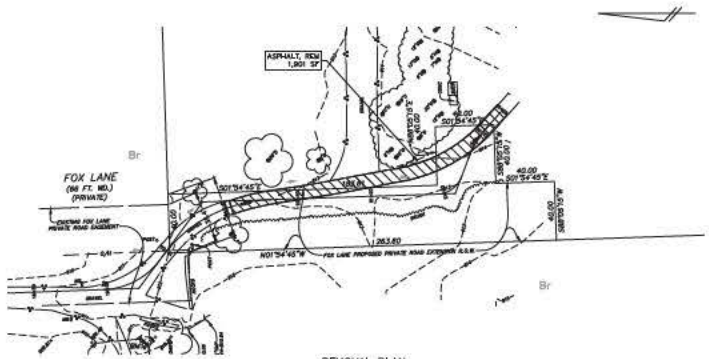
SHEET  
 3

SECTION 15.00 TOWN 15.00 RANGE 15.00 EAST  
 COUNTY OF WASHTENA  
 DATE 6-18-2024  
 SHEET NO. 109-46.009  
 FIELD BOOK 408  
 FILE NO. 8-17789

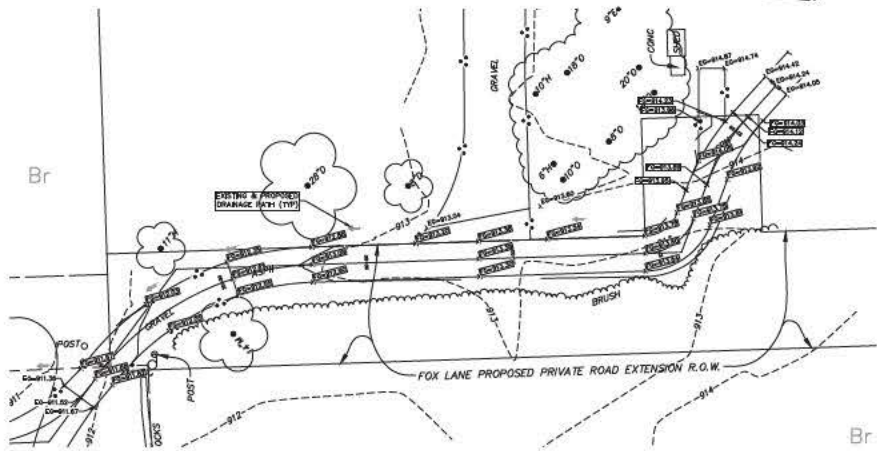
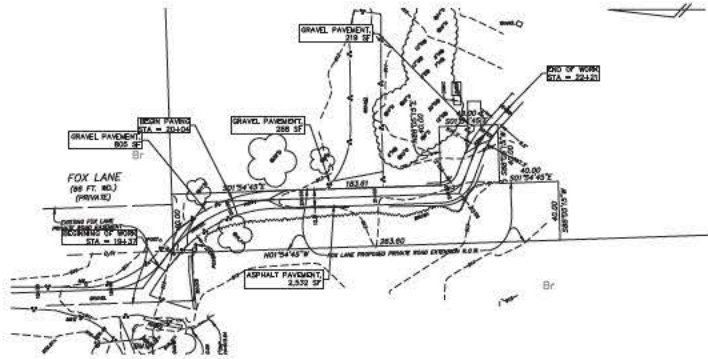
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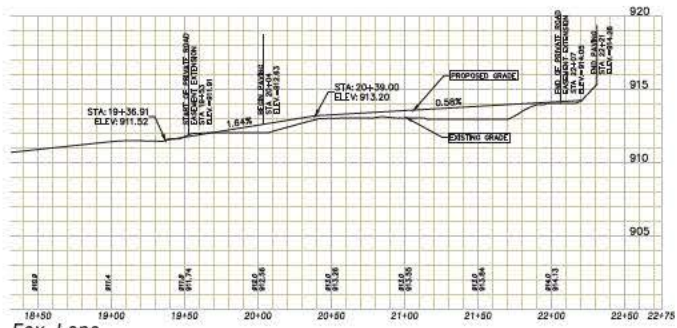
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REMOVAL PLAN  
SCALE 1" = 40'



DETAILED GRADING PLAN  
SCALE 1" = 20'



PROPOSED PLAN AND PROFILE  
SCALE 1" = 40' HORIZ., 1" = 4' VERT.

**TREE LEGEND**

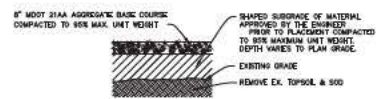
- = DEAD
- = SLIP
- = HOLEY
- = HUNK
- = DM

**WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION**

- = BROOKTON LOAM
- • • • • = SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ = LIGHT POLE</li> <li>○ = UTILITY POLE</li> <li>○ = POST</li> <li>○ = GUY ANCHOR</li> <li>○ = HYDRANT</li> <li>○ = SPOT ELEV.</li> <li>○ = MANHOLE</li> <li>○ = CATCHBASIN</li> <li>○ = END SECTION</li> <li>○ = GRAVEL</li> <li>○ = FENCE</li> <li>○ = CONCRETE</li> <li>○ = ASPHALT</li> <li>○ = EXISTING STORM</li> <li>○ = EXISTING SANITARY</li> <li>○ = EXISTING WATER</li> <li>○ = EXISTING GAS</li> <li>○ = EXISTING ELECTRIC</li> <li>○ = EXISTING TELEPHONE</li> </ul>	<p><b>BENCHMARK</b> (B.M.) = TOP OF 3" x 3" CONCRETE PAD UNDER DRIVEWAY TO 2853 FOX LANE, ELEV. 915.84 (M.A.S.D. 88)</p> <p><b>BENCH-MARK</b> (B.M.) = NORTHWEST CORNER OF CONCRETE PAD TO GARAGE FOR 7630 FOX LANE, ELEV. 915.84 (M.A.S.D. 88)</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						



PREPARED BY: *Joseph K. Hayward*  
JOSEPH K. HAYWARD P.C., MICH. NO. 52559



WASHTENAW COUNTY ENGINEERING

CLIENT: DONALD JOHNSON  
2853 FOX LANE, 48188  
MAYNARD, MI 48178

PROJECT: FOX LANE PRIVATE ROAD  
STA 19+50 TO 22+21

SECTION: 1.2 TOWN: 1 SOUTH RANGE: 5 EAST  
MAYNARD TOWNSHIP  
MAYNARD, MI 48178  
DATE: 8-18-2024  
DWS NO. 100-406  
FIELD BOOK: 408  
FILE NO. 8-10789

4 SHEET



# Memorandum

## 7523 Webster Church Road

**DATE** June 09, 2025  
**TO** Webster Township Board of Trustees  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

### INTRODUCTION

The applicant, Larry Wheeler, is proposing to construct a single-family home on his property located at 7523 Webster Church Road. The property is accessed via an existing non-compliant shared driveway extending from Webster Church Road, which serves a total of three parcels, including the subject parcel.

The parcel is considered nonconforming because it does not front on a public road or a conforming private road. However, the parcel was previously split, and the current request is solely for a zoning compliance permit to construct a single-family residence, which is a permitted use under the zoning ordinance.

While the zoning ordinance allows construction on a nonconforming lot, Section 4 of the Private Road Ordinance requires that any lot improved with a building must abut a public road or an approved private road. This requirement, however, does not apply where a private road: serves no more than three parcels, and otherwise satisfies the standards set forth in Section 5 of the Private Road Ordinance (listed below).

### SECTION 5. PARCELS OF LAND EXCEPTED FROM ROAD ORDINANCE

*The provisions of this ordinance, except this section and Section 6B, herein, shall not apply where no more than three lots or parcels of real estate which are used, or intended to be used, for no more than three single family dwelling units, do not adjoin a public road, provided:*

- A. *Said lots share a 66- foot wide right of way for ingress and egress to a public road; or a smaller right of way that complies with the required standards of Table 7 herein.*
- B. *The right of way provides a safe means of access for ingress and egress for emergency, fire and police vehicles from the public road to the single-family dwelling units.*
- C. *The lots or parcels of real estate are located no greater distance than 2,640 feet from the center line of said public street; and*
- D. *The right of way is recorded in the Office of the Register of Deeds of Washtenaw County.*

### REVIEW SUMMARY

- The parcel has a 66-foot-wide recorded right-of-way (shared driveway) providing direct access to a public road (Webster Church Road).
- The driveway serves no more than three existing parcels: 7523, 7583, and 7565 Webster Church Road. No land division or parcel split is being requested.
- All parcels currently exist. There is no request for a land division or parcel split.
- The right-of-way is 66 feet wide on paper.

- The right-of-way only provides only 14 feet of usable width. **The Fire Department conducted a site inspection and expressed concerns that the 14-foot width, without a designated turnaround, does not provide generally acceptable safe access for emergency vehicles.**

Section 5(B) of the Private Road Ordinance requires that the right-of-way (shared driveway) provides ingress and egress for emergency vehicles. It is not simply that a right-of-way exists. In the example, the ROW width is 66-feet but that the "cleared" gravel access within the easement is only 14 feet.

The compliance permit *would not* issued, if:

1. The private right-of-way served more than three lots.
2. The private right-of-way did not directly outlet and provide access to a public road.
3. A land division to create a new parcel was required or requested.

### **APPLICANT REQUEST**

Given that the shared driveway meets the technical requirements under Section 5, **except for the fire safety concern**, the applicant is requesting a re-review by the Township Board.

To address the concern, the property owner has committed to:

- Maintaining at least 14 feet of horizontal clearance and the required vertical clearance along the driveway;
- Trimming vegetation as necessary to maintain clearance;
- Providing a hammerhead-style turnaround on the property, to be illustrated in a sketch or plan approved by the Fire Department.
- Ensuring the turnaround area is kept clear of structures and vegetation. Final surface material (e.g., gravel) will be determined in consultation with the Fire Department.

### **BOARD CONSIDERATION**

The Township Zoning Administrator, in consultation with the Township Attorney, has reviewed all relevant discussions and interpretations of this section to date. Based on that review, the following path for review and approval has been established.

The Township Board shall review the applicant's request and the conditions offered to determine whether the proposal satisfies the requirements of Section 5 of the Private Road Ordinance.

- **Option 1:** If the Township Board determines that the proposal meets the provisions of Section 5, then the zoning compliance permit for the single-family home may be approved administratively, subject to any conditions the Board deems necessary to ensure continued safe access and maintenance.
- **Option 2:** If the Board determines that the proposal does not meet Section 5, and is instead subject to Section 7 (private roads serving more than three parcels or requiring variances), then formal Board approval of a private road permit, along with any required variances that may be necessary.



## Dexter Area Fire Department

8140 MAIN STREET • DEXTER, MICHIGAN • 48130-1044  
TELEPHONE: (734) 426-4500

FIRE CHIEF  
DOUG ARMSTRONG

**Date:** May 8, 2025

**To:** Sri Ravali Komaragiri

**From:** Ed Root / Fire Inspector

**Project:** 7523 Webster Church Rd

Sri I inspected the gravel driveway at 7523 Webster Church Rd, and I found the following:

- 1) Width near Webster Church: 12' wide
- 2) Width on 7517 Webster Church easement: 13'
- 3) Width on 7565 Webster Church easement: 15'
- 4) Current partial Cul-de-sac on 7565 Webster Church only approx. 50' across. This could be easily increased to a required 96'

The above widths and cu-de-sac needs to meet the Townships zoning requirements.

Regards:

Ed Root

Firefighter / Inspector

Cc/ Doug Armstrong / Dexter Area Fire Department, Fire Chief

**SMOKE DETECTORS SAVE LIVES**



# WEBSTER TOWNSHIP

5665 Webster Church Road, Dexter MI 48130, (734) 426-5103

# PAID

APR 14 2025

Webster Township  
Dexter, MI 48130

## Application for Private Road Permit

### ADMINISTRATIVE USE ONLY

Permit # JRP25-001

Total Fees:	160.00	Date Paid:	4/14/2025	Receipt No:	
-------------	--------	------------	-----------	-------------	--

### REQUEST (Check all that apply)

**Prior to applying, please call the Zoning Administrator at 734-426-5103 to schedule a pre-application meeting for determination of type of approval and application requirements**

Board Approval     
  Administrative Approval     
  Board Variance

### APPLICANT

If not the property owner, you must attach a "Letter of Authorization to apply" signed by the Owner)

Road Name	Larry Wheeler Way
Company	
Primary Contact	Larry Wheeler
Address	[REDACTED]
Phone Number	[REDACTED]

### PLAN PREPARER

Company			
Primary Contact			
Address			
Phone Number		E-mail	

### INTERESTED PARTY (S)

**The names and addresses of all persons or parties owning an interest in the title to the lots and the easement area. Use a separate paper if necessary.**

Owner Name	Property Address
Toby + Jackie Pratt	7565 Webster Church Rd
Morgan Shantz	7583 Webster Church Rd

I do hereby attest that all statements, signatures, descriptions, and exhibits submitted on/or with this application are true and accurate to the best of my knowledge and I am the property owner or I am authorized to file this application and act on behalf of the property owner and I have attached a letter of authorization to apply from the owner who grants me permission to act on his/her behalf. I acknowledge that by making this application I have consented to the entry of Township officials, employees, agents, and/or representatives for all purposes in connection with this application and to ensure compliance with Township Ordinances.

Date

## SUBMITTAL REQUIREMENTS

Click on the link to access [Webster Township Private Road Ordinance](#)

This Application must include all required information as noted in the pertinent sections of the ordinance. The Zoning Administrator will conduct an initial review of this application for completeness. The Zoning Administrator will notify the applicant in writing if the Township requires further information in order to consider the application "complete". Once the application is considered complete, the application and record documents will be processed for review.

### General Requirements

- A completed application
- Cash or check payable to 'Webster Township'. Refer to the Township Fee Schedule.
- A right of way or an access easement, including all agreements as identified in Section 6A(4), herein, shall be recorded in the Office of the Register of Deeds for Washtenaw County prior to issuance of the certificate of completion required in Section 9, herein
- A draft agreement which includes all terms and conditions of the proposed right of way including copies of all agreements or intended agreements regarding the maintenance and improvements of the right of way and roadway. For more detail, see section 13. Maintenance of Private Roads
- A copy of any permits or applications for permits from the County Road Commission, County Drain Commission, State Department of Natural Resources, etc. as required by Section 8, herein. 8.

### Additional Requirements for Board approval (Section 6A of Private Road Ordinance)

- A survey prepared by a Registered Land Surveyor or Civil Engineer, registered by the State of Michigan, and shall bear the seal of the same. Section 6A for more details of contents
- A legal description of each lot to be served by the right of way, a legal description of the right of way, the names and addresses of all persons or parties owning an interest in the title to the lots and the right of way area
- Plan and profile drawings and cross sections of the proposed improvements prepared by a Civil Engineer registered in the State of Michigan, and bearing the seal of the same
- If the application for a private road is to include a secured entrance, the following details and description of the security proposed
- A statement adopting the State Uniform Traffic Code. Show all proposed sign locations and type of signage.
- A request for variance, if being requested. The letter of request shall include description of variance requested and reasons for request such as unnecessary hardship or practical difficulty due to soil conditions, topographical considerations, or other factors.

### Additional Requirements for Administrative approval (Section 6B of Private Road Ordinance)

- One printed and one (1) PDF copy of a survey or sketch of the property showing its
  - Boundaries,
  - Location of all existing improvements and the location of future buildings.
  - Relationship of the lot to any public or private rights of way or roads.
  - Dimensions and location of the existing and proposed access easements.
  - All proposed traffic sign locations and site addressing. Details about type of signage.
- A narrative explaining the materials, method of construction, road widths and any other improvements.
- If the application for a private road is to include a secured entrance, the details and description of the security proposed should be included.

# *Larry Wheeler Way*

## **PRIVATE ROAD ACCESS AND MAINTENANCE AGREEMENT**

This agreement is made this 13th day of March 2025, by the undersigned, being all owners of the following parcels:

Parcel C: tax ID C-03-14-200-025 Names Morgan Schantz

Parcel D: tax IDC-03-15-100-001 Names Toby Pratt and Jacqueline Paonessa

Parcel E: tax IDC-03-14-200-022 Names Larry Wheeler

The parcels of real estate are described in **CERTIFIED SURVEY** prepared by Nederveld attached to this agreement, hereafter and incorporated by reference (each referred to as a "Parcel" or collectively as the "Parcels"), situated in Webster Township, Washtenaw County, hereby enter into the following Agreement for the creation of a private road (the "Private Road") and for the maintenance of the Private Road for the benefit of the Parcels, and to acknowledge their respective obligations related to the Private Road.

The private road created herein shall be known as "**Larry Wheeler Way**"

### **SECTION 1. INTENT FOR PRIVATE ROAD.**

It is the intent of this Agreement to provide an effective and convenient mechanism for the afore described real estate owners to maintain the Private Road in a reasonably safe condition suitable for safe and efficient travel by the undersigned, their guests, governmental agencies, emergency services providers, and public utilities. This Agreement shall provide for the perpetual private (non-public) maintenance of the Private Road which is necessary and reasonable standards to serve the several interests involved.

It is the intent of the responsible parties to this Agreement to maintain the Private Road in a reasonably suitable condition for travel. The Owners of Parcel C, D & E agree that the Private Road shall from time to time require maintenance that could include grading, paving, restoration of the gravel base, restoration of the crown, cleaning or replacement of drainage improvements, maintenance of Washtenaw County Road Commission approved sight distance, and removal of snow and other hazards for safe travel on the

Private Road.

## **SECTION 2. APPROVALS. PRIVATE ROAD PERMIT.**

The Private Road is approved by, and the agreement is made in accordance with the approval procedures listed in the Webster Township Private Road Ordinance. The approval is granted on this date March 13, 2025 (date) on the Road layout shown in **EXHIBIT A: CERTIFIED SURVEY** ( page 3 of the survey) conditions of the Private Road Permit.

## **SECTION 3. PUBLIC ACCESS EASEMENT.**

A sixty-six (18') feet wide access easement, as shown in the attached **EXHIBIT A: CERTIFIED SURVEY** is hereby granted to the public via this Agreement for the purpose of emergency and other public vehicles for whatever public access or services are necessary.

## **SECTION 4. TERMS.**

This Agreement shall be a covenant running with all of the land comprising the Parcels described in **EXHIBIT A**, and shall irrevocably bind the Parcels and the heirs, assigns, or personal representatives of the undersigned with respect to all of this Agreement's terms and obligations.

## **SECTION 5. PRIVATE ROAD ASSOCIATION.**

No formal association is established at this time. All property owners will be responsible for managing the maintenance of the Private Road.

## **SECTION 7. COST SHARING.**

Normal maintenance costs should be expected by the owners of Parcel C, D, & E; all costs will be shared equally between property owners.

## **SECTION 8. LAND DIVISION**

If any Parcel is subdivided, all charges that would have been levied in respect to the split Parcel shall be reallocated among the split Parcels on a pro rata basis as provided herein. Any costs or expenses arising from a required improvement or upgrading of the Private Road as a result of the subdivision shall be borne by the owners of the Parcel(s) being subdivided, provided that any party who subsequently splits its property and benefits from the required upgrades shall be responsible for reimbursement of all costs incurred on a pro rata basis in the manner set forth in Section 7 of this Agreement.

## **SECTION 9. VOTING.**

Each Parcel of property covered by this Agreement shall have one vote for any purposes

in the decisions regarding the Private Road. The vote for each parcel may be exercised by any owner of that property. In the event of any dispute as to whom should properly exercise the vote for a Parcel, the Parcel shall have no vote until the contesting parties unanimously agree as to whom shall properly exercise the vote for the Parcel.

#### **SECTION 10. INGRESS/EGRESS.**

The owners of any and all property using the Road shall refrain from prohibiting, restricting, limiting, or in any manner interfering with the normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invite, tradesmen, and other bound to or returning from any of the properties having the right to use the Road.

#### **SECTION 11. MAINTENANCE OF THE PRIVATE ROAD.**

In order to maintain the Private Road in a safe condition suitable for safe and efficient travel by the undersigned, their guests, governmental agencies, emergency service providers and public utilities, the Association shall be responsible for regular maintenance and improvements to the Private Road are maintained in safe condition.

- a. The Private Road shall be snowplowed so as to permit year-round access
- b. All trees that have coverage over the travel way shall be trimmed to maintain a vertical clearance of 14 feet to allow passage of emergency vehicle.
- c. Private Roads shall be maintained to prohibit creation of public nuisance, as defined in the Webster Township Public Nuisance Ordinance.

#### **SECTION 12. LIMITATIONS ON USE.**

The use within the easement shall be subject to the following limitations:

- a. No party shall make any material change, modification or alteration in its portion of the common area, provided however, that such modifications for development of driveways to the individual parcels (curb cuts, turning movements, and the like) shall be subject to the approval of the all the property owners and the Webster Township.
- b. No fence or other vertical barrier which would prevent or obstruct the passage of pedestrian or vehicular travel for the purposes herein permitted shall be erected or permitted within or across the easement areas.
- c. The foregoing provision shall not prohibit the installation of convenience facilities such as mailboxes and temporary placement of trash receptacles for pick-up only.
- d. Landscaping may be installed within the easement, but shall not be closer than six feet from approved edge of the road.
- e. Off-street parking shall be prohibited along the road and the hammerhead.

#### **SECTION 13. DAMAGE.**

The owner of each Parcel shall be separately responsible to repair and for the costs

thereof, any damage caused to the Private Road due to extraordinary use. Extraordinary use shall include, but is not limited to: movement of construction equipment, moving vans, commercial trucks, or other heavy loads; movement of recreational vehicles, or increased usage not ordinarily consistent with normal passenger vehicle automobile traffic. Damage caused by residential services such as garbage pick-up trucks or emergency vehicles shall not constitute extraordinary use. In the event that any owner or their agents, employees or guests cause the type of damage described herein and fail to make the necessary repairs within ninety (90) days, the Association may do so after notice to such owner, and any costs so expended shall be a burden upon the land of such owners with a lien enforceable as set forth herein.

#### **SECTION 14. ENFORCEMENT/DISPUTE RESOLUTION.**

This Agreement may be enforced by any owner of a Parcel or Parcels.

#### **SECTION 15. LIENS.**

Costs incurred for maintenance or other approved improvements of the Private Road as described herein shall be a burden upon the land with a lien therefore against any parcel for which the costs of maintenance or improvements have not been paid by the owner of such Parcel.

#### **SECTION 16. NO PUBLIC FUNDS/NO PUBLIC OBLIGATION.**

No public funds of Webster Township are to be used to build, repair, or maintain the Private Road. Webster Township has no responsibility or obligation regarding construction, repair, improvement, or maintenance in regard to the Private Road or as it pertains to ingress and egress to any parcel utilizing the Private Road.

#### **SECTION 17. HOLD HARMLESS/INDEMNIFICATION.**

The undersigned hereby agree to indemnify and hold harmless Webster Township and its officials from any and all claims which might be brought against it/them based on causes of action and alleged damages relating in any way to the Private Road, the use of the Private Road, and this Agreement.

#### **SECTION 18. AMENDMENT.**

The provisions of this Agreement may be amended, but only with the written consent of owners of all Parcels described herein. Any amendment, except those made to update owner or parcel information shall be subject to review and approval by the majority of property owners.

#### **SECTION 19. FILING/RECORDING.**

A copy of the executed and recorded Agreement may be filed with the Office of Webster Township and recorded with the Washtenaw County Register of Deeds.

**SECTION 20. CONSIDERATION.**

This Agreement is given for good and valuable consideration, the receipt of which is acknowledged by the parties.

**SECTION 21. GOVERNING LAW.**

This Agreement shall be interpreted and construed in accordance with the laws of the State of Michigan.

**SECTION 22. SEVERABILITY.**

If any term, covenant or condition of this Agreement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or conditions to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOFF, the parties have executed this agreement in Webster Township, Washtenaw COUNTY, Michigan on this day of March 15, 2025.

Owners of Parcel ~~B~~ E

Toby Pratt Jacqueline Paonessa 3-13-25  
Date

\_\_\_\_\_ Date

Owners of Parcel ~~B~~ Parcel 2, Parcel 3 and Parcel C:

Thomas A. W. Keefe 3-13-25  
Date

Morgan Schantz 3/13/25  
Date

STATE OF MICHIGAN )  
 )Ss  
COUNTY OF WASHTENAW )

On this 13 day of March 2025 before me a Notary Public in and for said county, personally appeared Morgan Schantz Toby Pratt Jacqueline Paonessa and Lawrence Whitten who to me is known to be the same person described herein and who executed the within instrument on behalf of the above listed Potts drive Owners of records and acknowledged to bet the same to be his/her free act and deed.

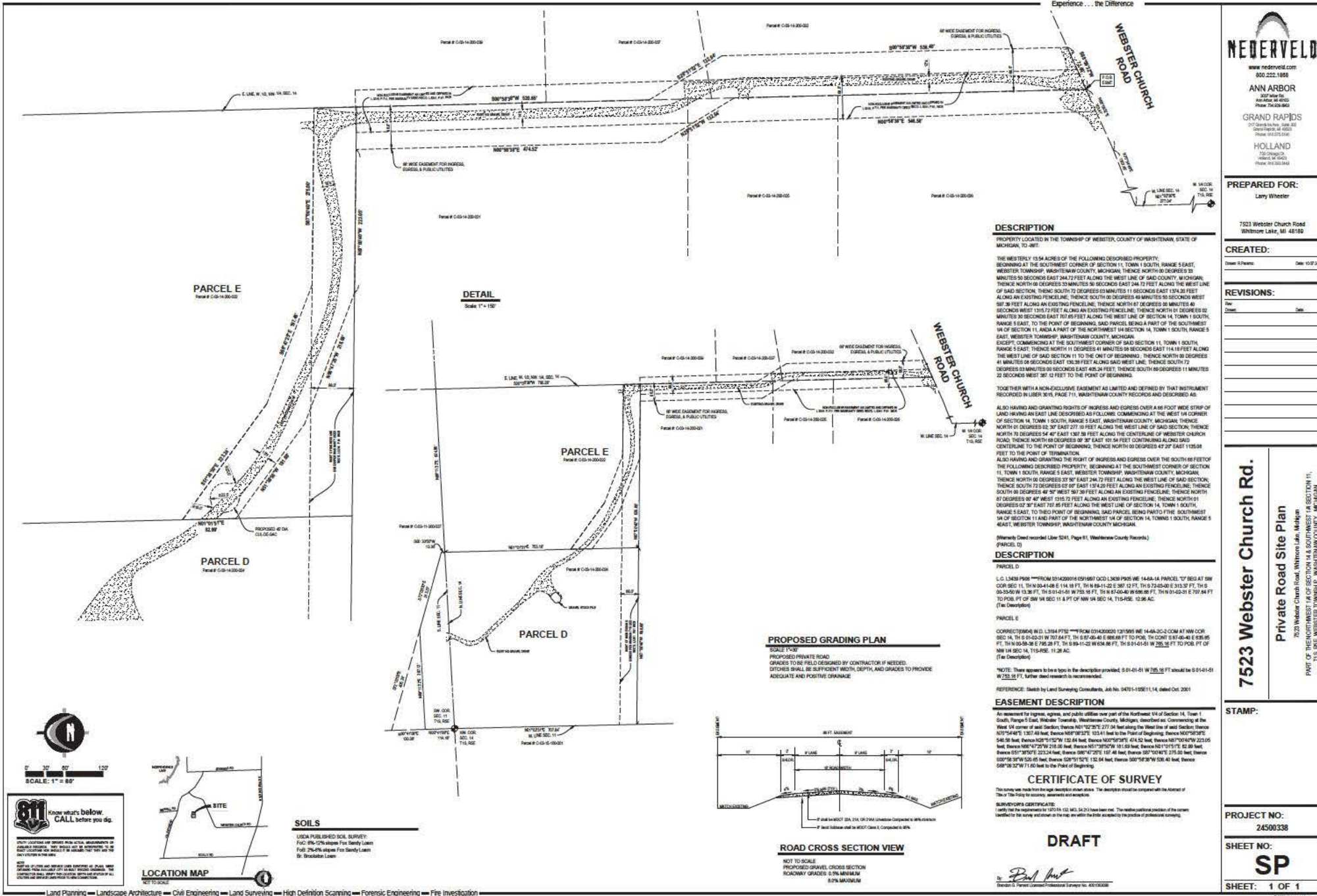
Keis Ann DeAngelo  
Notary Public

Washtenaw County, Michigan

My Commission Expires on 7/24/30

Acting in Washtenaw County





**DESCRIPTION**

PROPERTY LOCATED IN THE TOWNSHIP OF WEBSTER, COUNTY OF WASHTENAW, STATE OF MICHIGAN, TO WIT:

THE WESTERLY 0.54 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, TOWN 1 SOUTH, RANGE 5 EAST, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS EAST 204.72 FEET ALONG THE WEST LINE OF SAID COUNTY HIGHWAY, THENCE NORTH 00 DEGREES 33 MINUTES 50 SECONDS EAST 244.72 FEET ALONG THE WEST LINE OF SAID SECTION, THENCE SOUTH 72 DEGREES 11 MINUTES 11 SECONDS EAST 134.30 FEET ALONG AN EXISTING FENCELINE, THENCE SOUTH 00 DEGREES 40 MINUTES 20 SECONDS WEST 30 FEET ALONG AN EXISTING FENCELINE, THENCE NORTH 87 DEGREES 00 MINUTES 40 SECONDS WEST 133.23 FEET ALONG AN EXISTING FENCELINE, THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST 101.85 FEET ALONG THE WEST LINE OF SECTION 14, TOWN 1 SOUTH, RANGE 5 EAST, TO THE POINT OF BEGINNING, SAID PARCEL BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, AND A PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 1 SOUTH, RANGE 5 EAST, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, TOWN 1 SOUTH, RANGE 5 EAST, THENCE NORTH 11 DEGREES 41 MINUTES 00 SECONDS EAST 114.18 FEET ALONG THE WEST LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST 38.30 FEET ALONG SAID WEST LINE, THENCE SOUTH 72 DEGREES 03 MINUTES 00 SECONDS EAST 408.24 FEET, THENCE SOUTH 00 DEGREES 11 MINUTES 22 SECONDS WEST 37.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS LIMITED AND DEFINED BY THAT INSTRUMENT RECORDED IN LIBER 3015, PAGE 711, WASHTENAW COUNTY RECORDS AND DESCRIBED AS:

ALSO HAVING AND GRANTING RIGHTS OF INGRESS AND EGRESS OVER A 46 FOOT WIDE STRIP OF LAND HAVING AN EAST LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, TOWN 1 SOUTH, RANGE 5 EAST, WASHTENAW COUNTY, MICHIGAN, THENCE NORTH 00 DEGREES 32' 50" EAST 271.30 FEET ALONG THE WEST LINE OF SAID SECTION, THENCE NORTH 70 DEGREES 54' 40" EAST 130.70 FEET ALONG THE CENTERLINE OF WEBSTER CHURCH ROAD, THENCE NORTH 00 DEGREES 30' EAST 101.54 FEET CONTINUING ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 42' OF EAST 110.08 FEET TO THE POINT OF TERMINATION.

ALSO HAVING AND GRANTING THE RIGHT OF INGRESS AND EGRESS OVER THE SOUTH 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, TOWN 1 SOUTH, RANGE 5 EAST, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, THENCE NORTH 00 DEGREES 00' OF EAST 244.72 FEET ALONG THE WEST LINE OF SAID SECTION, THENCE SOUTH 72 DEGREES 00' OF EAST 134.28 FEET ALONG AN EXISTING FENCELINE, THENCE SOUTH 00 DEGREES 00' WEST 30 FEET ALONG AN EXISTING FENCELINE, THENCE NORTH 87 DEGREES 00' WEST 133.23 FEET ALONG AN EXISTING FENCELINE, THENCE NORTH 00 DEGREES 23' EAST 70.85 FEET ALONG THE WEST LINE OF SECTION 14, TOWN 1 SOUTH, RANGE 5 EAST, TO THE POINT OF BEGINNING, SAID PARCEL BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 1 SOUTH, RANGE 5 EAST, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

(Whereby Deed recorded Liber 5241, Page 81, Washtenaw County Records)

**DESCRIPTION**

PARCEL D

L.C. L3483 P208 FROM 0314200116 031667 QCD L3639 P205 ME 14-68-14 PARCEL 10' BEG AT SW COR SEC 14, T1N 04-S4-R6 E 114.18 FT, TH 89-11-22 E 387.12 FT, TH S 72-04-00 E 0133.23 FT, TH S 00-50-00 W 13.28 FT, TH S 11-41-00 W 70.85 FT, TH S 04-00 W 206.88 FT, TH S 04-02-30 E 270.84 FT TO POB. PT OF SW 1/4 SEC 11 & PT OF NW 1/4 SEC 14, T1S-R6E, 12.38 AC.

(Tax Description)

PARCEL E

CORNER 10864 W.D. L3184 P732 FROM 0314200116 121595 ME 14-68-20-2 COR NW COR SEC 14, T1N 04-S4-R6 E 114.18 FT, TH S 89-11-22 E 387.12 FT, TH S 72-04-00 E 0133.23 FT, TH S 00-50-00 W 13.28 FT, TH S 11-41-00 W 70.85 FT, TH S 04-00 W 206.88 FT, TH S 04-02-30 E 270.84 FT TO POB. PT OF NW 1/4 SEC 14, T1S-R6E, 11.28 AC.

(Tax Description)

**EASEMENT DESCRIPTION**

An easement for ingress, egress, and public utilities over part of the Northwest 1/4 of Section 14, Town 1 South, Range 5 East, Webster Township, Washtenaw County, Michigan, described as: Commencing at the West 1/4 corner of said Section, thence North 11° 41' 00" East 114.18 feet along the West line of said Section, thence North 00° 41' 00" East 38.30 feet, thence North 00° 23' 30" East 101.85 feet, thence South 72° 03' 00" East 408.24 feet, thence South 00° 11' 22" West 37.12 feet to the Point of Beginning.

**CERTIFICATE OF SURVEY**

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title in this survey for accuracy, amendments and exceptions.

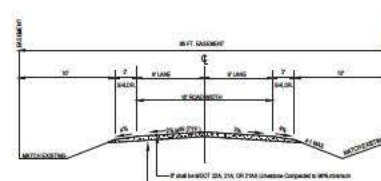
**SURVEYOR'S CERTIFICATE:**

I certify that the measurements for L3074-133, L363, S4210 have been met. The mathematical precision of the corners is certified for this survey and shown on the map, with the data supported by the practice of professional competency.

**PROPOSED GRADING PLAN**

SCALE 1"=8'

PROPOSED PRIVATE ROAD GRADES TO BE FIELD DESIGNED BY CONTRACTOR IF NEEDED. DITCHES SHALL BE SUFFICIENT WIDTH, DEPTH, AND GRADES TO PROVIDE ADEQUATE AND POSITIVE DRAINAGE.



**ROAD CROSS SECTION VIEW**

NOT TO SCALE

PROPOSED GRAVEL CROSS SECTION ROADWAY GRADES: 0.5% MINIMUM, 0.2% MAXIMUM

www.nederveld.com  
800.222.1898

**ANN ARBOR**  
307 West St.  
Ann Arbor, MI 48106  
Phone: 734.263.9893

**GRAND RAPIDS**  
217 Grand Ave., Suite 403  
Grand Rapids, MI 49503  
Phone: 616.275.1544

**HOLLAND**  
121 Chicago St.  
Holland, MI 49423  
Phone: 616.220.5568

---

**PREPARED FOR:**  
Larry Wheeler

7523 Webster Church Road  
Whitmore Lake, MI 48190

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**CREATED:**  
Drawn: P/Pheno Date: 10/24

---

**REVISIONS:**

Rev	Date

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**7523 Webster Church Rd.**  
**Private Road Site Plan**  
7523 Webster Church Road, Whitmore Lake, Michigan  
PART OF THE NORTHWEST 1/4 OF SECTION 14 & SOUTHWEST 1/4 SECTION 11, T1S, R6E, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

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**STAMP:**

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**PROJECT NO:**  
24500338

---

**SHEET NO:**  
**SP**

---

**SHEET: 1 OF 1**

0 30 60 90 120  
SCALE: 1" = 80'

**811 Know what's below. CALL before you dig.**

811 LOCAL NUMBERS ARE LISTED IN LOCAL DIRECTORY OR ONLINE SERVICES. 811 SERVICE IS AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK. CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG. CALL 811 AT LEAST 24 HOURS BEFORE YOU DIG. CALL 811 AT LEAST 24 HOURS BEFORE YOU DIG.

811 SERVICE IS PROVIDED BY THE LOCAL GOVERNMENT OR PRIVATE CONTRACTORS. 811 SERVICE IS PROVIDED BY THE LOCAL GOVERNMENT OR PRIVATE CONTRACTORS. 811 SERVICE IS PROVIDED BY THE LOCAL GOVERNMENT OR PRIVATE CONTRACTORS.

**SOILS**

USDA PUBLISHED SOIL SURVEY:  
FO: 0% - 2% slopes For Sandy Loam  
FO: 2% - 6% slopes For Sandy Loam  
St. Dissected Loam

**LOCATION MAP**  
NOT TO SCALE

**WEBSTER TOWNSHIP**  
**Washtenaw County**

**RESOLUTION ALLOWING BUILDING PERMIT APPLICATION BEFORE  
CERTIFICATE OF ZONING COMPLIANCE**

**RESOLUTION NO. 25-20**

At a regular meeting of the Township Board of Webster Township, Washtenaw County, Michigan, held at the Webster Township Hall on the \_\_\_\_ day of \_\_\_\_\_ 2025, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_  
and supported by \_\_\_\_\_:

**WHEREAS**, the Township is in the process of amending its Private Road Ordinance to modify and update private road regulations in the Township; and

**WHEREAS**, persons applying for a certificate of zoning compliance or a building permit (“Applicants”) cannot obtain a certificate of zoning compliance until the applied for property and proposed land use are both in compliance with all Township ordinances, including the Private Road Ordinance which is under active consideration; and

**WHEREAS**, under the Township’s Zoning Ordinance, a building permit shall not be issued without zoning compliance, a mutually beneficial process for the Township and County;

**WHEREAS**, the Township wishes to provide Applicants with the option to apply for building permits while the Township deliberates and finalizes its private roads regulation in the best interest of the public health, safety, and general welfare of those in the Township; and

**WHEREAS**, the Township does not intend that building permits be issued.

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The property located at **7523 Webster Church Road** and owned by **WHEELER LAWRENCE JR** currently obtains access to a public road from an existing non-compliant shared driveway that is currently preventing the finalization of zoning compliance review.
2. The Applicants cannot receive a certificate of zoning compliance due to current private road regulations, unless a road permit is approved.
3. Applicants may request a cursory zoning compliance assessment from the Zoning Administrator for the limited purpose of proceeding with administrative building permit review.

4. Upon completion of such verification, the applicant may apply for building permits from the Washtenaw County Building Department allowing administrative review and comment from the Building Department.

5. Upon finalizing administrative review, the Township respectfully requests that the Washtenaw County Building Department send notification to the Township Supervisor and Zoning Administrator.

6. Any cost, work, or commencement of construction arising out of or in connection with the building permit application is at the sole discretion, expense, and risk of the Applicants.

7. A Zoning Compliance Permit or a Building permit will not be issued until the property, land use, building, or other improvements comply with all Township ordinances, including any amended Private Road Ordinance.

8. The administrative review by the County shall be completed within 180 days from the date this resolution is approved, unless the ordinance under review is adopted sooner or the Township Board extends the review period by further action, whichever occurs first.

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN )

) ss

COUNTY OF WASHTENAW )

I, the undersigned, the duly qualified and acting clerk for Webster Township, Washtenaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Webster Township Board at a meeting held on the \_\_\_ day of \_\_\_\_\_ 2025, and further certify that the above Resolution was adopted at said meeting.

\_\_\_\_\_

Tonie Brovont, Webster Township Clerk



# Memorandum

## Resolution 25-22: Article 14. Stormwater Management Regulations (23-ZTA-02)

**DATE** 06-05-25  
**TO** Webster Township Board of Trustees  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

### BACKGROUND

In Webster Township, stormwater management relies heavily on natural features such as lakes, streams, creeks, wetlands, woodlands, and grasslands. When development occurs, human-made stormwater management systems and strategies are necessary to ensure that surface water runoff does not exceed levels found in undeveloped conditions. Stormwater best management practices also help protect groundwater quality by addressing the increased runoff created by new development, which is crucial since most landowners rely on wells for their drinking water.

**The 2022 Township Master Plan included two recommendations for the Planning Commission to consider in Part 13 (Implementation Matrix).**

1. Consider amending the Zoning Ordinance to reflect stormwater best management practices (*reference part 10.03*):
  - a. Include the current Washtenaw County Water Resources Commission Standards;
  - b. Remove outdated Webster Township standards, and
  - c. Provide for drainage tile protection
2. Consider adopting a Soil Erosion Ordinance to protect or limit the risk of soil erosion for steep slopes and/or natural features. (*reference part 10.03, 10.04 and 10.07*).

The text revisions to Article 14 Storm Water Management primarily focus on

1. Use of the current Washtenaw County Water Resources Commission Standards (MP).
2. Removal of outdated Webster Township standards (MP).
3. Removal of content that is repeated from other ZO sections (per 7/21/21 PC meeting), and clarification of the responsibilities and options for maintaining storm water management systems.
4. Address master plan recommendation regards to steep slopes management.

### PLANNING COMMISSION RECOMMENDATION

After completing the public hearing on March 19, 2025, the Planning Commission recommended adoption based on the following motion.

- X. *Stormwater Management Regulations (23-ZTA-02)*
- A. *Sri Komaragiri related that the only confirmation we didn't get from the attorney yet was for Section 13.120.*
  - B. *Jeff Harms asked to renumber items in Section 13.120 and to removed "to residential buildings" after "additions".*
  - C. *Julie Nixon asked to replace "greater than 12%" in Section 13.70 B (14) with "12% or greater".*
  - D. *George Goodman moved 2<sup>nd</sup> by Paul Zalucha, to recommend the proposed text amendment to Article 13, Sections 13.120, 13.70, and 13.75 and Article 14 of the Webster Township Zoning Ordinance to the Township Board for adoption. The motion is made based on the draft presented at tonight's meeting along with the minor changes discussed at the meeting. A roll call vote was taken, and it carried unanimously.*

## TOWNSHIP ATTORNEY REVISION POST PUBLIC HEARING

The Township attorney offered a revision after the Planning Commission made the recommendation. The proposed changes do not alter the intent of the recommended language; they simply offer a more streamlined version of the current language.

- Item (2) has been revised as highlighted.
- Item (3) has been rewritten for clarity, as noted.

The change was shared with the Planning Commission at their April 16 meeting. The revised draft that is included in the draft resolution reflects this change.

### Section 13.120 Residential Design Standards

All single family and two-family dwelling units (except mobile homes within licensed mobile home parks) shall comply with the following minimum requirements.

#### A-C No Change

#### D. Surface and Roof Drainage.

- (1) Water from roofs upon which the dwelling is located shall be managed in such a manner as to not burden lands other than those upon which the dwelling is located, unless the flow goes to an existing water course that is not unduly burdened in any manner, or to another legally acquired flow pattern. Connection of roof downspouts to a public sanitary sewer system is prohibited.
- (2) Drainage from gutters and downspouts on residential buildings and additions must be directed toward a vegetated area or other approved point and may not directly drain onto impervious surfaces such as sidewalks and driveways.
- (3) Any modifications to the site that cause surface or roof drainage to be a nuisance to neighboring owners or occupants, the public, or that exceed natural flow onto or across adjacent buildings, premises, property, or public thoroughfares shall be mitigated by the property owner causing the nuisance, trespass, or other damage. Abatement of such nuisance shall be subject to regulations listed in Michigan Drain Code.]

#### ATTORNEY REVISION FOR 2 & 3

- (2) Drainage from gutters and downspouts on residential buildings (and additions) must be directed toward a vegetated area or other approved point and may not directly drain onto impervious surfaces such as sidewalks and driveways.
- (3) Notwithstanding this section, construction carries potential risks and liabilities, including drainage nuisance or water trespass, that could be the responsibility of the property owner undertaking construction.

#### DRAFT MOTION

After discussion, if the Planning Commission is ready make a recommendation to adopt, the following motion can be considered:

*I move to approve the resolution no.25-\_\_\_ to adopt the proposed amendments to to Article 13, sections 13.120, 13.70 and 13.75 and to replace Article 14 of Webster Township Zoning Ordinance in its entirety based on the draft presented at tonight's meeting. (... along with the minor changes discussed at the meeting).*

**PREVIOUS MEETINGS SUMMARY**

<b>Section No.</b>	<b>Section Title</b>	<b>Notes</b>
June 6, 2023	Meeting with Washtenaw County	Member Zalucha, Member Kay, Township Engineer Ted Erickson Township Planner Theresa M. Marsik, P.E., Stormwater Engineer and Scott Miller, Deputy Water Resources Commissioner.
June 21, 2023	PC	Update on the County meeting
December 13, 2023	Review Team	Member Zalucha, member Kay, Township Engineer Ted Erickson, Township Planner Sri Ravali Komaragiri
February 21, 2024	Review Team	
April 14, 2024	Review Team	
October 22, 2024	Review Team	
November 17, 2024	PC	Draft Discussion
December 18, 2024	PC	Set Public Hearing
January 22, 2025	PC Public hearing	Public hearing
February 19, 2025	PC	Review attorney's comments
March 19, 2025	PC	Recommendation to the Board
April 16, 2025	PC	Update to PC about the changes offered by the attorney

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# Article 14

## STORMWATER MANAGEMENT REGULATIONS

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*Article 14 is proposed to be replaced in its entirety.*

### Section 14.05 Purpose and Intent

The purpose of this article is:

- A. To promote the public health, safety and welfare, and encourage the use of lands in accordance with their character and adaptability.
- B. To ensure that stormwater runoff from development is controlled so that the water quality in watercourses, ground water recharged by stormwater and habitat situated in areas impacted by stormwater are protected, and that siltation, pollution and stream bank erosion are minimized.
- C. To provide for cost-effective and functionally effective storm water management, and to reduce the need for future remedial projects.
- D. To reduce or prevent soil erosion and sedimentation.
- E. To recognize private responsibility to incorporate storm water management systems into the early stages of site planning and design.
- F. To ensure that all stormwater conveyance and detention facilities will be properly maintained.
- G. To establish regulations to prevent harmful effects of changes in the quantity and quality of surface water discharge into water bodies and neighboring properties.

### Section 14.10 Stormwater Management Plan

- A. **Applicability.** A stormwater management plan is required for any development that requires a site plan approval per Section 8.05. Refer to Section 8.05 for preliminary and final site plan requirements.
- B. **Approving Body.** A stormwater management plan or subsequent amendment, when submitted in conjunction with an overall site plan or a major site plan amendment shall require Planning Commission approval per requirements listed in Section 8.05 of this Ordinance.

### Section 14.15 Stormwater Management Standards

- A. **Single-Family and Two-Family Lots.** Single family and two-family dwelling units and lots (except mobile homes within a mobile home park district) shall comply with the minimum drainage standards listed in section 13.120 of the Zoning Ordinance.
- B. **Compliance with County Standards.** A stormwater management plan shall conform to the requirements of the Office of the Washtenaw County Water Resources Commissioner Rules and Guidelines, procedures & design criteria for stormwater management systems (WCWRC Rules) effective at the time of the site plan application.
- C. **General Standards.** In addition to WCWRC Rules, a stormwater management plan shall also follow the general standards listed below:

- (1) Stormwater management conveyance, storage and infiltration measures and facilities shall be designed to prevent flood hazards and water pollution related to stormwater runoff, and to prevent accelerated soil erosion from the proposed development.
- (2) Natural topography and site drainage shall be preserved and site grading shall be the minimum amount necessary to manage stormwater. Watercourses and wetlands shall not be obstructed.
- (3) Unless otherwise approved, stormwater runoff shall be conveyed through swales and vegetated buffer strips so as to decrease runoff velocity, allow for natural infiltration, allow suspended sediment particles to settle, and to remove pollutants.
- (4) Watercourses and wetlands shall not be deepened, widened, dredged, cleared of vegetation, straightened, stabilized or otherwise altered without applicable permits or approvals from the Township, relevant county agencies and the Michigan Department of Natural Resources and Environment.
- (5) The stormwater management plan shall run with the land and be binding upon the owner(s) of such land and their heirs, successors, and assigns.

D. **Other Applicable Standards.** All stormwater management plans shall comply with all applicable standards that impact on-site drainage listed in the following sections of this Ordinance:

- (1) Section 13.40            Developments: Improvements
- (2) Section 13.65            Grading
- (3) Section 13.70            Impact Assessment
- (4) Section 13.135          Sewage Waste and Water Pollution
- (5) Section 13.150          Soil Erosion
- (6) Article 16                Environmental Regulations

## **Section 14.20            Development on Steep Slopes**

- A. **Land areas with existing slopes of 18% or greater:** In order to control amounts and velocities of surface water runoff and to prevent soil erosion, no disturbance or development shall be permitted in areas where the soil is highly erodible, or in any area with existing slopes of 18% or greater.
- B. **Land areas with slopes of at least 12% but less than 18%:** Development on such areas shall be subject to the following:
  - (1) Grading and site preparation should be reduced to the minimum amount necessary. There shall be minimal disturbance to existing contours, soil stability, vegetation, and drainage patterns as determined by the Approving Body, which shall consider the information provided by the applicant and the Township Engineer's review and recommendation.
  - (2) Retaining walls may be used to maximize preservation of existing slopes.

## **Section 14.25            Run-off Control Standards**

- A. Over-saturation of managed turf landscapes can limit soil infiltration, increase runoff volume and contribute to non-point source pollution. For any proposed irrigation system in non-residential developments, the plans shall include an irrigation layout that meets the following standards:
  - (1) Automated watering systems shall be equipped with rain sensors that can disable watering systems during and following rain storms.

- (2) All rain sensors shall be adjusted and set so that they automatically shut off the irrigation system for at least twenty-four (24) hours after more than one-fourth ( $\frac{1}{4}$ " ) inch of rainfall has occurred.
  - (3) All rain sensors shall be installed according to manufacturer's instructions in a location that will provide full exposure to rainfall such that accuracy of operation is assured, and shall be maintained in good working condition.
  - (4) Unless authorized by the Approving Body, no person shall adjust either the rain sensor or irrigation system so that the rain sensor is not able to override and turn off the irrigation system after one-fourth ( $\frac{1}{4}$ " ) inch of rain has fallen.
- B. For proposed irrigation systems in residential developments, whether in common areas or individual lots, it is recommended to follow the run-off control standards listed in this section.

## **Section 14.30 Stormwater Best Practices**

Under Section 8.05.E.(4)h, the Planning Commission may impose reasonable conditions when granting final site plan approvals to ensure that stormwater management systems are designed to preserve natural drainage characteristics and protect natural resources. In such cases, the following hierarchy of best management practices may be referenced to safeguard the quality and quantity of stormwater runoff:

- A. Non-Structural (Source) Controls**
- (1) Preservation of the natural environment.
  - (2) Minimization of impervious surfaces.
  - (3) Use of vegetated swales and natural storage.
- B. Structural (Site) Controls**
- (1) Infiltration of on-site runoff.
  - (2) Stormwater retention ponds.
  - (3) Stormwater detention basins.
  - (4) Conveyance off-site.
  - (5) Proper maintenance.

## **Section 14.35 Off-Site Stormwater Management**

- A. In lieu of on-site stormwater management, off-site stormwater management facilities may be proposed in part or full, provided adequate provision and agreements providing for maintenance and inspection of stormwater management facilities shall be made by a recorded instrument dedicated to the relevant agency (Section 14.40 B.2) or individual (for example, a written consent for temporary construction access or permanent grading or installation of stormwater or related improvements).
- B. All soil erosion shall be managed at the off-site location as well as on-site.
- C. Negative drainage impacts to the adjoining, upstream or downstream properties, resulting from the proposed development, shall not be permitted. All components of the drainage system shall be located within a drainage easement or right-of-way in accordance with WCWRC Rules.

## Section 14.40 Maintenance

- A. Maintenance Agreement.** Stormwater management facilities shall be designed to minimize and facilitate maintenance. In order to ensure proper maintenance, a maintenance agreement shall be required as part of the site plan approval and, at a minimum, shall include:
- (1) An acknowledgment that it is the collective responsibility of the property owners benefiting from the stormwater management plan and/or engineered grading plan to maintain the following: surface grades, clearing of debris, cutting of grass and weeds, and repair or replacement of such devices as (but not limited to) culverts, ditches, bridges, catch basins, retention/detention ponds.
  - (2) A statement that the facilities shall operate and be maintained in compliance with all federal, state, and local statutes, laws, ordinances, authorizations, rules, regulations, and permits.
  - (3) A statement that the obligation to maintain the stormwater management plan shall be binding upon the owner(s) of such land and their heirs, successors, and assigns.
  - (4) A method of apportioning and collecting all maintenance costs.
  - (5) A statement holding the Township harmless as to liability for design and maintenance of the drainage easements and improvements.
- B.** As an alternative to a maintenance agreement, the applicant may wish to consider other means to ensure property maintenance as listed below:
- (1) **Special Assessment District.** As a condition of site plan approval, at its discretion the Planning Commission may recommend and the Township Board may require establishing a special assessment district, as provided by law, consisting of the properties benefited by the stormwater management plan and/or grading plan to maintain those improvements. Generally, a special assessment district will be considered only when the properties benefited are not properly maintained.
  - (2) **Establishment of Washtenaw County Drainage District.** The applicant may petition the Office of the Water Resources Commissioner (WCWRC), under the authority of the Michigan Drain Code (Act 40 of 1956), in order to construct new drains or to complete maintenance/improvement projects on existing drains and that the stormwater system become a County Drain.
- Any alternative to a maintenance agreement may be required to be finalized before any final Zoning Compliance Permit is issued.
- C. Drainage Easements.** In the event any on-site or off-site easements are required for establishment of stormwater facilities, the applicant shall record such easements with the Washtenaw County Register of Deeds. The seller and/or proprietor shall give written notice to each new owner of record served by the drainage easements that initial construction of the drainage improvements is the responsibility of the seller, but that the maintenance of the improvements and easements are the responsibility of all record owners served by the improvements. Said notice shall be attached to and recorded with each transmitting instrument of interest. In addition, each platted subdivision or condominium project shall provide a duly recorded maintenance agreement for the drainage devices within its definition of easement, subdivision regulations, master deed, or by-laws, any and all of which may require review and approval by the Township Attorney at the applicant's expense.

## Section 14.45 Inspections

- A. Township Inspections.** The Township, at the expense of the applicant, may perform or cause to be performed such inspections and testing as necessary to ensure that the materials and installation of the stormwater management plan and engineered grading plan meet the submitted plans and applicable federal, state, and local requirements and standards. Inspection requirements shall be determined by the Township Engineer at a preconstruction meeting. Projects that are not under County jurisdiction are subject to completion and performance guarantee standards listed in Section 3.60 of this Ordinance.
- B. Washtenaw County Inspections.** For projects under the jurisdiction of the WCWRC, the applicant shall consult the WCWRC for completion and performance guarantee requirements.

## Section 14.50 Waivers from Township Requirements

- A.** An applicant may apply to the Planning Commission for a waiver or modification of Planning Commission standards or conditions. The Planning Commission shall not waive or modify WCWRC rules, guidelines, procedures, or design criteria for stormwater management systems. Written approval from the Washtenaw County Water Resources Commissioner's Office as it relates to applicable stormwater management and design requirements shall be submitted by the Applicant prior to and as part of the waiver request to the Planning Commission.

In making such a determination to waive, reduce, or modify the Township's stormwater management requirements, the Planning Commission shall see that the spirit of the Article is observed, public safety is secured, and the environment is protected. Any waiver must be consistent with the intent of this Article. The Planning Commission may consider the difficulties of carrying out the strict letter of the Township's requirements under this Article, the nature and type of development, density of the development, benefits and detriments of alternatives provided by the Applicant, and other improvements or aspects provided for in the site plan which reduce or ameliorate stormwater.

- B.** Consistent with Section 6.05(A)(3)(a), stormwater requirements under this Article may not be appealed to the Board of Appeals.

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## Article 13 – GENERAL USE REGULATIONS

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Following sections are proposed amended as follows (see text in [blue and underline](#))

### Section 13.70 Impact Assessment

**B. Assessment Issues.** Where required by the Planning Commission during site plan review, preparation of the Impact Assessment shall be the responsibility of the applicant. The applicant shall use qualified personnel (in the determination of the Township) to complete the Impact Assessment that, at a minimum, shall address the following issues:

(1) to (13). No change

(14) Steep Slopes. The assessment shall include, but is not limited to, a topographical map of the property in its current state, where land is grouped into ranges (0-11%, 12% - 18%, 18% or more), evaluation of soil types and their stability on slopes 12% or greater assessment of existing drainage patterns and potential runoff issues, identification of buildable areas, and recommended mitigation strategies. Refer to section 14.20 that addresses impacts to steep slopes on a property.

### Section 13.75 Landscaping

**B. Application.** When a Site Plan is submitted pursuant to Section 8.05 of this Ordinance, a Landscape Plan shall be submitted with the Site Plan and shall include the following elements:

(1)-(7) No change

(8) Irrigation plan that complies with run-off control standards listed in section 14.25 of this Ordinance.

### Section 13.120 Residential Design Standards

All single family and two-family dwelling units (except mobile homes within licensed mobile home parks) shall comply with the following minimum requirements.

**A-C No Change**

**D. Surface and Roof Drainage.**

- (1) Water from roofs upon which the dwelling is located shall be managed in such a manner as to not burden lands other than those upon which the dwelling is located, unless the flow goes to an existing water course that is not unduly burdened in any manner, or to another legally acquired flow pattern. Connection of roof downspouts to a public sanitary sewer system is prohibited.
- (2) Drainage from gutters and downspouts on residential buildings (and additions) must be directed toward a vegetated area or other approved point and may not directly drain onto impervious surfaces such as sidewalks and driveways.
- (3) Notwithstanding this section, construction carries potential risks and liabilities, including drainage nuisance or water trespass, that could be the responsibility of the property owner undertaking construction.

**E-F. No change**



**AMENDMENT TO WEBSTER TOWNSHIP ZONING ORDINANCE No. 08-11**

**Resolution No. 25-22**

At a regular meeting of the Township Board of Webster Township, Washtenaw County, Michigan, held at the Webster Township Hall on June 17, 2025, the following resolution was offered

by \_\_\_\_\_ and supported by \_\_\_\_\_.

Ayes

Nays

Abstain

Absent

*An Ordinance to amend sections 13.120, 13.70 and 13.75 of Article 13 and to replace Article 14 of Webster Township Zoning Ordinance in its entirety of Webster Township Zoning Ordinance in order to address standards regulating stormwater management and steep slopes management.*

THE TOWNSHIP OF WEBSTER, WASHTENAW COUNTY, MICHIGAN ORDAINS:

**SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 13, SECTION 13.70.B.14 SHALL BE ADDED AND READ AS FOLLOWS:**

- (14) **Steep Slopes.** The assessment shall include, but is not limited to, a topographical map of the property in its current state, where land is grouped into ranges (0-11%, 12% - 18%, 18% or more), evaluation of soil types and their stability on slopes 12% or greater assessment of existing drainage patterns and potential runoff issues, identification of buildable areas, and recommended mitigation strategies. Refer to section 14.20 that addresses impacts to steep slopes on a property.

**SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 13, SECTION 13.75.B.8. SHALL BE ADDED AND READ AS FOLLOWS:**

- (8) Irrigation plan that complies with run-off control standards listed in section 14.25 of this Ordinance.

**SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 13, SECTION 13.120.D, SHALL BE REVISED AND READ AS FOLLOWS:**

**D. Surface and Roof Drainage.**

- a. Water from roofs upon which the dwelling is located shall be managed in such a manner as to not burden lands other than those upon which the dwelling is located, unless the flow goes to an existing water course that is not unduly burdened in any manner, or to another legally acquired flow pattern. Connection of roof downspouts to a public sanitary sewer system is prohibited.
- b. Drainage from gutters and downspouts on residential buildings (and additions) must be directed toward a vegetated area or other approved point and may not directly drain onto impervious surfaces such as sidewalks and driveways.
- c. Notwithstanding this section, construction carries potential risks and liabilities, including drainage nuisance or water trespass, that could be the responsibility of the property owner undertaking construction.

**SECTION 4. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 14, SHALL BE REPLACED IN ITS ENTIRETY AND READ AS FOLLOWS:**

**Section 14.05 Purpose and Intent**

The purpose of this article is:

- A. To promote the public health, safety and welfare, and encourage the use of lands in accordance with their character and adaptability.
- B. To ensure that stormwater runoff from development is controlled so that the water quality in watercourses, ground water recharged by stormwater and habitat situated in areas impacted by stormwater are protected, and that siltation, pollution and stream bank erosion are minimized.
- C. To provide for cost-effective and functionally effective storm water management, and to reduce the need for future remedial projects.
- D. To reduce or prevent soil erosion and sedimentation.
- E. To recognize private responsibility to incorporate storm water management systems into the early stages of site planning and design.
- F. To ensure that all stormwater conveyance and detention facilities will be properly maintained.
- G. To establish regulations to prevent harmful effects of changes in the quantity and quality of surface water discharge into water bodies and neighboring properties.

**Section 14.10 Stormwater Management Plan**

- A. Applicability.** A stormwater management plan is required for any development that requires a site plan approval per Section 8.05. Refer to Section 8.05 for preliminary and final site plan requirements.
- B. Approving Body.** A stormwater management plan or subsequent amendment, when submitted in conjunction with an overall site plan or a major site plan amendment shall require Planning Commission approval per requirements listed in Section 8.05 of this Ordinance.

**Section 14.15 Stormwater Management Standards**

- A. **Single-Family and Two-Family Lots.** Single family and two-family dwelling units and lots (except mobile homes within a mobile home park district) shall comply with the minimum drainage standards listed in section 13.120 of the Zoning Ordinance.
- B. **Compliance with County Standards.** A stormwater management plan shall conform to the requirements of the Office of the Washtenaw County Water Resources Commissioner Rules and Guidelines, procedures & design criteria for stormwater management systems (WCWRC Rules) effective at the time of the site plan application.
- C. **General Standards.** In addition to WCWRC Rules, a stormwater management plan shall also follow the general standards listed below:
  - (1) Stormwater management conveyance, storage and infiltration measures and facilities shall be designed to prevent flood hazards and water pollution related to stormwater runoff, and to prevent accelerated soil erosion from the proposed development.
  - (2) Natural topography and site drainage shall be preserved and site grading shall be the minimum amount necessary to manage stormwater. Watercourses and wetlands shall not be obstructed.
  - (3) Unless otherwise approved, stormwater runoff shall be conveyed through swales and vegetated buffer strips so as to decrease runoff velocity, allow for natural infiltration, allow suspended sediment particles to settle, and to remove pollutants.
  - (4) Watercourses and wetlands shall not be deepened, widened, dredged, cleared of vegetation, straightened, stabilized or otherwise altered without applicable permits or approvals from the Township, relevant county agencies and the Michigan Department of Natural Resources and Environment.
  - (5) The stormwater management plan shall run with the land and be binding upon the owner(s) of such land and their heirs, successors, and assigns.
- D. **Other Applicable Standards.** All stormwater management plans shall comply with all applicable standards that impact on-site drainage listed in the following sections of this Ordinance:
  - (1) Section 13.40            Developments: Improvements
  - (2) Section 13.65            Grading
  - (3) Section 13.70            Impact Assessment
  - (4) Section 13.135          Sewage Waste and Water Pollution
  - (5) Section 13.150          Soil Erosion
  - (6) Article 16                Environmental Regulations

**Section 14.20 Development on Steep Slopes**

- A. **Land areas with existing slopes of 18% or greater:** In order to control amounts and velocities of surface water runoff and to prevent soil erosion, no disturbance or development shall be permitted in areas where the soil is highly erodible, or in any area with existing slopes of 18% or greater.

- B. **Land areas with slopes of at least 12% but less than 18%:** Development on such areas shall be subject to the following:
- (1) Grading and site preparation should be reduced to the minimum amount necessary. There shall be minimal disturbance to existing contours, soil stability, vegetation, and drainage patterns as determined by the Approving Body, which shall consider the information provided by the applicant and the Township Engineer's review and recommendation.
  - (2) Retaining walls may be used to maximize preservation of existing slopes.

#### **Section 14.25 Run-off Control Standards**

- A. Over-saturation of managed turf landscapes can limit soil infiltration, increase runoff volume and contribute to non-point source pollution. For any proposed irrigation system in non-residential developments, the plans shall include an irrigation layout that meets the following standards:
- (1) Automated watering systems shall be equipped with rain sensors that can disable watering systems during and following rain storms.
  - (2) All rain sensors shall be adjusted and set so that they automatically shut off the irrigation system for at least twenty-four (24) hours after more than one-fourth ( $\frac{1}{4}$ " ) inch of rainfall has occurred.
  - (3) All rain sensors shall be installed according to manufacturer's instructions in a location that will provide full exposure to rainfall such that accuracy of operation is assured, and shall be maintained in good working condition.
  - (4) Unless authorized by the Approving Body, no person shall adjust either the rain sensor or irrigation system so that the rain sensor is not able to override and turn off the irrigation system after one-fourth ( $\frac{1}{4}$ " ) inch of rain has fallen.
- B. For proposed irrigation systems in residential developments, whether in common areas or individual lots, it is recommended to follow the run-off control standards listed in this section.

#### **Section 14.30 Stormwater Best Practices**

Under Section 8.05.E.(4)h, the Planning Commission may impose reasonable conditions when granting final site plan approvals to ensure that stormwater management systems are designed to preserve natural drainage characteristics and protect natural resources. In such cases, the following hierarchy of best management practices may be referenced to safeguard the quality and quantity of stormwater runoff:

##### **A. Non-Structural (Source) Controls**

- (1) Preservation of the natural environment.
- (2) Minimization of impervious surfaces.
- (3) Use of vegetated swales and natural storage.

##### **B. Structural (Site) Controls**

- (1) Infiltration of on-site runoff.
- (2) Stormwater retention ponds.
- (3) Stormwater detention basins.
- (4) Conveyance off-site.
- (5) Proper maintenance.

### **Section 14.35 Off-Site Stormwater Management**

- A. In lieu of on-site stormwater management, off-site stormwater management facilities may be proposed in part or full, provided adequate provision and agreements providing for maintenance and inspection of stormwater management facilities shall be made by a recorded instrument dedicated to the relevant agency (Section 14.40 B.2) or individual (for example, a written consent for temporary construction access or permanent grading or installation of stormwater or related improvements).
- B. All soil erosion shall be managed at the off-site location as well as on-site.
- C. Negative drainage impacts to the adjoining, upstream or downstream properties, resulting from the proposed development, shall not be permitted. All components of the drainage system shall be located within a drainage easement or right-of-way in accordance with WCWRC Rules.

### **Section 14.40 Maintenance**

- A. **Maintenance Agreement.** Stormwater management facilities shall be designed to minimize and facilitate maintenance. In order to ensure proper maintenance, a maintenance agreement shall be required as part of the site plan approval and, at a minimum, shall include:
  - (1) An acknowledgment that it is the collective responsibility of the property owners benefiting from the stormwater management plan and/or engineered grading plan to maintain the following: surface grades, clearing of debris, cutting of grass and weeds, and repair or replacement of such devices as (but not limited to) culverts, ditches, bridges, catch basins, retention/detention ponds.
  - (2) A statement that the facilities shall operate and be maintained in compliance with all federal, state, and local statutes, laws, ordinances, authorizations, rules, regulations, and permits.
  - (3) A statement that the obligation to maintain the stormwater management plan shall be binding upon the owner(s) of such land and their heirs, successors, and assigns.
  - (4) A method of apportioning and collecting all maintenance costs.
  - (5) A statement holding the Township harmless as to liability for design and maintenance of the drainage easements and improvements.
- B. As an alternative to a maintenance agreement, the applicant may wish to consider other means to ensure property maintenance as listed below:
  - (1) **Special Assessment District.** As a condition of site plan approval, at its discretion the Planning Commission may recommend and the Township Board may require establishing a special assessment district, as provided by law, consisting of the properties benefited by the stormwater management plan and/or grading plan to maintain those improvements. Generally, a special assessment district will be considered only when the properties benefited are not properly maintained.
  - (2) **Establishment of Washtenaw County Drainage District.** The applicant may petition the Office of the Water Resources Commissioner (WCWRC), under the authority of the Michigan Drain Code (Act 40 of 1956), in order to construct new drains or to complete maintenance/improvement projects on existing drains and that the stormwater system become a County Drain.

Any alternative to a maintenance agreement may be required to be finalized before any final Zoning Compliance Permit is issued.

- C. Drainage Easements.** In the event any on-site or off-site easements are required for establishment of stormwater facilities, the applicant shall record such easements with the Washtenaw County Register of Deeds. The seller and/or proprietor shall give written notice to each new owner of record served by the drainage easements that initial construction of the drainage improvements is the responsibility of the seller, but that the maintenance of the improvements and easements are the responsibility of all record owners served by the improvements. Said notice shall be attached to and recorded with each transmitting instrument of interest. In addition, each platted subdivision or condominium project shall provide a duly recorded maintenance agreement for the drainage devices within its definition of easement, subdivision regulations, master deed, or by-laws, any and all of which may require review and approval by the Township Attorney at the applicant's expense.

**Section 14.45                    Inspections**

- A. Township Inspections.** The Township, at the expense of the applicant, may perform or cause to be performed such inspections and testing as necessary to ensure that the materials and installation of the stormwater management plan and engineered grading plan meet the submitted plans and applicable federal, state, and local requirements and standards. Inspection requirements shall be determined by the Township Engineer at a preconstruction meeting. Projects that are not under County jurisdiction are subject to completion and performance guarantee standards listed in Section 3.60 of this Ordinance.
- B. Washtenaw County Inspections.** For projects under the jurisdiction of the WCWRC, the applicant shall consult the WCWRC for completion and performance guarantee requirements.

**Section 14.50                    Waivers from Township Requirements**

- A.** An applicant may apply to the Planning Commission for a waiver or modification of Planning Commission standards or conditions. The Planning Commission shall not waive or modify WCWRC rules, guidelines, procedures, or design criteria for stormwater management systems. Written approval from the Washtenaw County Water Resources Commissioner's Office as it relates to applicable stormwater management and design requirements shall be submitted by the Applicant prior to and as part of the waiver request to the Planning Commission.

In making such a determination to waive, reduce, or modify the Township's stormwater management requirements, the Planning Commission shall see that the spirit of the Article is observed, public safety is secured, and the environment is protected. Any waiver must be consistent with the intent of this Article. The Planning Commission may consider the difficulties of carrying out the strict letter of the Township's requirements under this Article, the nature and type of development, density of the development, benefits and detriments of alternatives provided by the Applicant, and other improvements or aspects provided for in the site plan which reduce or ameliorate stormwater.

- B.** Consistent with Section 6.05(A)(3)(a), stormwater requirements under this Article may not be appealed to the Board of Appeals.

**SECTION 5. SEVERABILITY:**

The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

**SECTION 6. REPEAL:**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 7. EFFECTIVE DATE:**

This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

**ORDINANCE DECLARED ADOPTED.**

---

Mike DeAngelo, Township Supervisor

**CERTIFICATION**

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Webster Township Board at a duly scheduled and noticed meeting of that Township Board held on \_\_\_\_\_ pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Sun Times newspaper, a newspaper that circulates within Webster Township, on \_\_\_\_\_.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the Township Board voting, and how each member voted.

**ATTESTED:**

---

Tonie Brovont, Township Clerk



# Memorandum

## RESOLUTION 25-23: Natural Features Impact Statement (25-ZTA-01)

**DATE** 06-04-25

**TO** Webster Township Board of Trustees

**FROM** Sri Ravali Komaragiri, AICP, Township Planner & Zoning Administrator

### BACKGROUND

The Planning Commission discussed potential amendment recommendations to Article 16 in the Township Master Plan and their order of priority at their February 19, 2025 meeting. The proposed amendment addresses Priority Item 1. The amendment aligns with the spirit and general requirements of Section 16.10. The section has been rewritten and reorganized to achieve the amendment goals discussed in the last meeting. The review team, consisting of Member Kleinschmidt and Member Stremler, met on March 5, 2024, and has reviewed and approved the proposed organization and draft.

### Priority 1: Section 16.10 General Requirements (applies only to Site Plan Review)

The General Requirements including the Natural Features Inventory required for Site Plan Review will be reviewed to:

PC Goal	How is it achieved?
Ensure that all information needed from an applicant for Site Plan Review is included.	Additional standards are added to cover three primary categories 1) inventory, 2) Preserve, 3) Mitigate all natural features that the article intends to preserve and mitigate.
Steep slopes need to be added.	Reference to steep slopes is added in multiple places as it fits.
Consider other updates for clarity and ease of use.	The reorganization is proposed to address this recommendation.

### PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval based on the following motion after completed the public hearing on May 21, 2025.

- IX. Public Hearing on Article 16 Section 16.05, Section 16.10 and Article 8.05 Site Plan Review for Natural Features Impact Statement Requirements (25-ZTA-01)
  - A. Tom Neil opened the Public Hearing at 7:37 pm but there were no comments from the public, so it was closed at 7:38pm.
  - B. As there were no comments from the Commissioners Kay Stremler moved, 2<sup>nd</sup> by Jeff Harms, to recommend to the Township Board to adopt the proposed text amendment to Sections 8.05, 16.05 and 16.10 of Article 8 and 16 of the Webster Township Zoning Ordinance. The motion is based on the draft presented at tonight's meeting after completing the public hearing. A roll call vote was taken, and it carried unanimously.

### DRAFT MOTIONS

After discussion, if the Board is ready to adopt, the following motion can be considered:

*I move to approve the resolution no.25-23 in order to adopt the proposed amendment to Sections 8.05 of Articles 8 and to replace in entirety sections 16.05, and 16.10 of Article 16 of the Webster Township Zoning Ordinance. This motion is based on the draft presented at tonight's meeting.*

**MEETINGS SUMMARY**

<b>Date</b>	<b>Meeting</b>	<b>Action</b>
March 5, 2025	Review Team	Kay Stremmer & Rick Kleinschmidt
March 19, 2025	PC	1 <sup>st</sup> draft discussion
April 16, 2025	PC	2 <sup>nd</sup> draft discussion
May 21, 2025	PC Public Hearing	Recommendation to the Board



AMENDMENT TO WEBSTER TOWNSHIP ZONING ORDINANCE No. 08-11

Resolution No. 25-23

At a regular meeting of the Township Board of Webster Township, Washtenaw County, Michigan, held at the Webster Township Hall on June 17, 2025, the following resolution was offered

by \_\_\_\_\_ and supported by \_\_\_\_\_.

Ayes

\_\_\_\_\_

Nays

\_\_\_\_\_

Abstain

\_\_\_\_\_

Absent

\_\_\_\_\_

An Ordinance to amend the following sections of Webster Township Zoning Ordinance to Sections 8.05, 16.05, and 16.10 of Articles 8 and 16 of the Webster Township Zoning Ordinance in order to updated standards that regulate a Natural Features Impact Statement (NFIS)

THE TOWNSHIP OF WEBSTER, WASHTENAW COUNTY, MICHIGAN ORDAINS:

**SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 16, SECTION 16.05, INTENT OF THIS ARTICLE SHALL BE REPLACED AND READ AS FOLLOWS:**

**Section 16.05 Intent of this Article**

- A. Preserve and enhance natural features to maintain Webster Township’s rural character, ecological diversity, economic well-being and overall quality of life.
- B. Encourage minimal environmental impact while ensuring the long-term health and sustainability of natural features.
- C. Assist applicants, reviewers, decision makers and the general public in understanding how natural features may be identified, evaluated, protected and mitigated on sites.

**SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 16, SECTION 16.10, SHALL BE REPLACED AND READ AS FOLLOWS:**

**Section 16.10 Natural Features Impact Statement**

- A. **Applicability.** A Natural Features Impact Statement (NFIS) is required for any proposed impact on existing natural features for developments requiring site plan approval by the Planning Commission or special land use or rezoning approval by the Township Board.
- B. **Natural Features. Exceptions.** The NFIS is not required for the following site improvements:

- (1) Construction or alteration of a residential dwelling that is not subject to review by the Planning Commission or Board.
- (2) Construction of a private road, when it does not require approval of a site plan or a site condominium plan.

**C. Review and Approval.** Planning Commission approval of the NFIS shall be required. Review and approval of an NFIS shall be part of the preliminary site plan process per Section 8.05 of this Ordinance.

**D. Pre-application Meeting.** Prior to submitting a site plan, the applicant should meet with Township staff (Zoning Administrator and other designated personnel) to review the proposed site layout and existing site conditions, and consider suggestions for complying with Township requirements. The preparer shall refer to the all-applicable standards in this Ordinance. For the purpose of this Section, “natural features” include the following:

- (1) Wetlands: Sec. 16.25 – Wetlands Protection Area
- (2) Woodlands: Sec. 13.75.K - Incentives to Preserve Existing Trees and Vegetation
- (3) Groundwater: Sec. 16.15 – Groundwater Protection Overlay District
- (4) Surface Water: Sec. 16.20 – Surface Water Protection Overlay District
- (5) Natural River: Sec. 16.30 – Natural River Overlay District
- (6) Steep Slopes: Sec. 13.65 – Grading, Sec. 13.70 – Impact Assessment and Sec. 14.20 – Steep Slopes
- (7) Soil Classification: Washtenaw County Soil Survey

**E. Contents of a Natural Features Impact Statement.** The NFIS shall contain the following information at a minimum:

- (1) **Preparer.** All components of the NFIS must be prepared by a qualified certified professional, such as a surveyor, engineer, or environmental consultant. The plan shall be drawn to a scale that clearly shows all required information.
- (2) **Existing Site Inventory Map.** The Site Inventory Map shall show locations and types of existing natural features both on the site and those within one hundred (100') feet of the property lines. The Map shall include at a minimum the following:
  - i. **Water Features.** Wetlands and watercourse streambanks with any required buffer areas, ponds, etc., ordinary high-water marks, floodways, floodplains and groundwater recharge areas.
  - ii. **Drainage Patterns.** Natural and man-made water flow patterns.
  - iii. **Protected or Regulated Areas.** Conservation easements, setbacks and buffer zones.
  - iv. **Existing Woodlands Inventory.** Identification of tree species, size (diameter at breast height, DBH) and health condition. Mapping of woodlands, including canopy coverage within the limits of proposed disturbance.
  - v. **Grades & Slopes.** Existing topography information as required in Section 13.70 of this Ordinance in order to identify the steep slopes on the property, if any.
  - vi. **Soil Types.** A map and description of soil content and water table data from the Washtenaw County survey to evaluate hydric and highly permeable soils for foundation stability, septic systems and development suitability.

- vii. **Description.** A description of the quality, character and health of the natural features.
- (3) **Natural Features Protection Plan.** The plan must clearly outline the natural features to be preserved on the site or areas excluded from development.
- i. Show the limits of soil disturbance expected on the site.
  - ii. Protective measures, including barrier fencing, traffic and material storage restrictions under trees and soil erosion controls should be shown.
  - iii. Where applicable, provide details on how retained natural features will be maintained.
  - iv. A description of potential impacts on natural resources in the adjacent areas.
- (4) **Alternative Analysis.** The NFIS shall outline the alternative approaches and designs considered in developing the proposed plan, demonstrating how the final design minimizes disturbance to natural features on the site. The report must include:
- i. An evaluation of the alternative designs considered.
  - ii. A written justification for the necessity of the proposed level of disturbance.
  - iii. An explanation of how the proposed mitigation measures effectively address potential impacts and provide a responsible solution.
- (5) **Proposed Mitigation Plan.**
- i. **Applicability.**
    - a. If natural features are present on the site and impacts to the natural features require mitigation replacement through this Ordinance, the NFIS must include a mitigation plan.
    - b. The Planning Commission may require additional mitigation measures than required by the Ordinance, after their review of the NFIS provided by the applicant.
    - c. However, if natural features are present and their preservation is mandated by this Ordinance, the NFIS will not be considered. These natural features must remain undisturbed.
  - ii. **Contents.** The mitigation plan shall include but is not limited to the following:
    - a. A written description of objectives of the mitigation plan, including the specific strategies to minimize, restore, or compensate for any proposed disturbances and no net loss of ecological function will be achieved.
    - b. Examples of mitigation measures may include but are not limited to the following:
      - 1. **Stormwater management.** Implementation of bio-retention areas, rain gardens, permeable surfaces and natural drainage enhancements to maintain hydrological balance. Refer to Article 14 – Storm Water Management Regulations for more information.

2. **Steep slope management.** Stabilization methods to prevent slope degradation and instability. Refer to Section 14.20 of this Ordinance which addresses impacts to steep slopes on a property.
  3. **Erosion Control Measures.** Silt fencing, mulching and vegetative buffers to prevent soil erosion and sediment runoff.
  4. **Woodland Replacement.** Planting plan, showing the location of trees, shrubs, and ground cover; Planting list, including botanical and common names, caliper sizes, root types and heights; as noted in Section 12.75.K of this Ordinance.
- c. **Schedule.** Timing schedule for the implementation and monitoring of each of the mitigation measures.
- (6) **Compliance and Regulatory Approvals.** Federal, state and local laws regulate natural features and may require permits for development. Obtaining a permit from Webster Township does not exempt a person from securing permits from other jurisdictions, and vice versa. The NFIS shall demonstrate that the plan aligns with local, state, and federal regulations and include a list of all required permits or approvals from environmental agencies.

**SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE, ARTICLE 8, SECTION 8.05.e.(3)B.xix, SHALL BE REPLACED AND READ AS FOLLOWS:**

**Section 8.05 Site Plan Review**

**E. Procedure.**

**(3). Preliminary Site Plan Application.**

- (b). xix. A Natural Features Impact Statement in accordance with the requirements of section 16.10 of this Ordinance.

**SECTION 3. SEVERABILITY:**

The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

**SECTION 4. REPEAL:**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 5. EFFECTIVE DATE:**

This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

**ORDINANCE DECLARED ADOPTED.**

---

Mike DeAngelo, Township Supervisor

**CERTIFICATION**

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Webster Township Board at a duly scheduled and noticed meeting of that Township Board held on \_\_\_\_\_ pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Sun Times newspaper, a newspaper that circulates within Webster Township, on \_\_\_\_\_.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the Township Board voting, and how each member voted.

**ATTESTED:**

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Tonie Brovont, Township Clerk



1995 Highland Drive, Suite C  
Ann Arbor, MI 48108  
**Phone: (734) 434-5900**  
www.utecit.com

## Sales Order Form

Sales Representative	Order #	Date	Delivery Date	Payment Terms	Customer P.O.
Daniel Harrison	4208	04/23/2025			

Ship To
WEBSTER TOWNSHIP
5665 WEBSTER CHURCH ROAD
DEXTER, MI 48130
<b>Contact:</b> Bill Sinkule
<b>Phone:</b> (734)426-5103
<b>Email:</b> bsinkule@webstermi.us

Bill To
WEBSTER TOWNSHIP
5665 WEBSTER CHURCH ROAD
DEXTER, MI 48130
<b>Contact:</b> Bill Sinkule
<b>Phone:</b> (734) 426-5103
<b>Email:</b> bsinkule@webstermi.us

QTY	PRODUCT #	EQUIPMENT DESCRIPTION	UNIT PRICE	AMOUNT
1	1	Sharp 4P-B75EJ2U - 75" Aquos Board Commercial TV	\$1,652.64	\$1,652.64
1	2	Sharp 4P-B55EJ2U- 55" Class Commercial TV	\$855.27	\$855.27
1	3	Sharp RFCUB-Roller Cart for the 75" Board	\$625.84	\$625.84
2	4	Sharp 4P-B86EJ2U-86" Sharp AQUOS 4K HDR Commercial Display	\$2,753.00	\$5,506.00
1				
1				
1	5	Hardware		
		OREI 4x4 HDMI 4K Matrix Switch/Splitter, (4-Input, 4-Output)		
		HDMI Wireless Receivers and Transmitter		
		Peerless-AV Universal Tilt Wall Mount for Sharp Display		
		HDMI Female to Female Wall Plate		
		Highwings 4/8K 120HZ HDMI Cable Fiber Optic		
1	6	Labor		
		Install Wall Plates for HDMI cables and run cables		
		Build cart w/ display and mount wall displays Instroll HDMI Matrix w/wireless equipment Training/Documentation on display and audio systems		\$6,097.67

<b>Special Delivery Instructions: (Inside or Outside Stairs - Carpeted, Curbs, Power Requirements, Specific Time of Day, Etc..)</b>	<b>Subtotal</b>	<b>\$14,737.42</b>
	Sales Tax (if applicable)	
	Delivery/Installation	
	<b>TOTAL</b>	<b>\$14,737.42</b>

Credit Card Payments Add 3%

Accepted by UTEC	Accepted by Customer
Authorized Signature <span style="float: right;">Date</span>	Authorized Signature <span style="float: right;">Date</span>
Printed Name / Title	Printed Name / Title



1995 Highland Drive, Suite C  
Ann Arbor, MI 48108  
Phone: (734) 434-5900  
www.utecit.com

## Sales Order Form

Sales Representative	Order #	Date	Delivery Date	Payment Terms	Customer P.O.
Daniel Harrison	4208	04/23/2025			

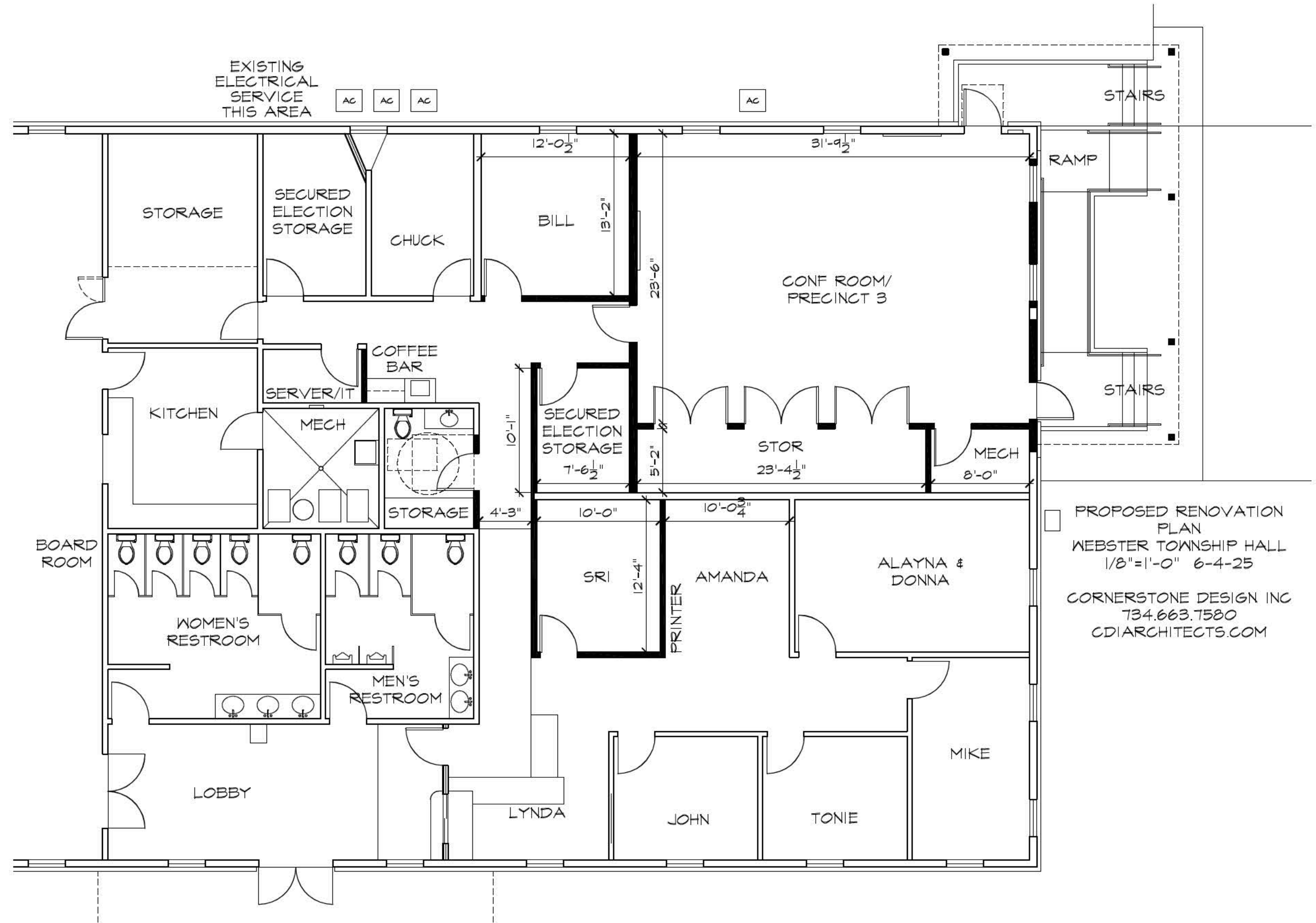
Ship To
WEBSTER TOWNSHIP
5665 WEBSTER CHURCH ROAD
DEXTER, MI 48130
<b>Contact:</b> Bill Sinkule
<b>Phone:</b> (734)426-5103
<b>Email:</b> bsinkule@webstermi.us

Bill To
WEBSTER TOWNSHIP
5665 WEBSTER CHURCH ROAD
DEXTER, MI 48130
<b>Contact:</b> Bill Sinkule
<b>Phone:</b> (734) 426-5103
<b>Email:</b> bsinkule@webstermi.us

QTY	PRODUCT #	EQUIPMENT DESCRIPTION	UNIT PRICE	AMOUNT
1	1	Sharp 4W-B75FT5U-Sharp 75' Aquos Board Collaboration Display	\$3,755.53	\$3,755.53
1	2	Sharp 4P-B55EJ2U-Sharp 55" Class Commercial TV	\$855.27	\$855.27
1	3	Sharp RFCUB-Roller Cart for the 75" Board	\$625.84	\$625.84
2	4	Sharp 4P-B86EJ2U-86" Sharp AQUOS 4K HDR Commercial Display	\$2,753.00	\$5,506.00
1	5	Dell 7020 BTX-OptiPlex Micro Form Factor	\$981.90	\$981.90
1	6	Dell Dual VESA-Mount Bracket for Micro	\$152.04	\$152.04
1	7	Hardware		
		OREI 4x4 HDMI 4K Matrix Switch/Splitter, (4-Input, 4-Output)		
		HDMI Wireless Receivers and Transmitter		
		Peerless-AV Universal Tilt Wall Mount for Sharp Display		
		HDMI Female to Female Wall Plate		
		Highwings 4/8K 120HZ HDMI Cable Fiber Optic		
1	8	Labor		
		Install Wall Plates for HDMI cables and run cables		
		Build cart w/ display and mount wall displays Instroll HDMI Matrix w/wireless equipment Training/Documentation on display and audio systems		\$6,097.67

<b>Special Delivery Instructions: (Inside or Outside Stairs - Carpeted, Curbs, Power Requirements, Specific Time of Day, Etc..)</b>	<b>Subtotal</b>	<b>\$17,974.25</b>
	<b>Sales Tax (if applicable)</b>	
	<b>Delivery/Installation</b>	
	<b>TOTAL</b>	<b>\$17,974.25</b>
Credit Card Payments Add 3%		

Accepted by UTEK	Accepted by Customer
Authorized Signature <span style="float: right;">Date</span>	Authorized Signature <span style="float: right;">Date</span>
Printed Name / Title	Printed Name / Title



PROPOSED RENOVATION  
 PLAN  
 WEBSTER TOWNSHIP HALL  
 1/8"=1'-0" 6-4-25  
 CORNERSTONE DESIGN INC  
 734.663.7580  
 CDIARCHITECTS.COM



June 4, 2025

Mike DeAngelo, Supervisor  
Webster Township  
5665 Webster Church Rd  
Dexter, MI 48130  
mdeangelo@webstermi.us

*re: Webster Township Hall Renovation Revised Version*

Dear Mike:

Thank you for the opportunity to submit this proposal to provide architectural services on the referenced project. As you know, we've worked with the Township for a couple years through many options, and hope this latest is the one that makes it through to construction.

The current schematic design that is the subject of this proposal is attached. This design varies from the previous one primarily in moving the access ramp and steps to the exterior, and raising the floor of the Conference Room/Precinct 3 to be flat at the same level as the main office. The previous design maintained the slight slope of the existing garage so the south entrances were at the existing grade, with an interior ramp and steps for connection to the office. There are also other modest layout changes to the various aspects of the office renovation.

This proposal covers completion of updated construction drawings and specs for contractors to use to prepare bids and do construction. We would also, as before, be submitting the revised plans to the County for building plan review (although they will want a construction cost and contractor's name before doing the review). The Township would provide zoning compliance approval of the revised design, and we have assumed site planning will not be required since the ramp and steps area is already generally impervious area for drives and parking.

We propose to perform this work on an hourly basis for the guaranteed maximum fees as follows, plus expenses for printing and copying:

- Redesign and revised construction documents: \$3,300
- Structural design allowance for roof over exterior ramp/stairs: \$1,100
- Permitting: \$495
- Total: \$4,895

Consultants' fees (if any) are included in these fees, except as noted above or in the exclusions below. Our actual time and expenses would be billed at the end of each month in accordance with the enclosed Standard Policies, which are incorporated in this agreement by reference; if our time is less than we have estimated, your costs will be less. Payments are due within 30 days, and we reserve the right to stop work on any project for which payment is overdue.

The following work is specifically excluded from this proposal:

1. *Zoning changes or variances*; if required, these will be handled as additional services. We are not aware of any reason these would be needed.
2. *Site planning*, which as noted above we assume will not be required based on the scope.
3. *Services during Bidding and Construction Contract Administration* will be provided as requested by you; we will bill hourly for that time as an additional service. These would include distributing drawings to contractors, conducting walk-throughs during bidding, filing drawings with the municipality for plan review, visiting the site during construction to assess whether the work is proceeding in accordance with the plans, and reviewing contractor submittals such as pay requests.
4. *Mechanical and Electrical work* will be handled on a design-build basis by contractors you select. Our plans will show lighting locations and types, switching, and outlets, as well as plumbing fixtures. The contractors will work out circuiting, piping, and duct layouts and sizing; sealed plans for this work, if required, will be the responsibility of the respective contractors.
5. *Review of the adequacy of any existing building systems*, except as discussed above to allow for the planned work. We are not aware of any problems needing such a review.

To accept this proposal and authorize us to start work, please sign below and return a copy to me; no new deposit will be required. Please let me know if you have any questions or concerns about the services we will be providing. Thank you again for giving us the opportunity to work with you.

Sincerely,



David Esau, AIA

Accepted:

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\_\_\_\_\_ Date

CORNERSTONE DESIGN INC DESIGN SERVICES  
2025 STANDARD POLICIES

1. **Rate Schedule:**

David Esau	\$165 per hour
Architect	\$129 per hour
Intern Architect	\$103 per hour

- 1.1. When required by the Client's schedule, overtime for Intern Architects will be billed at 1-1/2 times the listed rate. This will not apply without advance approval by the Client.
- 1.2. Future changes in hourly rates will not affect projects covered by a fixed fee or guaranteed maximum contract.
- 1.3. Rates (and fees in proposals) do not include sales taxes on services. If such taxes are imposed by the state or a local municipality, they will be added on to each invoice.

2. **Expenses:**

- 2.1. *Proposals:* Proposals will note what expenses are in addition to the estimated fee. Unless specifically noted in the proposal, consultants' fees are included in the estimated fee.
- 2.2. *Outside consultants:* Clients with time and materials agreements will be charged actual costs plus 10% for outside consultants required to complete a project.
- 2.3. *Auto mileage:* Charged at the current IRS-approved rate per mile for trips outside of Washtenaw County.
- 2.4. *Printing and copying:* Prints over 11x17 will be charged at a rate of \$5.00 per print for in-house printing and copying; printing and copying work done outside the office will be charged at cost. Progress plots for CAD projects will be charged as in-house prints. Color plots for presentation will be charged at \$12.00 each.
- 2.5. *Other direct expenses:* Travel and subsistence for out-of-town field work, and express shipping (FedEx, etc.) will be charged at cost plus 10%.

3. **Proposals:**

- 3.1. *Estimates:* Estimates of fees are available upon request. Proposals are valid for 30 days from the date of the proposal.
- 3.2. *Exclusions:* Proposals do not, unless noted otherwise, include costs for services to address the following:
  - 3.2.1. Variances.
  - 3.2.2. Design or redesign of fire suppression systems or septic systems.
  - 3.2.3. Costs incurred by discovery of possible wetlands or floodplains.
  - 3.2.4. Natural features requiring submissions to the Michigan Department of Environmental Quality.
  - 3.2.5. Presentation-quality drawings or models.
  - 3.2.6. Concealed conditions that are not apparent through visual review without removal of finishes or structures.
  - 3.2.7. Client changes to approved designs, or changes to the scope identified in the proposal.
  - 3.2.8. Optional approvals such as LEED or other "green" credentials.Additional costs incurred for the above exclusions will be billed as an additional service or may be contracted for separately by the Client. We will notify a client in advance of proceeding with this work.

- 3.3. *Construction contracting*: Proposals for design and construction-phase services, and opinions of probable cost, are based on the assumption that the Client will hire a competent and experienced (and licensed, where required by law) General Contractor to manage the construction project. The General Contractor will sign a fixed or guaranteed maximum price contract similar to American Institute of Architects standard agreements for construction, and the architect's construction-phase services will be similar to those anticipated in those AIA agreements. For projects where the Client serves as the General Contractor, and hires individual subcontractors and/or performs the work, the Architect's construction-phase services shall be performed on an hourly basis as requested by the Client.
4. **Billing**:
  - 4.1. Fees and expenses will be billed at the conclusion of the project or at the end of each month, whichever comes first. Additional services (such as for the exclusions above) will be broken out separately. Outstanding balances must be paid within 30 days.
  - 4.2. Overdue balances will incur service charges at a rate of 1-1/2% per month until the balance is paid. Payment thereafter shall first be applied to accrued service charges and then to the unpaid principal. No work will be performed on projects or for Clients with overdue balances.
  - 4.3. The Client is responsible for all costs incurred in collecting overdue balances, including attorneys' fees and court costs.
  - 4.4. For rush jobs, the entire outstanding balance must be paid before documents are released for permit submissions or bidding. The Client will be informed in advance if this will apply.
5. **Client costs**: When required for the successful completion of the project, the Client will be responsible for supplying surveys, environmental testing (such as wetlands or hazardous materials investigations), traffic studies, soil investigations, and construction testing services. We can advise you on obtaining these services. Unless soil investigations are available prior to developing proposals, all proposals are based on the assumption that footings will be standard shallow spread footings to frost depth. The Architect and Architect's consultants shall have no responsibility for identification or removal of hazardous or suspected hazardous materials or molds. Clients will also be responsible for paying application fees for government approvals, and for providing legal, accounting, and insurance counseling services related to the project. In the event the Architect pays any client costs, they will be included as an expense on the next invoice, plus a 10% surcharge.
6. **Retainer**: A retainer in the amount of \$1,000 will be required before work proceeds. The retainer amount will be applied against the third or the final invoice, whichever comes first. The retainer may be waived for past clients with good payment histories.
7. **Minimum charge**: Projects requiring sealed construction documents for permits are subject to a minimum charge of \$1,000.
8. **Use of Documents**: All drawings, designs, and other work products prepared by the Architect or the Architect's consultants are copyrighted by the Architect and/or the consultants, and shall remain the property of the Architect or the respective consultants unless otherwise agreed in writing. The Client is granted a limited license to use these work products for the intended uses (bidding, permits, and construction), but only provided that the Client is current on payments due. The Client may also, if final payments are made, use and reproduce the Architect's drawings and CAD files as reference material for subsequent projects at that site, or for facility management purposes, but may not--without approval of the Architect and payment of agreed fees--use or reproduce the Architect's drawings or files for purposes of constructing the Work at other locations. Due to changes during design and construction, accuracy of drawings and CAD files cannot be guaranteed. By using the drawings and CAD files, the Client agrees to indemnify the Architect for any costs resulting from unauthorized use or changes to the original documents.

**9. Limitations of Liability:**

- 9.1. In recognition of the relative risks and benefits of the project to both the client and the consultant, risks are allocated such that the Client agrees – to the maximum extent permitted by law – to limit the Architect’s liability for the Client’s damages as follows:
  - 9.1.1. For fees up to \$1,000: : Architect’s liability is limited to \$10,000.
  - 9.1.2. For fees from \$1,001 up to \$10,000: Architect’s liability is limited to \$100,000.
  - 9.1.3. For fees over \$10,000: Architect’s liability is \$100,000 plus the amount of the fees paid.
  - 9.1.4. Fees shall include all amounts paid (by the Client and/or others on behalf of the client) to the Architect for the project. Outstanding invoices shall not be considered to be part of the Architect’s fees for purposes of this paragraph until paid in full.
  - 9.1.5. This limitation shall apply regardless of the cause of action or legal theory pled or asserted. “Architect’s liability,” for purposes of this paragraph, shall include liability assigned to the firm, any of its officers and employees individually, and/or any subconsultants hired to provide services on this project.
- 9.2. Client agrees to indemnify and hold harmless Cornerstone Design Inc, and its officers, employees, and/or any subconsultants from liability, including to third parties, resulting from changes made to the architect’s designs during construction without the advance knowledge of the architect. This shall include variations made by the general contractor and/or its subcontractors, with or without the Client’s knowledge. The indemnification shall include attorneys’ fees, court costs, staff time at standard billing rates, and other expenses.

**10. Miscellaneous:**

- 10.1. *Standard of care:* Our services shall be provided consistent with and limited to the standard of care applicable to such services, which is that we provide services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances.
- 10.2. *Construction Means and Methods:* Client understands and agrees that the Architect is not responsible for construction means, methods, techniques, sequences, procedures, or safety precautions. These items are solely the responsibility of the Construction Contractor.
- 10.3. *Disputes:* Disputes under this contract shall be governed by the laws of the state of Michigan. The Client and Architect agree to undergo mediation of any dispute under a mutually agreeable mediator; if a settlement cannot be reached by mediation, the dispute shall be determined by mandatory arbitration in accordance with the rules of the American Arbitration Association, but not necessarily overseen by the AAA.
- 10.4. *Insurance:* The Architect maintains worker’s compensation insurance and general liability insurance, and shall provide certificates to the Owner upon request.
- 10.5. *Termination:* This contract can be terminated by either party with seven calendar days notice. In the event of termination by Client, the Architect shall be compensated for services to date. Upon payment in full, the Architect will release copies of drawings and CAD files to the Client for his or her subsequent use; the Client recognizes that partially completed documents (resulting from early termination) are more likely to contain errors and inadequate coordination, and agrees to indemnify the Architect against all claims related to use of those documents by others. In the event of termination and resumption, or suspension for thirty calendar days or more, all fee proposals shall be subject to renegotiation.
- 10.6. *Consequential Damages:* Architect and Client waive all claims of consequential damage against each other that may result from this project.

11. **Modifications:** Policies included herein shall be superseded by policies agreed to in contracts for a particular project. Cornerstone Design reserves the right to modify policies at any time, except that revised policies will not take effect during the course of a project without the agreement of the Client.

12. **Effective date:** January 1, 2025.





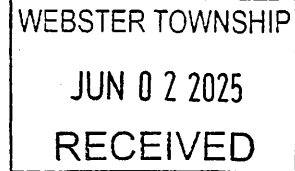


**Washtenaw County Parks and Recreation Commission**

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May 20, 2025

Clerk Tonie Brovont  
Webster Township  
5665 Webster Church Rd  
Dexter MI 48130



**Connecting Communities Grant Initiative**

Dear Clerk Brovont,

Washtenaw County Parks and Recreation Commission (WCPARC) is pleased to announce the 2025 Connecting Communities grant application cycle. Through this competitive grant program, WCPARC is partnering with local communities to build trails that connect to the Border to Border Trail and/or link county residents to community resources (e.g., parks, historic sites, places of employment, schools, etc.) and to each other.

The program description and application are enclosed. We have also included the updated 2025 scoring criteria form to assist with project planning and preparing your grant application. Additional information about the program and a PDF application may be found at: [www.washtenaw.org/953](http://www.washtenaw.org/953). **Applications must be received no later than 4:00 pm, Thursday, August 28, 2025.** WCPARC staff will review and score applications, and then make recommendations to the Washtenaw County Parks and Recreation Commission for funding approval, typically in November.

Please contact our grant coordinator Kira Macyda at [macydak@washtenaw.org](mailto:macydak@washtenaw.org) by **July 15**, to discuss your potential project and notify us of your intent to submit. We look forward to working with you to build a more comprehensive trail network in Washtenaw County.

Sincerely,

A handwritten signature in black ink that reads "Coy P. Vaughn".

Coy P. Vaughn  
Director

Enclosures

## Mike DeAngelo

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**From:** Mike DeAngelo  
**Sent:** Tuesday, June 10, 2025 11:15 AM  
**To:** Mike DeAngelo  
**Subject:** FW: Trail Access

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**From:** Sam Koch <[sam.d.koch@gmail.com](mailto:sam.d.koch@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 7:13 PM  
**To:** Mike DeAngelo <[mdeangelo@webstermi.us](mailto:mdeangelo@webstermi.us)>  
**Subject:** Fwd: Trail Access

Good Evening Mike,

I see bikers pedaling down Mast road (safety concern) between the B2B trail and Daly road to access Webster townships vast dirt road network. I reached out to the B2B team to see if it was possible to put in a connector trail between the end of Daly and town to safely connect Webster Township to the B2B (see sketch below). The B2B team suggested I reach out to you to gauge the townships interest in the idea? If there is interest, I can gather data (such as how many Webster Township members it will connect to the B2B, gather signatures (if needed) and could even help with the application (if needed).

Let me know what you think!

Thanks!

-Sam Koch

734.846.3970

----- Forwarded message -----

From: **Peter Sanderson** <[sandersonp@washtenaw.org](mailto:sandersonp@washtenaw.org)>

Date: Tue, Apr 8, 2025 at 4:28 PM

Subject: RE: Trail Access

To: Sam Koch <[sam.d.koch@gmail.com](mailto:sam.d.koch@gmail.com)>

Cc: Mackenzie Wisniewski <[mackenzie@huron-waterloo-pathways.org](mailto:mackenzie@huron-waterloo-pathways.org)>, Roy Townsend <[townsendr@washtenaw.org](mailto:townsendr@washtenaw.org)>

Mackenzie, Thanks for putting Sam in touch with us about this.

Sam,

Mackenzie is correct that, to my knowledge, there are not currently plans to make this connection. It does look like it would connect a significant number of homes. We are primarily focused on completing the core B2B Trail route and are not directly involved in the construction of connectors/access trails. However, Washtenaw County Parks has a [Connecting Communities Grant Program](#), which has been successfully used by the City of Dexter and many townships to complete important B2B connector trails. The local municipality has to be the applicant, so in your case that would be Webster Township. Partnerships are always encouraged, so a joint application with the City of Dexter could be beneficial to create a more comprehensive project.

I would encourage you to reach out to your Township Supervisor and the Board to gauge their interest and budget. It's always good for them to know what their constituents think, so if you have friends and neighbors that agree, I would encourage them to join you, sign a letter of support, or engage otherwise how they see fit.

Applications are due on August 29<sup>th</sup> of this year for connecting communities and there is a notice of intent to apply due by July 15. The funds can cover planning studies, engineering, or construction. If there is support within the community and township government, I would encourage them to apply to the program for a feasibility study or preliminary engineering (assuming that this connection hasn't been formally studied).

I hope that helps. Please let me know if we can be of further assistance.



**Peter Sanderson, PLA**

Project Manager | Washtenaw County Parks & Recreation Commission

t. (734) 971-6337 | c. (734) 646-7853

[sandersonp@washtenaw.org](mailto:sandersonp@washtenaw.org) | [washtenaw.org/parks](http://washtenaw.org/parks)

Parks Administration | [2230 Platt Road Ann Arbor, MI 48104](http://2230PlattRoadAnnArborMI48104)

Mailing | PO Box 8645, Ann Arbor, MI, 48107

## Explore Washtenaw County Parks and Preserves

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**From:** Mackenzie Wisniewski <[mackenzie@huron-waterloo-pathways.org](mailto:mackenzie@huron-waterloo-pathways.org)>

**Sent:** Tuesday, April 8, 2025 2:40 PM

**To:** Sam Koch <[sam.d.koch@gmail.com](mailto:sam.d.koch@gmail.com)>; Roy Townsend <[townsendr@washtenaw.org](mailto:townsendr@washtenaw.org)>; Peter Sanderson <[sandersonp@washtenaw.org](mailto:sandersonp@washtenaw.org)>

**Subject:** Re: Trail Access

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sam,

Thank you for your email. At the moment we do not have plans to add an extension on Mast Road, but I've copied Roy Townsend and Peter Sanderson who are both Planners on the B2B Trail who work at Washtenaw County Parks and Recreation Commission. Roy and Pete are available to discuss this topic further with you. We appreciate the email, thanks again!

Kind Regards,

Mackenzie



BORDER TO BORDER TRAIL

## Mackenzie Wisniewski

Chief of Staff, she/her

*Please note that I recently changed my phone number, please update my contact info accordingly!*

Mobile: 734-210-9617\*\* **New**

Org Website: [Huron-Waterloo-Pathways.org](http://Huron-Waterloo-Pathways.org)

Trail Website: [B2BTrail.org](http://B2BTrail.org)

[Sign up to receive the B2B Trail newsletter](#)

Follow us on [Facebook](#) and [Instagram](#) for the latest B2B Trail updates and trail joy.

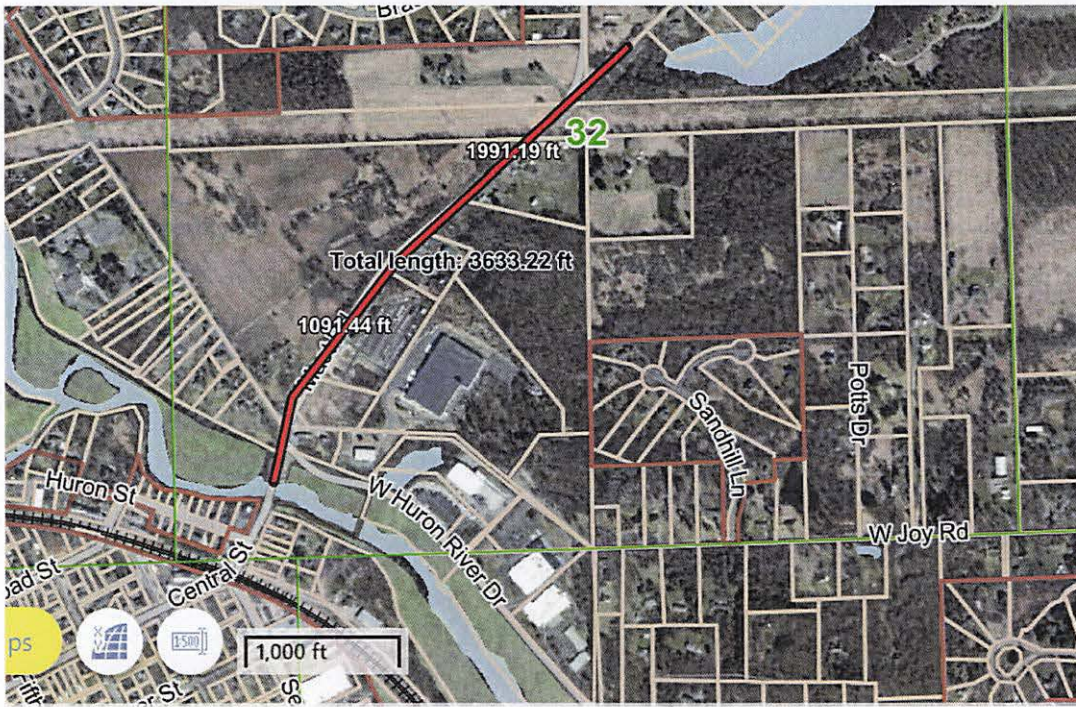
On Mon, Apr 7, 2025 at 2:56 PM Sam Koch <[sam.d.koch@gmail.com](mailto:sam.d.koch@gmail.com)> wrote:

Hello,

My name is Sam Koch and I live on Daly Road in Dexter. On Saturday and Sunday, I see many bikes traveling past my house and down Mast road to access the border to border trail (which I think is great).

My question is has the team considered adding an access point along Mast?

It would be less than 4000' (see below):



This would allow the vast majority of people who live on the Webster township dirt road network a way to access the trail without touching a busy paved road (like Mast) and with a minor extension, it could also give everyone in Brass Creek access.

Thanks for your time!

Sam Koch

734.846.3970

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- SK

# NORTHFIELD TOWNSHIP MICHIGAN

**TO:** Contiguous Municipal Legislative Body, Livingston County, Oakland County, Washtenaw County, Public Utilities, Railroad Companies, and Other Public Agencies

**FROM:** Northfield Township Planning Commission

**SUBJECT:** **Notice of Intent to Update the Master Plan**

**DATE:** January 15, 2025



In accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008), as amended, Northfield Township is preparing an update to the existing Master Plan and requests your cooperation and comment on the plan. Please note that all submittals of this plan are to be made electronically via email, unless we hear otherwise from those being sent notice.

Please be aware that you will be receiving a digital draft of the update for comment upon completion of the draft Plan. Physical copies may be provided upon request. At the time that the Master Plan is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

We see you as important voices and stakeholders in our community, and we value any input that you can provide during this process.

We thank you for your consideration of this matter. If you have any questions or comments on the Northfield Township Master Plan update process, now or at any time in the future, please contact us at:

Northfield Township  
P.O. Box 576  
8350 Main Street  
Whitmore Lake, MI 48169

Or

Noah Bussell, Township Planning, Building, and Zoning Coordinator,  
[busselln@northfieldmi.gov](mailto:busselln@northfieldmi.gov)