

MINUTES OF THE 510TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 20, 2021

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

WTPC Members Present: All located in Webster Township were Andrea Zamansky, Tammy Koch, Charles Estleman, Kay Stremmer and Paul Zalucha. Also in attendance were John Westman in Florida and George Goodman in Virginia.

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, John Scharf, Randy Raiford, Bill Sinkule, John Enos and about 6 residents

I. Approval of Agenda: Andrea Zamansky asked to add item 10 (e) Site Plan Review for Land Divisions. Paul Zalucha made a motion, 2nd by Tammy Koch, to approve the draft agenda with the change to add (e) in Section 10. Motion carried unanimously.

II. Approval of the December 16, 2020 Minutes:

- A. Paul Zalucha said his address is really 6700 Mast Road in item 4B.
- B. Andrea Zamansky said to add “that some of the requirements for” just after “said” and to replace “this” with “any” in item X. A.
- C. In item VII A Andrea Zamansky asked to replace “standard” with “not uncommon”.
- D. George Goodman moved, 2nd by John Westman, to accept the draft minutes as amended. Motion carried unanimously.

III. Township Board Report:

- A. John Westman said the Board went into closed session to consider the Nixon litigation as the State Supreme Court elected not to hear his appeal.
- B. The Board postponed decisions on the Zoning Ordinance Amendments.
- C. Randy Raiford said the Fire Hall is 70 % complete and they expect it to be 95% complete by April 1st. Covid-19 has delayed receiving some supplies.

IV. Zoning Administrator Report:

- A. Randy Raiford reviewed his December 2020 “Zoning, Property Inspection & Code Enforcement Activity Report.” (attached)
- B. Kay Stremmer asked why some items on the Enforcement Tracking Spreadsheet are being turned over to Carlisle Wortman and learned that Randy Raiford is resigning from his Zoning Administrator position.

V. PDR Report: John Westman said he was elected Chairperson and Tom Bloomer was elected Vice Chairperson. They will meet at 6:30 p.m. on the 2nd Monday of each month.

VI. Citizens Wishing to Address the Commission:

- A. Mac Gills, of 5952 Daly Road, desired to allow animals on parcels less than 5 acres in size. He described Northfield Township’s requirements.
- B. John Tuttle, of 7535 Walsh Road, said he supports Mac Gills as he lives on less than 4 acres and he is interested in self reliance. He said Section 13.25 is ambiguous and would like it to allow animals on smaller parcels.
- C. Catalina Sypniewski, 8316 Walsh Road, wants to allow more animals on small acreage, and allow people to use their land. She wants self sufficiency and home-steading.

VII. Resignation of Planning Commission Chair:

- A. Andrea Zamansky said she was honored to serve for 3 ½ years on a team with such capable

people but she was resigning as Chairperson at the end of tonight's meeting.

- B. Paul Zalucha said he was stepping down as Vice Chairperson, effective today, as our By-Laws say he should take over as Chairperson and he has time constraints.
- C. As there were no volunteers for the positions Andrea Zamansky said there will be a hiatus on the Planning Commission Meetings until we get a Chairperson.

VIII. Master Plan Updates:

- A. The Commissioners liked the revised Parts 5 and 8.
- B. Initial Draft of Part 11 Future Land Use and Future Land Use Map (attached):
 - 1. Andrea Zamansky thanked Bill Sinkule for the individual lots and the colors shown on the Map. She thanked Kay Stremmer and Paul Zalucha for their input on the Committee.
 - 2. The Commissioners reviewed the proposed Map. John Enos said this is an excellent Map and it is not a problem to split a parcel Part Ag and Part R-1. When a property owner requests rezoning this Map is a guide, but goals and objectives are just as important.
 - 3. The Commissioners changed the "Parks & Preserves" to "Parks, Preserves and Municipal land".
- C. Andrea Zamansky said the next step is to update maps, submit the Master Plan to Carlisle Wortman for formatting, and include photographs of the Township. Andrea Zamansky invited everyone to submit photos via e-mail to her or Randy Raiford.

IX. Nuisance Ordinance amendment – adequate care of animals - Rider A (attached):

- A. Paul Zalucha had concerns about normal farm practices that are not commonly known by others. He asked who, in the Township, can assess the emotional well being of an animal.
- B. Tammy Koch said best farm practices are sufficient.
- C. George Goodman said it must be enforceable but he doesn't want unintended consequences.
- D. John Enos said examples are out there from other municipalities. Andrea Zamansky said we would look at this again soon.

X. Short Term Uses (Events, Festivals) Section 12.3 of the Zoning Ordinance

A. Andrea Zamansky said we need to look at the Zoning Ordinance, and improve and approve the Application form so it matches the Zoning Ordinance. George Goodman and Andrea Zamansky volunteered to be on a Committee. John Enos will send George Goodman samples from other municipalities.

B. The Commissioners reviewed the January 2021 draft of the "Carnival, Festival, or Public Meeting Permit Application Form" (attached).

- 1. The Commissioners wanted the Township to send advance written notification to neighbors of an upcoming event. John Westman said it would be part of the fee. John Enos said it should be within 300 feet so it is similar to Special Uses.
- 2. The Commissioners wanted the event applicant to provide liability insurance and name the Township as an additional insured. John Enos will find out the appropriate insurance amount.
- 3. The Commissioners discussed the Escrow Deposit and intend it to only be used for costs the Township incurs.
- 4. The Commissioners wanted written acknowledgment from the proper authorities (Fire, Health, and Sheriff) that they have been notified for safety at the event.
- 5. The Commissioners discussed parking 200 feet from the property line and will look at it again when we change the Zoning Ordinance.
- 6. Andrea Zamansky asked to change item F that the Township (not the Board) and its lawful agents....

XI. Update Storm Water Management Regulations (Zoning Ordinance Article 14)

- A. The Commissioners agreed the Township should follow the updated Washtenaw County

Water Resource Commission Standards.

- B. The Commissioners agreed to send Article 14 to Carlisle Wortman for their expert input on Best Practices and then on to Counsel.

XII Site Plan Review for Land Divisions -Paul Zalucha and Andrea Zamansky will form a Committee to clarify language in Section 8.05 on when full Site Plan Review is needed. Minor changes to site plans could be reviewed by committee.

XIII. Public Comments:

- A. John Tuttle of 7535 Walsh Road discussed animal welfare and stressed careful wording to ensure enforcement is issued only after the Humane Society is involved with education.
- B. Catalina Sypniewski, of 8316 Walsh Road, encouraged the Township not to use the word “emotional well being” for animals as the term can be dangerously misconstrued.

IVX. Information Items:

- A. Kay Stremmer thanked Andrea Zamansky for her leadership and Paul Zalucha for his history and expertise.
- B. John Westman said we need a Chair and Vice Chair to move forward and complete the Master Plan.

VX. John Westman moved, 2nd by Tammy Koch, to adjourn the meeting. Motion carried. The meeting adjourned at 9:48 pm.

NEXT MEETING DATE:

Regular Meeting: Wednesday, February 17, 2021 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

TK:mlz

Copy to: J. Kingsley
B. Calleja
R. Raiford