

Webster Township Regular Board Meeting June 15, 2010

The Webster Township Regular Board Meeting was called to order at 7:30 p.m. by Supervisor Kingsley on June 15, 2010 at the Township Hall, 5665 Webster Church Road Dexter, MI 48130.

Members present Supervisor Kingsley, Clerk Heller, and Treasurer Whitney, Trustees: Koch, Westman, Estleman & Kleinschmidt, Township Engineer/Zoning Administrator: Pindzia, and fourteen citizens.

Meeting opened with the Pledge of Allegiance to the flag

Approve Minutes

Motion Kleinschmidt second Estleman to approve the minutes of the Regular Board Meeting held on May 18, 2010. All ayes and carried.

Supervisor Remarks

Approve Agenda

Motion Koch second Kleinschmidt to approve Agenda as presented. All ayes and carried.

Public Hearing: Zoning Ordinance

*See Attached

Regular Meeting reconvened at 8:04pm

Call to Public

Reports

A. Treasurer's Report:

Motion Estleman second Koch to accept Treasurer's report and pay bills as presented as well as those anticipated bills received before the July meeting. Roll call vote, all ayes and carried.

B. Planning Commission:

Report received.

C. Parks & Recreation Committee:

No report received.

D. Zoning Inspectors Report:

Report received.

E. Sheriff's Report:

No report received.

F. Zoning Board of Appeals:

Report received.



WEBSTER TOWNSHIP

G. PDR Committee:

Report received. Next meeting will be held at 6:30 p.m. on July 7, 2010 at Webster Township

H. Fire Department:

Report received. Next meeting will be held at 6:00 p.m. on June 17, 2010 at Dexter Township.

Old Business:

A. Earth Art

Postpone & revisit at the August Meeting.

New Business:

A. Nixon Fireworks

Motion Heller second Estleman to approve John Towshack Jr. application for Fire Works Display Permit on July 3, 2010 on the Ryan S. Nixon property. All ayes and carried.

B. Zoning Ordinance

Supervisor Kingsley requested that board members get their proposed changes into him soon so that the Township Attorney will have time to review them. The board will revisit this at the July and August meetings.

C. Master Plan Updates

Discussion took place. Motion Koch to accept the changes to the Master Plan, second Kleinschmidt. All ayes and carried

D. Recycle

Discussion took place, financial analysis to be looked at, to be continued at the July meeting.

E. Deputy Clerk

Effective June 15, 2010 Bill Sinkule is appointed to the office of Deputy Clerk for Webster Township.

F. Employee Manual Change

Motion Kleinschmidt second Heller to approve changes to page 22 of the Employee Manual.

G. Webster Township Historical Society

Motion Heller second Estleman to authorize financial support to Webster Township Historical Society for the keeping of Webster Townships records and continue positive public relations for Webster Township. Roll call vote, all ayes and carried.

Correspondence

Call to Public

Adjourn:

Motion Kleinschmidt second Heller to adjourn meeting. Meeting adjourned at 9:50p.m. All ayes and carried

Respectfully submitted



WEBSTER TOWNSHIP

Mary Dee Heller, Clerk
Webster Township

Public Hearing: June 15, 2010

Webster Township Zoning Ordinance

At 7:37pm Supervisor John Kingsley opened the Public Hearing.

John Kingsley:

The zoning ordinance right now represents about 300 pages, the old one represented about 87 pages or something like that, it is much more complicated and there are lots of changes in there, lots of new provisions. There are provisions for multiple family & PUD and some of the things that we didn't have in the past. How this document came about there were some changes in the zoning law in 2005-2006, and our attorney was supposed to incorporate those changes into the old ordinance. After about a month he presented us with half a 400 page document and said, "This is what I've been working on" and then the next month he gave us the second half of the document. Basically it was a book written by an attorney for an attorney, who had the capability of the internet, who had been able to copy, cut and paste. We gave the charge to the Planning Commission to fix this document and they have spent the last 2-3 years working very diligently on repairing the document that the attorney presented. And then a couple of months ago we presented it to our new township attorney after we no longer had the old township attorney who wrote it. He took 100 pages out of it for us and made numerous suggestions, those have been incorporated into the document. The Planning Commission has done some additional work to some of the sections in there; there have been a couple of new portions added to it by the Planning Commission, basically we now have a document that we can really look at as a township board.

Paul Zalucha:

The PC and Board had worked for several years on this document. The PC was familiar with the document the PC sent to the board. The current document as written though was not fully reviewed by myself and I don't know if the other commissioners reviewed the current document either. We could do the same with the ordinance as we did with the master plan. The board could approve the complete document, but identify those sections that need modifications. Then the PC could work on those sections immediately and prepare updates for approval at a later date.

Bruce Pindzia:

I'll only add that since the Planning Commission put in such a laborious effort in the document before you this evening, I encourage the board to adopt the document. I think most people recognize that it is not perfect; there are several, numerous things that can be improved upon. But it would do the Planning Commission a world of good, to give them a vote of confidence at minimum, if you would adopt this document like we approved the Master Plan in November. It was more or less a conditional approval, it would be nice to do that again this evening. Now, I have no idea what to expect from the audience during their part of the public hearing this

evening. They may have issues that I'm not aware of, I don't think they are mindboggling, I don't think they are deal breakers by any stretch of the imagination. We can simply make revisions as we see fit at our convenience in the near future, so I hope you go through this process with that in mind.

Ed Dorrington: 7688 Base Lake Rd. Dexter, MI 48130

I represent the South Shore of Base Lake; we would also encourage passage of the zoning ordinance this evening. One of our intent goals was to solidify the deed restrictions that have been put in place back in 1916. This will help mitigate further possible problems in our neighborhoods with neighbors about misunderstandings about setbacks etc.

We feel that the document adequately solves many of our issues; we think it is well written and would encourage the board to pass it based on this recommendation. If there are modifications, they are the kind of things that can be changed, because no matter how many times you read something like that, someone will always find something to correct. Passing this document certainly would support our needs and requests.

Jack Campbell: 4721 Northgate Ann Arbor, MI 48103

I represent myself; I agree with the people around the lakes, there's been a lot of, not only around the lakes in this township but around many townships, there have been problems with zoning ordinances. Issues like people not understanding them, the ordinance's not being firm enough and you have had multiple variances come before this board. I think perhaps you need to clarify those things so that everyone is on the same page.

Dexter Township, a few years ago, passed an ordinance, there philosophy was, "Lets get this thing through" and we can always amend it later. We need to make sure people understand the zoning ordinance.

I did not see a private road ordinance, did I miss something Bruce?

Pindzia:

No you did not, that was intentionally removed.

Campbell:

How much have you spent on the zoning ordinance? 10k 15k 100k? That was taxpayer money used on that, correct.

I would hope that all board members have read the ordinance, all 300 pages. I have been directing questions at Bruce, but I would hope I could ask any board member the same questions and get an answer.

Clarification of the word "open", in the open public meeting section

Pg. 91 *Certificate of Zoning Compliance for Improvements*

Is the site plans 18 month time period a long enough period of time? Why put a sunset clause on this? I have a number of different properties in different townships where I have 3 extensions on them. I would encourage you to revisit this.

The surface water overlay maps, do you have those? Is the map included in the Zoning Ordinance? Thank you

In the Heritage tree ordinance, how are you going to deal with the tree dying? Trees die everyday, are you going to be able to cut them down?

I encourage the board to read this document.

Tom Hiller: 7510 Base Lake Dr. Dexter, MI 48130

Section 9.22 Baseline Lake Residential District (BLLR)

Had some concerns on deck height and measurements from the dwelling, perimeter measurements.

Pat Gallagher: 7718 Base Lake Dr. Dexter, MI 48130

With many properties changing ownership and the fact that we found out that deed restrictions were not enforceable, I don't think we can wait another 2 years to pass this document. I encourage the board pass this tonight.

Kingsley:

Other comments?

Seeing no other comments I will close the Public Hearing portion of this meeting.

