

MINUTES OF THE 386TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, FEBRUARY 17, 2010

The Meeting was called to order at 7:30 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Dave Lovell, Cynthia Zuccaro, Erica Perry, Rob Mitzel, Gary Koch

WTPC Members Absent: None

Also Present : Martha Zeeb, Bruce Pindzia , Megan Masson-Minock and many citizens

I. Approval of Minutes of the Regular Meeting January 20, 2010. Erica Perry moved, 2nd by Gary Koch, to approve the minutes of the Planning Commission meeting on January 20, 2010 as written. This carried unanimously.

II. Township Board Report and Approval of Agenda were next on the agenda.

- A. Gary Koch said a Budget meeting is scheduled for Tuesday, February 23, 2010 at 7 p.m.
- B. Roadside Cleanup is scheduled for April 17, 2010.
- C. Gary Koch moved, 2nd by Cindy Zuccaro, to approve the agenda as printed. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report:

- A. Bruce Pindzia said we are waiting for the Judge's decision on Jenny's Farm Market.
- B. Bruce said the Township has started litigation on blight against Mark Koernke. The Court date is March 5, 2010 at 9 am.
- C. Bruce said A&B Hauling is storing garbage in their back yard.

V. Public Hearing on Lakefront Overlay Regulations (see attached)

OLD BUSINESS:

VI. Lake Front Overlay Regulations

- A. Rob Mitzel moved, 2nd by Erica Perry, to table matters to the March 17, 2010 Regular Meeting and have a draft of changes discussed tonight. Motion carried unanimously.
- B. These changes include: decks are deleted from lakeside setback calculations; decks will be allowed in the street side; fences will not be allowed on Base Lake Road or on Leach Lane; lot coverage is changed to 30%; Lakeside building setback will be measured from the road.

VII A 5 minute break was taken at 10:22 p.m. and the meeting resumed at 10:28 p.m.

VIII Resident Survey Status Report – Rob Mitzel presented results of the online Webster Township Master Plan Survey – 2010 (attached). 89 responses were received – 50% were from the Northeast part of the Township. 67% wanted 5-10 acre minimum in the Ag District. 80% wanted 2 acre or more in the Rural Residential District. 66% wanted PDR to concentrate on farmland and natural features equally. John Kingsley said Webster has 4700 registered voters.

IX Master Plan Revisions- Megan Masson-Minock presented her Memorandum dated 2-10-10

(attached) on Natural Features Preservation Master Plan Amendments. The Commissioners liked this wording. Bruce will add these words to the Master Plan text for the next meeting.

NEW BUSINESS:

X. Officer Election/Meeting Schedule

A. Erica Perry nominated Paul Zalucha as Chairperson. This was 2nd by Dave Lovell and it carried unanimously.

B. Cindy Zuccaro nominated Rob Mitzel as Vice Chairperson. This was 2nd by Erica Perry and it carried unanimously.

C. Dave Lovell nominated Wilber Woods as Secretary. This was 2nd by Cindy Zuccaro and it carried unanimously.

D. The Commissioners discussed when and what time to have their Regular Meetings. It was decided to keep the meeting on the 3rd Wednesday. Wilber Woods moved, 2nd by Dave Lovell, to change the meeting start time to 7:00 p.m. Motion Carried unanimously. Rob Mitzel moved, 2nd by Gary Koch, to start the 7:00 p.m. starting time at the April, 2010 Meeting. Motion carried unanimously.

XI Creation of Subcommittees – Paul said a subcommittee would work on the topic and report to the Planning Commission for feedback and a public hearing. Experts who live in the Township could participate in the subcommittee. The Commissioners decided the following would be good to discuss at the March meeting.

A. Right to Farm Act Subcommittee – Paul volunteered

B. Master Plan Subcommittee - overlays

C. Impervious Surface Subcommittee – Erica volunteered

D. Transfer Development Rights Subcommittee – Rob volunteered

E. Site Plan Manual Subcommittee – Bruce and Ron volunteered

XII. Citizens Wishing to Address the Commission: None present

XIII. GENERAL DISCUSSION: Paul Zalucha presented a letter (attached) from Hamburg Township as they are updating their Master Plan. He also presented a letter (attached) regarding a meeting February 25, 2010 on pipeline safety emergency response program.

X. Erica Perry moved, 2nd by Cindy Zuccaro, to adjourn. Motion carried unanimously. The meeting adjourned at 11:17 p.m.

NEXT MEETING DATE:

Regular Meeting: Wednesday, March 17, 2010 at 7:30 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia

