

MINUTES OF THE 388TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, APRIL 21, 2010

The Meeting was called to order at 7:00 p.m. by Chairperson Zalucha at the Township Hall.

WTPC Members Present: Wilber Woods, Paul Zalucha, Cynthia Zuccaro, Erica Perry, Gary Koch

WTPC Members Absent: Dave Lovell, Rob Mitzel

Also Present : Martha Zeeb, Bruce Pindzia , Mary Dee Heller, John Kingsley

I. Approval of Minutes of the Regular March Meeting.

A. Gary Koch asked if the 31” deck height in item V D is real. Bruce Pindzia said the real is 30” and he will make the change to 30” but Megan said 31” and we approved 31”.

B. Erica Perry asked about Item VI A 3. Paul Zalucha said the yellow on the Master Plan Map will change to green (A-1) except for what is already zoned R-1. That will stay R-1.

C. Gary Koch moved, 2<sup>nd</sup> by Cindy Zucharo, to accept the minutes of the March 17, 2010 Planning Commission meeting as written. This carried unanimously.

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

A. Gary Koch said the Board had a presentation on Western-Washtenaw Area Value Express (see attached) and they voted to approve \$5,000 for it.

B. Storybook Lane is closed out.

C. Gary Koch moved, 2<sup>nd</sup> by Cindy Zuccaro, to approve the agenda as printed. Motion carried unanimously.

III. Citizens Wishing to Address the Commission: None.

IV. Zoning Officer Report: See attached Zoning Violations Report dated 4-13-2010.

OLD BUSINESS:

VI. Master Plan Revisions

A. Review of Master Plan maps – (See attached Future Land Use Map – Revised 4/5/10 and Future Land Use Map & Natural Features Overlay Revised 4/1/10.)

1. Paul Zalucha asked if the Commissioners were comfortable with the Ag zoning in the northeast area of the Township that had been Rural Residential. The Commissioners said yes.

2. The Commissioners discussed the Future Land Use Map & Natural Features Overlay Revised 4/1/10. They decided to remove the Medium Intensity BioReserve areas as this would remove the natural features from the proposed Mobile Home Park area in the northeast corner and also make the change to Ag in the Northeast Township more defensible as High Intensity BioReserve is in that part of the Township.

3. The Commissioners discussed the Ag Preservation Overlay blue line on the maps. The Commissioners agreed to expand the Overlay to include two adjoining properties. Erica left the meeting at 7:30 pm to call Barry Lonik to find out which two properties they were. She returned at 7:32 pm.

4. The Commissioners discussed color coding corrections needed on these maps and decided Bill Sinkule should use the 2009 Master Plan as the guide to provide accurate maps. The Commissioners would like the revised maps a week before the May meeting to review it.

B. Review Text Changes to “Natural Features Preservation Master Plan Amendment” from Megan Masson-Minock dated 2/10/2010 (see attached).

1. On page 2 – Part 4b Zoning Plan the Commissioners agreed to add R-1 to the bottom of the page for Natural Features Preservation unless High Intensity BioReserve is only in the A-1.

2. Gary Koch asked about the red additions on the bottom of page 3 Part 11 Natural Features Policies as he felt it was pushing development to the easy to build farmlands. Cindy Zuccaro wanted this red eliminated. Paul said we will review it in May.

C. Review of Text changes to Part 6 – Residential Policies (see attached). Bruce Pindzia said the only change was in blue – item 6.09. The Commissioners agreed to remove “PDR or” in the last sentence of item 6.09.

#### NEW BUSINESS:

##### VII. Subcommittees

- A. Bruce said he and Rob Mitzel identified 6-9 sections for a proposed Site Plan Manual and made a time table to meet. They used Ann Arbor Township’s as a model.
- B. Gary Koch said he and Rob Mitzel will work on a TDR Subcommittee.
- C. Cindy Zuccaro volunteered to work with Paul Zalucha on the Right to Farm subcommittee
- D. Wilber Woods and Erica Perry will work on an Impervious Surfaces subcommittee.

XII. Citizens Wishing to Address the Commission: None

##### XIII. GENERAL DISCUSSION:

A. Paul Zalucha discussed a seminar for planners on May 19<sup>th</sup> that Bruce Pindzia will attend, and a Small Scale Renewable Energy system training workshop on May 13, 2010. The Commissioners discussed having a training session at the Township Hall for the WTPC, Township Board and general public and decided to research possibilities.

B. Semcog is requesting a \$500,000 grant from the Mich. Dept Natural Resources, Natural Resources Trust Fund to expand their Hike/Bike trail in Hudson Mills Metropark – Phase 2 trail to Dexter. (See attached)

X. Erica Perry moved, 2<sup>nd</sup> by Gary Koch, to adjourn. Motion carried unanimously. The meeting adjourned at 8:20 p.m.

##### NEXT MEETING DATE:

Regular Meeting: Wednesday, May 19, 2010 at 7:00 p.m.

Respectfully Submitted,

Wilber Woods, Secretary

WW:mlz

Copy to: J. Kingsley

M. Heller

E. Perdu

B. Pindzia