

December 16, 2016

Rob Mitzel, Chair

Webster Township Planning Commission
5665 Webster Church Road
Dexter, MI 48130

Regarding: Webster Township Proposed Master Plan

Dear Mr. Mitzel and Members of the Webster Township Planning Commission:

Thank you for the opportunity to review your proposed Master Plan. The Northfield Township Planning Commission found it thorough, descriptive, and well-done. We have just one comment, and two requests for information.

In Table 3, the minimum lot size in the Northfield Township Agricultural district is 5 acres, rather than 10 acres as is listed. Also in Table 3, clustering provisions in the Low Density Residential district allow for an increased effective density of 1 unit per acre if not served by sanitary sewer, and 1 unit per 33,000 square feet if served by sanitary sewer. The standard minimum lot size in the LDR district is 2 acres as listed.

Northfield Township is interested in the participation rate of your 2014 Master Plan Survey, if you would be willing to share that information with us. We would also greatly appreciate the results of the housing analysis recommended in the plan if and when they become available.

Sincerely,

The Northfield Township Planning Commission