

Webber Township Planning Commission

Special Joint minutes of 4-7-2022

Ernest calls the meeting to order at 6:00 pm.

Ernest led the pledge of allegiance.

Roll call: Dan Cousar present, Ben Hill absent, John Hindy present, Pie Medina present, Andrew Harter present, Jacqueline Jacobs present, and Nikki Cross present.

Reading of the agenda: Kathy made a motion to approve the agenda while Dan seconds. All present in favor, motion carries.

Ongoing business: The Board wanted to meet for an update on the Zoning Book. It was mentioned that the Planning Commission needs a defining point in determining the road right of way.

Andy is currently working on the Manufactured Housing Community and the other places where it relates in the book that needs corrections.

It was suggested to correct the Zoning book so that the water and lake have the same rules to allow for more than just a boathouse. The Planning Commission already voted to keep it 50 feet. Refer to Section 3:08 and 3.21.

Self-storage Ordinance needs LC added. As of now, we don't have this from Andy.

In LC and commercial uses, make mention of similar retail uses. Refer to Section 12.01 and 13.01. Ask Andy where to place it in the book.

An area needs to be identified for vendors. It was suggested a permitted use in LC and Commercial as well as an exception for non-profit organizations.

An acre of land needs to be defined in the book and not as lots.

Pie stated she forwarded the 5 ordinance amendments to the Planning Commission to allow them to make changes. Nikki didn't receive the email and Dan wasn't sure.

Pie expected the book to be done by early to mid-summer. She stated she would contact Andy regarding the items discussed tonight and was hoping to stop the miscommunication with Andy. It was suggested to allow a house with acres in the Commercial district behind the building for Mixed use. Dan suggested adding it for non-commercial use as they do in the Agricultural district with their 2 acres.

Dan made a motion to approve the amendment, supported by Andrew, to rezone from MHC changing it back to the LI district located at 1850 W. 32nd St and to include the map change. All present in favor, motion carries.

Andrew made a motion supported by Dan to approve the rezoning parcels 43-11-034-001-01, 43-11-034-001-10 and 43-11-034-002-00 from R1 To Recreational with the following corrections the third line down remove the at and the second correction is to add the zero to the partial number and to include approval of the map. All present in favor, motion carries.

Jackie made a motion supported by John to accept the amendment of Section 13.04 of the Zoning ordinance with a front yard setback with the exception of the properties on the East side of M-37 between M37 to Sunset and Lorraine St to Springtime St. All present in favor, motion carries.

Public comment: A question about the setbacks in the sub-division was asked about. Discussion then occurred about the road right of way. The other question was regarding 5 lots he owned that were marked residential and why his taxes were high compared to his house.

Adjournment: Pat made a motion to adjourn, seconded by Kathy. Meeting adjourned at 7:42 PM.

Respectfully submitted,

Jacqueline Jacobs