

## Webber Township Planning Commission

### Public Hearing minutes of 10-24-22

Pie calls the meeting to order at 6:00 PM.

Pie led the pledge of allegiance.

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

Reading of the agenda: John made a motion to approve the agenda while Dan supports. All in favor, motion carries.

Public hearing: Dan made a motion to enter into Public hearing while John supports. The time was 6:02 PM.

In Section 7.02, 8.02, 9.02: The table needed manufactured homes added as a permitted use.

Section 3.11B: A Planning member stated the single wides could be in a mobile home park and didn't want Arrowhead village rezoned along with the trailers not being inspected. Another member talked about replacement titles and insuring the trailers. It was suggested having a good single wide ordinance to go with it for the board. Continued discussion was had about removing the 24 foot and how single wides could be in a designated area. It was brought up that there was talk of allowing them in Arrowhead but not rezoning but was unclear how that got dropped.

A landlord from the public stated mobile homes are not good in this climate because they wear out and fall apart. He agreed to limit them to a specific area. He also stated he could buy some barely legal ones and plant them in the community as a businessman. He continued to say that the Planning Commission should do their job and do right by the community.

A member of the public spoke of her experience of having frost on the floor from the outside wall. She felt people would buy trailers in horrible condition and rent them. Another concern was this would cause property values to decrease.

A member of the public stated that getting rid of the 24 feet would be devastating to the community and township because landlords wouldn't care for their trailers, and would use them till the place gets condemned and would walk away. Since 2003 or 2004 people have invested money into their housing. It took a couple years to clean up the

township of single wides that was a danger to society. Webber township is now looking better to live in for your retirement. Agreed that the single wides should be placed in Arrowhead village.

A member stated that slumlords could put them in Arrowhead as well. Latimers dont sell single wides and have ones that are 24 feet. He would be for it if there were newer homes and not older ones even though an age can't be placed on it. Suggested to do your research. The 24 foot doublewides are held together with 7 or 8 lag bolts.

A member of the public stated that the mortgage on a modular is 15 years while a stick built is 30 and spoke on the difference of the monthly payments.

A member of the public passed out some papers to the Planning Commission to review. He asked the chair to extend his time and spoke of some rule that allowed up to 15 minutes. He spoke of the purpose and intent is to promote public health,safety and general welfare. He continued speaking about conserving the value of land and buildings throughout the township, preserving and enhancing aesthetic values throughout the township, and facilitating orderly growth. In going back to Section 6.02, 7.02, and 8.02 it looks like you want to put this anywhere in the township which isn't facilitating orderly growth. He continued to read his paper and spoke about the next page which was taken out of Citizen Planner and had highlighted some of his points. He also didn't see anything about affordable housing in the book and continued on about the background of the 24 foot and how it wont increase the tax base, safety of people in them and financing them.

Motion made by Dan to close the Public Hearing supported by Andrew. The time was 6:44 PM.

Roll call: Andrew yes    Nikki yes    Jacqueline yes    Dan yes  
              John yes        Ben yes        Pie yes

Pie spoke of the August minutes and Jacqueline stated that Planning members had copies of the votes that were passed regarding these ordinances.

Another Planning member spoke about tiny homes and manufactured housing not really being affordable. In regards to township board members bringing up concerns about homelessness and sleeping in tents, that is a Lake County problem. Questioned what does the public think is the solution if these ordinances aren't it.

Dan made a motion, supported by John to not recommend Section 6.2 to the board.

Roll call: Andrew yes Nikki yes Jacqueline no Dan yes  
John yes Ben yes Pie yes

John made a motion to not recommend Section 7.02 at this time, supported by Ben.

Roll call: Andrew yes Nikki yes Jacqueline no Dan yes  
John yes Ben yes Pie yes

Dan made a motion to not recommend Article 8 Section 8.02 to the board, supported by Ben.

Roll call: Andrew yes Nikki yes Jacqueline no Dan yes  
John yes Ben yes Pie yes

John made a motion to not accept Section 9.02 supported by Ben

Roll call: Andrew yes Nikki yes Jacqueline no Dan yes  
John yes Ben yes Pie yes

Dan made a motion to not recommend Section 3.11 amendment, supported by John.

Roll call: Andrew yes Nikki yes Jacqueline no Dan yes  
John yes Ben yes Pie yes

Public Comment: A member of the public suggested cedar to build your house under \$10,000 for affordable housing or cord wood houses. A member stated affordable houses should come from the private sector. A member suggested connecting with MHDA. A member of the public stated the board is doing illegal things and aren't abiding by the laws or the Webber township Zoning book. A member of the public questioned why a single wide was across his place if they haven't been allowed. A member of the public said that a factory built modular is custom sized so if something happens they have to adjust the windows to fit.

Pie stated at the Nov 7 meeting a discussion about the 3 map amendments and Live Word Mixed Use needs to be done and any others that may be left to set public hearing dates.

Adjournment: Nikki made a motion to adjourn while Dan supported. All in favor, motion carries. Meeting adjourned at 7:10 PM.

Respectfully submitted,  
Jacqueline Jacobs

