

Webber Township Planning Commission
Minutes of 09-12-2022

Pie calls the meeting at 6:00 PM.

Pie led the pledge of allegiance.

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

Approval of the agenda: Dan made a motion to approve the agenda with the addition of training opportunity while Andrew supports. All in favor, motion passes.

Approval of the minutes: Dan made a motion to accept the minutes with corrections while Andrew supports. All in favor, motion carries. Some members asked to strike a comment regarding an error that was spoken in last month's meeting. After a lengthy discussion it was removed. Nikki suggested that we need to resolve all the back and forth issues among the members. Discussion was also had about what should or shouldn't go into the minutes.

Public Comment: A member of the public stated that nobody should be talking about the minutes or corrections until the public meeting.

Correspondence: None

New Business: Discussion regarding writing an amendment to Article V was had to allow for other similar uses in the Commercial and Limited Commercial districts. In the old Zoning Book Pie stated similar uses were allowed but it's not written in the newest Zoning Book. Discussion was also had with what should be permitted and or special use and in which districts. Pie stated she would email Andy regarding adding other similar uses. Discussion was also had regarding the oil change business being changed to an auto body shop and that use not being allowed in Limited Commercial. It was noted that this type of business would need to be added to Limited Commercial.

Training Opportunity: Dan spoke about the status of the Utopia project. Dan also wanted to address concerns Board members had in regards to inefficiencies in the Planning Commission. A review of Article 20.02, Article 20.04 and Article 22.05 happened and discussion about having the Planning Commission follow the regulations listed in the book.

Public Hearing dates: Ernie gave Dan a list of 8 ordinances Jackie made copies for Planning members after asking for a copy. Discussion was had about the proper channels being worked on in the future. After a review of the Utopia project, a date of 10-10-22 at 6PM was set. Concerns regarding odors were had as well as their plans if the business fails. A question regarding if he had a Class C or Class A license was asked. It was also mentioned that the review of the materials should be done prior to the Planning meetings. It was also decided to add the 3 map amendments to 10-10-22. The Live Work and Mixed Use was set for 10-17-22 at 6PM with the Waterfront and Lake course amendments. The Manufactured Housing was set for 10-24-22 at 6PM. A date was not set for Greg Mick after reviewing his narrative and blueprint. His narrative speaks of growing and infused baked goods after being told by the Zoning Administrator to remove them. A question of whether Mr. Mick had a driveway permit or not was asked. Discussion was also had about the prior cleaning of the property and whether he has gotten permits to start cleaning now.

Old Business: This has been tabled till next month.

Committee Reports: The Zoning Administrator spoke on the things he has been working on. Planning members were given his August report also. A Planning member brought up a concern regarding an Amish type cabin with the 24 foot porch and asked if he would research if the porch counts as part of the size of the dwelling. Discussion regarding the gentleman building a dwelling while putting in a new camper in the restricted area and receiving a land use permit for the smaller dwelling and shed was discussed.

Public Comment: A member stated in 3.11 B answers the question of being legal with that dwelling. Another member spoke on behalf of someone else and requested copies of the new amendments and changes go to the Zoning Board of Appeals. A question was then asked who takes things to and from the lawyer. The member also spoke about the auto body shop being there illegally, wondering why they didn't check with the township prior and if Planning was going to allow them to stay after the fact. The discussion of scrap metal, painting and service repair definition was discussed. Another member stated he should have had a site plan review and that he isn't containing fumes nor has a sprinkler system.

Adjournment: Nikki made a motion to adjourn while Dan supported. All in favor, motion carries. The meeting adjourned at 8:55 PM.

Respectfully submitted,
Jacqueline Jacobs

