

Webber Township Planning Commission
Public Hearing Minutes of 10-17-2022

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.

Dan questioned the Live Work Mixed Use being posted on the agenda since it was voted on in the minutes of 6-6-22. He continued on to say that it was in the 6-19-22 newspaper. Discussion continued while Jacqueline stated we took it off the agenda on the prior public hearing and explained that we needed a Public Hearing for Public input and explained the minutes of 6-6-22. Dan and Pie stated that we would have voted in a meeting after the Public Hearing closed. Pie continued to edit the agenda to take off all the Live Work Mixed Use ordinance.

Discussion occurred regarding the 3 map ordinances Jacqueline passed out and it was discussed if it could be added to the agenda. Nikki stated that it was mapping errors. Dan stated it's considered rezoning and needing letters sent out. The map amendments were taken off the agenda and a later date will be set for them.

Discussion also followed about the posting of the Manufactured dwelling and the dates scheduled for that. Nikki explained what took place with the confusion though the chain of people.

Approval of the agenda: Dan made a motion to accept the agenda with corrections while John supported.

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

Dan made a motion to open the Public Hearing at 6:32 PM while Ben supported.

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

Pie explained that we're putting the content of Section 3.08 into Section 3.21 in order clarify the ordinance to be easier to read and reserving Section 3.08 for future use. Andrew stated the new Section 3.21 puts the river, steam and lakes into one section.

Discussion followed regarding having two different distances written in the Master Plan vs the Zoning Book. Setbacks are also supposed to be different from a river than a lake.

Further discussion regarding the DNR and DEQ regulations occurred.

A member of the public stated that if a property owner or Zoning Office doesn't know what they're doing and issues a Land Use Permit, the DEQ or DNR will go after the landowner and the township. The member then questioned the way 3.21 would be written and where the information of 3.08 would go into 3.21 at section G.

Planning members continued to have a lengthy discussion about the amount of feet that should be written on Section 3.21, high water mark, suggestions of what should be added and where and adjusting the Master Plan to match the Zoning Book. Andrew suggested not to put a specific number on the ordinance because it might change.

A member of the public stated that it needed to be clear with the differences regarding lakes and rivers.

A member of the public stated the DEQ should have it written on a piece of paper for the Zoning Administrator if they can proceed then they can be given a Land Use Permit.

Nikki questioned Pie on whether the Live Work Mixed Use was covered. Pie stated we did and continued to speak on having a Public hearing on it. Jacqueline stated we didn't. Nikki continued to speak on her recollection of the events. Pie brought up it being posted in the newspaper and Jacqueline stated that was for the definition. Further discussion continued with public input on the timeline of events.

Motion made by Nikki supported by Dan to end the Public Hearing at 7:38 PM.

Roll call: Andrew yes Nikki yes Jacqueline yes Dan yes

John yes Ben yes Pie yes

Motion made by Nikki and supported by Andrew to accept Section 3.21 Land Use Regulations for Lakefront and Watercourse Development

A. Permits. No land use shall be permitted unless all required permits or approvals have been obtained from the Department of Natural Resources, Department of Environmental Quality and/or other applicable federal, state or local governmental agencies or authorities having jurisdiction.

B. Drainage. Footing drains or other subsoil drainage systems shall not empty directly into any lake, stream, river, or other watercourse.

C. Floodplain and Wetlands. No dwelling or other principal building shall be constructed within a flood plain or wetland. The filling of any flood plain or wetland so as to raise the ground level shall not be permitted.

D. Waste Removal Systems. Drain fields and septic tanks shall be designed, installed, and maintained only in full compliance with applicable regulations of the District #10 Health Department, Lake County office.

E. Earth Change Activity. Any earth change activity as defined under the terms of the Soil Erosion and Sedimentation Control Act which will affect more than one (1) acre of land or is located within five hundred feet (500') of any lake, stream, river or other watercourse shall take place only after issuance of a Soil Erosion and Sedimentation Control Permit or any other required permit from any governmental agency having jurisdiction.

F. Area Regulations for Watercourse and Lakefront Lots. Except for uncovered walks, steps; docks, boathouses, and similar customary and incidental yard uses or structures, no building or structure, including fences, (whether a permitted use or special lands use) shall be located closer than fifty feet (50') from the high water mark. And to also strike 3.08 since it's no longer needed.

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

Public Comment: None

Motion made by Nikki and supported by Dan to adjourn. All in favor, motion carries.

Meeting adjourned at 7:58 PM.

*Respectfully submitted,
Jacqueline Jacobs*

