

Webber Township Planning Commission
Planning minutes of 11-07-2022

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 Hughes present.

Reading of the agenda: John made a motion to accept the agenda with corrections while Andrew supports. All in favor, motion carries. The correction was adding the minutes of October.

Approval of the minutes: Andrew made a motion to accept the minutes of October 3rd minutes while Nikki supported. All in favor, motion carries.

Andrew made a motion to accept the minutes of October 10 while Nikki supported. All in favor, motion carries.

Andrew made a motion to accept the minutes of October 17 with the corrections he just noted while John supported. All in favor, motion carries.

Andrew made a motion to approve the minutes of October 24 with corrections while John supported. All in favor, motion carries.

Reports: The Zoning Administrator read his report for October 2022. The Planning Commission and public had copies. A planning member asked if he could add more details to his reports.

Old business: Pie read the Live Work / Mixed Use ordinance. Discussion of the Public Hearing that was set prior for this ordinance was discussed. Jacqueline explained the June minutes and stated that we haven't had public comment on this ordinance as a whole. Months ago the public hearing was set for definitions only which planning members wanted it done as a whole. Other discussion was in regards to residential living in the Commercial district and what that would look like to fit this ordinance and if changes to the ordinance needed to happen. Planning members did seem to agree that rezoning the area was not an option. It was mentioned that the ordinance was vague and there was a possibility of needing more development for the ordinance. Andrew made a motion supported by Jacqueline to bring the following to Public Hearing, Section 2.13, 2.14, 5.01 Alpha, 12.03, 13.03, Section 18.22, 18.23 and Section 8, 9, 10, and 11.

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

Discussion as to why the 3 map amendments and the map weren't done together in the past Public Hearing. It was stated that Mr. Moore calls it rezoning due to the districts being left that way for so long. Discussion of the designated Manufactured Housing and where it could be placed and how it will be removed if the map is approved. Jacqueline made a motion, supported by John, to have the 3 map amendments along with the Live Work/Mixed Use ordinance for Public Hearing on December 12 at 6PM. Roll call:
Andrew yes Nikki yes Jacqueline yes Dan yes
John yes Ben yes Pie yes

New business: Planning members had discussion of the Watercourse ordinance and the Public Hearing on that. Jacqueline stated she hasn't heard back from the county planning but they had her letter. Further discussion of ways to advertise the ordinances were discussed including social media. The County Planning will meet in two weeks to discuss the Watercourse ordinance.

A Planning member stated the hearing for Mr Mick was not written to include site plan review. It only states special use. Another member suggested contacting the Chair ahead of time when errors are seen so this can be addressed earlier. The decision was to follow up during office time. It was also suggested for a couple people to proofread the papers before postings.

Public Comment: A member of the public stated on the minutes of 10-24 the public comments were written incorrectly making it seem that he's for the removal of the 24 foot when he's not. Another member was concerned about spot zoning with the 3 partials planning is talking about. Another member of the public stated the secretary should make changes to public comment if those minutes are written wrong.

Adjournment: Nikki made a motion to adjourn while John supported. All in favor, motion carries. Meeting adjourned at 8:40 PM.

Respectfully submitted,
Jacqueline Jacobs