

Webber Township Planning Commission
Planning minutes of 03/06/2023

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

Andrew led the pledge of allegiance.

Roll call: John Hindy present, Andrew Harter present, Jacqueline Jacobs present, Nikki Hughes present, Kelly McCune absent, Ira Coffman present and Quantina Forest present.

Approval of the agenda: Andrew made a motion to accept the agenda, supported by Quantina. All in favor, motion carries.

Approval of the minutes: Andrew made a motion to approve the minutes with corrections while Ira supported. All in favor, motion carries.

Segment Representative: John decided to do Environmental.

Personal roster: No corrections.

Ex-parte contact: Andrew clarified his previous understanding of ex-parte.

PA speakers and cables: Andrew stated he would leave them to use. It would be addressed with Ernest Wogatzke at a later time to purchase new equipment if needed.

Zoning: Christopher gave his monthly report. He also stated that he passed his Zoning Administrator class.

By-laws: It was decided to vote at next month's meeting due to Kelly being absent. Andrew stated he will update the ex-parte section.

Live Work/Mixed Use: Jacqueline passed out this ordinance to members. She explained that this was approved and ready for a public hearing but was asking members if they thought it needed any changes. She also mentioned that nothing is there in regards to a dwelling in the back of a business. It was decided to address this as homework and discuss it at next month's meeting.

Section 21:04: Jacqueline passed out this section and following sections to review. Discussion was had to amend this ordinance or not. The concern was the hardship of upgrading a single wide without a natural disaster. Further discussion will continue at next month's meeting.

Vendor Ordinance: Jacqueline stated that districts needed to be added to the vendor ordinance. After discussion, some members wanted a copy of the ordinance before voting. Jacqueline stated a copy will be provided for next month's meeting.

Rental Ordinance: The idea of a rental ordinance was suggested. A copy of another township's rental ordinance was passed out to members. Discussion of creating one for this township was had. Concerns of members included liability, who is legally licensed to inspect and the standard of the rental house. Other discussion involved rentals turning into blight from tearing up the property as well as educating the rights of tenants. It was questioned how Baldwin Housing inspects their houses.

24" Ordinance: Discussion of having a better blight ordinance as well as the vision of Webber was had. A suggestion of sending postcards to residents for them to answer questions to give feedback was discussed. One member of the board stated we have a housing shortage while another member suggested creating a Manufactured Housing ordinance that included several types of dwellings.

Public Comment: A member of the public stated we should get input from the snowbirds. She also stated that the blight needs more enforcement. She supported Tiny Houses but felt that singlewides needed to be replaced with newer ones.

Another member suggested having public comment in the beginning to speak on the agenda. He agreed vendors should be in LC, and C but didn't support a rental ordinance.

Another member of the public stated the vendor ordinance should be police power.

Another member stated a tarp is on an illegally put singlewide.

Another member of the public asked for a copy of the bylaws.

Another member of the public stated the speakers help a lot.

Another member of the public said to look at the interest of the township not personal feelings.

Another member of the public suggested putting other types of houses up in replacement of the 24 feet rule.

Adjournment: Ira made a motion to adjourn while Andrew supported All in favor, motion carries. Meeting adjourned at 7:39 PM.

Respectfully submitted,

Jacqueline Jacobs