

Webber Township Planning Commission  
Planning minutes of 05/01/2023

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 present, Ira Coffman absent and Quantina Forest present.

Approval of the agenda: All in favor of the regular meeting agenda with an addition of adding the public hearing vote, all present were yes, none opposed.

Approval of the minutes: Andrew made a motion to approve the minutes of April 3 with corrections while Kelly supported. All present were yes, none opposed. Discussion was had about writing public comments and the length written.

Consent agenda: None

Zoning Administrator: Chris was absent but members had his report to discuss.

The public started complaining while interrupting the meeting stating they couldn't hear. The Chair repeatedly asked not to interrupt. The Chair told the public to move closer which they did. Planning continued the meeting to have another interruption a couple minutes later.

Vendor Ordinance: Jacqueline read Mr. Moore's suggestion regarding editing to address non-profits. The Planning Commission decided not to edit this to allow for non-profit exemptions per Mr. Moore's suggestion.

18' rule proposal: This proposal applies to stick-built houses only while maintaining the 576-dwelling size. Questions were raised about how to separate this from Manufactured Housing like singlewides and the amount needed to be built onsite to avoid it being a Manufactured House. Discussion was also had about us receiving some of the suggestions from Board members. A lengthy conversation about building onsite and offsite to identify the dwelling as well as adding something like the Rustic Cabin ordinance that could be done in residential areas with less land. Other discussion was regarding the proposal needing water and sewer hook ups as well as confusing messages with the conforming and non-conforming lots but needing to be compliant to current standards.

One acre definition: Discussion was had about the process of combining and separating lots though the Equalization office as well as calling it a surveyed acre. Further discussion was had about the book needing to be defined and what things it would or wouldn't affect. Jacqueline suggested shorting the definition to one or two sentences but some members wanted to have a final written down before voting.

Andrew made a motion to approve the one-acre definition in its entirety supported by John.

Roll call: Andrew yes Nikki no Jacqueline no John no  
Ira absent Quantina no Kelly no

Andrew made a motion to define an acre as a surveyed piece of land measuring one acre in size and not a conglomeration of smaller, contiguous parcels, merged together to form an acre, supported by Jacqueline.

Roll call: Andrew yes Nikki no Jacqueline yes John no  
Ira absent Quantina no Kelly no

Kelly made a motion to table the discussion till next month allowing the members to do a little homework supported by Nikki. All in favor, motion carries.

Land Use plan: Andrew wrote his recommendation for changes. Highlights were to include more recreational opportunities and add things that were more in relation to Webber township. After discussion, it was decided to create a list of things that could be added to it as homework.

Class: Jacqueline informed members of a Planning class on May 8.

Jacqueline made a motion supported by Kelly to approve the Live Work/ Mixed Use ordinance as well as the three map amendments that was done on May 1 at the Public Hearing.

Roll call: Andrew yes Nikki yes Jacqueline yes John yes

Ira absent Quantina yes Kelly yes

Public Comment: The public expressed concerns about prior zoning decisions. A member of the public felt allowing the 18' rule would be allowing singlewides and urged members to think things through. A member of the public requested the Vendor ordinance and believed it was a police power ordinance. It was also stated an acre of land is 16 lots. A member also stated Brownfield used to be active here and has put money in this county. A member of the public expressed their feelings that some Planning Commission members were being influenced by board members.

Adjournment: Andrew made a motion to adjourn while Kelly supported. All in favor, motion carries. Meeting adjourned at 7:40 PM.

Respectfully submitted,

Jacqueline Jacobs