

Webber Township Planning Commission
Planning minutes of 04/03/2023

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

Andrew led the pledge of allegiance.

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

Approval of the agenda: Discussion was had about not being able to add or subtract the agenda without the full board. All were in favor of the agenda with corrections.

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

Consent agenda: The roster needs no corrections. Discussion was had of the speakers being taken in a couple weeks. It would be the Board who would replace them.

Zoning Administrator: Christopher gave his monthly report. No questions were asked.

By-laws: Andrew made a motion supported by Ira to approve the by-laws with corrections dated April 3. All in favor, motion carries. No nays. It was stated this was the final correction made and is completed.

Vendor Ordinance: Motion made by Andrew supported by Kelly to add paragraph J as read to the ordinance. All in favor, motion carries.

Rental Ordinance: After discussion regarding blight, agencies that help renters and the lack of ability to maintain the inside dwelling it was decided not to create a rental ordinance. Kelly made a recommendation to compile a list of organizations for renters for reporting issues with housing with other members supporting the idea. Discussion was also had about giving the Board our recommendations.

24' rule option: Andrew had written two proposals, one being 16' the other 20' concerning ideas towards making an ordinance. Most of the Planning Commission members that were present recommended the 16" one. A couple members wanted 16" or to change nothing. Jacqueline suggested waiting till next month when more members were present and to explore more of the questions asked. The idea of piggy backing off of another township was also suggested by Kelly. The discussion of being lawful with an ordinance was discussed as well as the upgrading of a current single wide. Andrew made a motion supported by Kelly to send the 16' and 20' as well as piggy back options to the board. All in favor, motion carries.

Live/Work Mixed Use Ordinance: After discussion, it was decided not to make any changes to this ordinance but to move forward and set a Public Hearing. Jacqueline made a motion supported by Kelly to set a Public Hearing for Live/Work Mixed Use Ordinance on May 1, 2023 at 5:30 . All in favor, motion carries.

Map amendments: Jacqueline made a motion supported by Kelly to set the Public Hearing for May 1 at 5:30 for the map amendments. All in favor, motion carries.

New business: Andrew brought up that the Land Use Plan needs to be updated. It was stated for members to read it over. The main things to look at are the goals, vision statement and priorities and see if they still match.

Define an acre vs lots: The discussion included defining an acre as plotted land and not a continuous land of lots was had. The reason to define this as such was also discussed. It was decided to table this topic till next month.

Public comment: A member of the public requested the map amendments for viewing. It was also stated we eliminated the Recreational area (Amvets) for vendors. Another member of the public suggested bringing in a panel of professionals who include a bank lender, insurance person, realtor, landlords, county board member and assessor to discuss the 16' rule. Other comments from the public were opinions regarding the rental and Live Work / Mixed Use ordinances, one in support for the piggy backing off of another township and the township not allowing Tiny Houses. A member of the public also suggested a starting point could be working on adjusting the provisions to allow people to replace or repair single wides.

Adjournment: Andrew made a motion to adjourn while Kelly supported. All in favor, motion carries. Meeting adjourned at 7:49 PM.

Respectfully Submitted,

Jacqueline Jacobs