

Webber Township Planning Commission

Minutes of 5-02-2022

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.

Reading of the agenda: Nikki added Putman Lake, Cloud 9 and the front lot line to the agenda to discuss. She passed out information about those. Dan made a motion to accept the agenda as read while Pie seconds. All in favor, motion carries.

Public comment: A citizen questioned and commented about asbestos siding disposal.

Elections: Pie thanked Andrew for giving her the information per page 155 that Planning can't have a secret or paper ballot and has to be done open to the public. Pie asked for nominations for chair: Nikki nominated Andrew while Jacqueline seconds. Ben nominated Pie as chair while John seconds. Dan, Ben, Pie and John voted for Pie as chair. Jacqueline, Andrew, and Nikki voted for Andrew as chair. Pie said thank you and said she will try to do a better job this year.

Pie asked for nominations for vice-chair. Jacqueline nominated Nikki while Andrew supports. Dan nominated Ben while Pie supported. Nikki nominated Andrew while Jacqueline supported. Dan, John, Ben and Pie voted for Ben. Nikki, Jacqueline, and Andrew voted for Nikki. Pie congratulated Ben for being vice-chair.

Pie asked for nominations for secretary. Nikki nominated Jacqueline while Andrew supports. Ben nominated Andrew while Pie supports. Dan, John, Pie and Ben voted for Andrew. Nikki, Jacqueline, Andrew voted for Jacqueline. Pie congratulated Andrew as secretary. Andrew asked about the responsibilities as secretary and discussion followed. He stated he didn't want to accept the position for the good of the township because Jacqueline does a better job. Dan suggested finding out how to reverse it.

Review of the minutes: Andrew made a motion to approve the minutes of April 25 with corrections while Pie supports. All in favor, motion carries. Dan made a motion to approve the minutes of April 4 and April 7 with corrections on April 7 while Nikki supports. All in favor, motion carries.

Corresponce: None

New business: None

Old business: Pie brought up her discussion with Andy stating the minimum distance, setbacks and needing the zoning book completed. She discussed the definition of a plotted acre of land vs lots that equal an acre of land. Section 21.06 concerning nonconforming lots is supposed to be the answer. Jacqueline stated she didn't believe this was what the board was wanting. Pie stated if lots are combined to equal an acre and meet requirements it may negatively impact the commercial and limited commercial property owners if we add this new definition. Dan was concerned with the West side of the highway making sure it wasn't setting them up for road blocks.

Pie brought up the water course and river lake concerns. Discussion occurred regarding Section 3.08, Section 3.21 and Section 3.27. Pie stated that Section 3.08 and Section 3.21 will allow residents to put up walkways, and docks. Discussion followed about what the board was looking for, how people are reading the sections differently and the differences between the rivers and lakes. Dan stated he would speak to Ernie and also suggested speaking to the lawyer or a planner. Andrew suggested fixing Section 3.08 to allow more which he believed is what Ernie was suggesting. Pie stated she would follow up with Andy.

John left at 6:54 PM.

Pie brought up a discussion with Andy of similar uses in Sections 12 and 13 and where to place the wording. She wanted to come back to this topic when she was ready with her notes.

Pie brought up a discussion with Andy and vendors and a possibility of making a police power ordinance for vendors.

Pie brought up a discussion with Andy regarding the non-farm residential area in Agriculture and needing 2 acres. Andy said we cannot do that with Commercial and didn't like the idea of dividing up Commercial property either. Dan stated some parameters needed to be put around the mixed use and live work unit.

Nikki made a motion seconded by Dan to rezone partial number 11-022-035-00 from Resort to Commercial with corrections. All present in favor, motion carries.

Section 5.01 needs to have Commercial as permitted and special use for Limited Commercial for self storage. Nikki stated in the book it's allowed in Light Industrial. Pie stated Andy wanted to see the ordinance regarding self-storage.

Dan made a motion supported by Nikki to add the definition of front lot line in Section

2.13. All present in favor, motion carries.

Committee reports: None

Public comment: None

Adjournment: Nikki made a motion to adjourn while Jacqueline seconds. All present in favor, motion carries. Meeting adjourned at 7:53 pm.

Respectfully submitted,

Jacqueline Jacobs
