

Webber Township Planning Commission  
Public Hearing and Planning Minutes of 06-6-2022

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

Pie led the pledge of allegiance.

Roll call: Nikki Cross present, Jacqueline Jacobs present, Andrew Harter present, Pie Medina present, Ben Hill present, John Hindy absent, and Dan Cousar present.

Reading of the agenda: Dan asked to add his conversation with Ernie regarding residents in Commercial districts to new business. Jacqueline questioned Pie about having the Live/Work units and Mixed Use with the Public Hearing since it hasn't been approved by the Planning Commission. Discussion followed regarding the topics of what was published in the newspaper for the Public Hearing. It was decided even though the definitions of that article were posted we would wait and approve the whole ordinance not just definitions. Pie stated that we would use Jacqueline's four retyped and corrected ordinances for the Public Hearing. Dan made a motion to accept the agenda with corrections while Ben seconds. All present in favor, motion carries.

Public Comment: It was questioned whether the four ordinances were final drafts and could be added to the zoning book. Pie responded she could post them as finals with the stamper and discard the old copies.

Review of minutes: Jacqueline declined to read the minutes but stated members could read them on their own. Andrew made a motion to approve the minutes of May 02 as written while Dan seconds. All present in favor, motion carries.

Elections for secretary: Andrew made a motion for Jacqueline as Planning Commission secretary while Dan supported. No other nominations were made. All present in favor, motion carries.

Public Hearing: Dan made a motion to close the meeting and go into the Public Hearing while Ben seconds. All present in favor, motion carries. The meeting closed at 6:18 PM and Public Hearing began.

1. Article 13.04

Ben had concerns regarding the possibility of someone building a gas station between Lorraine St and Springtime. After discussion, it was decided this wouldn't be an issue since it would be special use. The public interacted with the Planning Commission in regards to sections of the book that would eliminate that concern. A couple things that were left out will need to be added to the final draft. Jacqueline stated what will be written for that section.

2. Article 12.04

Members of the public stated that this is the same verbiage in their book minus the footage. Dan

stated that it looked good.

### 3. Article 2.13 and 2.26

A member of the public voiced concerns that the words "unoccupied and unobstructed" could prevent property owners from the lawful use of their front yards. It was decided that the definition "right of way" protected property owners and alleviates these concerns.

### 4. Article 5.01

Nikki questioned why Pie's paper reads "R". Pie responded that "R" means it's permitted in the city and added that "R" is likewise on Mr. Moore's copies. Nikki stated Jacqueline's paper is correct per our board. A member of the public stated "R" also applies to Manufactured Homes, Resort for special use, Limited Commercial and Commercial as permitted. Pie stated the only permitted use is Light Industrial. Jacqueline mentioned that the whole section of what is permitted or not needs to be reviewed. Another member of the public questioned the section numbers while members of the Planning Commission helped with the answers. Pie stated when the Zoning Book is completed Mr. Moore will send the draft in email to her and she will forward it to the rest of the Planning members. Nikki and Dan stated Jacqueline did a good job on the final drafts minus the one needing corrected.

A discussion took place regarding Live/Work Units and Mixed Use definitions that were printed in the newspaper. Pie thought Mr. Moore wanted to add just the definitions in our book. Nikki stated the abbreviation "GC" that Mr. Moore added didn't apply to our township. Jacqueline stated that the ordinance could not be part of the Public Hearing since it was never voted on and there are no minutes to support that ever took place. Pie stated the definitions and ordinance were agreed upon as a group but were not included in the minutes. Jacqueline stated that at the next meeting concerns were brought up with that ordinance. The public stated that on April 7 Township Supervisor Ernie stated what he wanted as a definition. It was decided not to just add definitions but wait to address the ordinance as a whole.

Motion made by Dan, seconded by Nikki to close the Public Hearing. All present in favor, motion carries. The Public Hearing closed at 7:19 PM.

Jacqueline made a motion to approve 13.04 and its corrections while Dan seconds.

Roll call:

Dan yes Ben yes John absent Pie yes Andrew yes Jackie yes Nikki yes

Dan made a motion to accept Section 12.04 with no corrections while Nikki seconds.

Roll call:

Dan yes Ben yes John absent Pie yes Andrew yes Jackie yes Nikki yes

Nikki made a motion to accept Section 2.13 and Section 2.26 while Dan seconds. Roll call:

Dan yes Ben yes John absent Pie yes Andrew yes Jackie yes Nikki yes

Dan made a motion to accept the text amendment of Section 5.01 while Nikki supports.

Roll call:

Dan yes Ben yes John absent Pie yes Andrew yes Jackie yes Nikki yes

Andrew made a motion that we approve an ordinance to amend the Webber Township Zoning Ordinance, to amend Section 2.13 to add a new definition, to amend Section 2.14 to add a new definition to amend Section 5.01A to add Live/Work units and Mixed Use development to the table of permitted and special land uses, to amend Section 12.03 and 13.03 to permit Live/Work units and Mixed Use development by special land use in the LC and GC districts respectively, to amend Article 18 to include new Sections 18.22 and 18.23 to include additional standards for Live/Work units and Mixed Use developments, and to amend section 16.03 to provide parking requirements for Live/Work and Mixed Use developments while striking the GC and changing it to C. Nikki seconds.

Roll call:

Dan yes Ben yes John absent Pie yes Andrew yes Jackie yes Nikki yes

Correspondence: None

New Business: Dan stated in his conversation with Ernie that Ernie would like to allow residential in the back of businesses. Homes would not be visible from the road. More discussion followed regarding the uses of Mixed Use and paying the Commercial tax. Dan also stated we didn't put any restrictions on the Mixed Use, Planning would have to allow them because we don't have any rules to follow.

The discussion of watercourse was brought up. Jacqueline and Pie both stated that Ernie said to delete Section 308 and add watercourse on Section 3.21. No action was taken.

Old business: Nikki passed out a Utopia LLC narrative that was mailed to the township. Mr. Bos previously promised to attend tonight's meeting but was not present. Jacqueline and Nikki stated that they have tried to assist Mr. Bos several times with his blueprint and application details. Nikki stated that despite the best efforts of multiple township employees to walk Mr. Bos through the application process, he does not comply with application requirements. Nikki voiced concerns that Mr. Bos had previously leveled false accusations against Township Supervisor Ernie Wogatzke, calling into question Mr. Bos's accurate recollection of events. Discussion followed about Mr. Bos's incomplete packet, extraordinary efforts of Ernie who even called Mr. Bosse's business partner to get him help and the length of time Mr. Bos had.

Dan made a motion that we reject Tom Bos's initial and subsequent plans for a marijuana grow facility and require him to resubmit a complete packet through the Zoning Administrator that includes an application, site plan, narrative and application fees. Nikki seconds. All present in favor, motion carries. Pie asked Jacqueline to send them a letter.

Committee reports: Ben stated the recreational plan is supposed to be completed. Pie stated that it was given to the recreational committee that was composed of Kathy Young, Howard Campbell, and Ernie Wogatzke. The last Planning Commission used to perform this task. Dan stated the plan will be to "rubber stamp" what the recreational committee recommends. He went on to say that Ernie couldn't find any reference to this being a Planning Commission function. Jacqueline stated this function might have been removed from the Planning Commission to allow increased focus on completion of the Zoning Book.

Public comments: A member of the public stated that written documents that come to the township should be dated and signed. Another person expressed displeasure at the results of the Planning Commission secretary election. Ben questioned where the papers are from Mr. Moore. Pie stated she would call him tomorrow for the information and stated she has nothing new that hasn't been already passed out to members. Ben brought up that the clerk's office has one zoning book and now we don't have a police power book.

Nikki made a motion to adjourn while Jackie seconds. All present in favor, motion carries. The meeting adjourned at 8:33 PM.

Respectfully submitted  
Jacqueline Jacobs