

Webber Township Planning Commission
Minutes of 7-11-2022

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 absent, Pie Medina present, Andrew Harter present, Jacqueline Jacobs present, and Nikki Cross present.

Approval of the agenda: Dan made a motion to accept the agenda with the addition of Article 20.03 while Jacqueline seconds. All in favor, motion carries.

Public comment: A member of the public had a question about a draft ordinance. Pie stated we would cover that later on in the meeting.

Approval of the minutes: Pie asked Jacqueline to read the minutes which she declined and also stated last year it was decided not to read minutes aloud at meetings. Andrew made a motion to approve the minutes with corrections while Nikki seconds. All in favor, motion carries.

Correspondence: None

New business: The attorney representing Tim Bos came to do a sketch plan review and have a discussion of the requirements on the Utopia project. The building will be a 1500 square feet indoor grow facility with 7 parking spots on gravel. The driveway will be wide enough for fire trucks. The new well will be on the North side of the property with the septic on the South side. He assured the Planning Commission no processing will be done at the facility. Each member received a narrative and a blueprint of the plans. The blueprint will be updated before the Public Hearing with the needed information and the excess numbers will be removed. It was stated that Planning does need to see where the utilities come in as well as the propane tank on the blueprints. Pie gave him her number to contact her with any questions. Other Planning members suggested contacting the Supervisor since we don't have a Zoning Administrator at this time. It was stated that the Supervisor is the acting Zoning Administrator. The attorney reported that he will have a generator on site. The attorney acknowledged that he will have fencing around the property as well as locking the trash cans or fencing it in whichever was needed. The attorney also explained the state requirements of getting rid of any chemicals to prevent them from going into the ground. The plan will not have any tree

removal. They will make use of the 2nd story with possible trimming.

A few possible job openings in the future were mentioned. He offered to supply the Planning Commission more of the business plan if needed. The Planning Commission went over Article 20.04 as well as Article 20.01 with him and lengthy discussions followed. He stated that the new application will be submitted to Supervisor Wogatzke the following day. Planning members informed them regarding the requirements for scheduling a public hearing and site plan review.

Pie supplied each Planning member copies of the Lake county bylaws, MSU extension bylaws as well as Melrow township bylaws. She stated she was informed to look over our bylaws since John has a medical situation and has taken a leave of absence for 6 months. Nikki questioned how the voting should work since we've been left with 6 members. Discussion followed regarding what the statues are stating. It was also stated that if it's a tie vote the vote would fail. Dan did state that the Chair should vote last to be the possible tie breaker. Questions were raised when our bylaws were passed last and it appears it's been a couple years. Dan stated that bylaws should be done yearly during winter time.

Pie brought up her email to Mr. Moore regarding shortening Commercial property. She stated at last month's meeting a discussion was had about how the land didn't need to go that deep. Dan stated this started at the joint meeting about having residents living in the back on Commercial property. Dan discussed that no details were put in the ordinance for residents in the Commercial area. He would like to have the zoning book consistent. More discussion followed regarding concerns over putting up a house in the Commercial area with no business, creating more businesses in the area as well as people not being able to use all of their land. One idea was to change the zoning to help people use more of their land which was the point of the email and map. Four of the Six Planning members were against rezoning. Dan had no idea about Mr. Moore email asking for a text amendment for a change in zoning of the map. It was stated discussion should have been done at a Planning meeting prior to the email being sent. Pie stated she would be emailing Mr. Moore tomorrow to disregard it.

Old business: Pie forwarded the 3 map amendments and a couple other topics to Planning members from Mr. Moore. Pie stated the map amendments need to go to a Public Hearing even though the addresses connected to those maps have already gone through the Public Hearing portion. A question was raised about the Chinese writing on them in which Pie responded she did not know as it was sent from Mr. Moore. Andrew responded that he would like to vote on a clean copy without the Chinese writing. Nikki stated google translated it to some sort of editing program. It was decided to table this

till the next meeting.

Discussion occurred regarding the designated MHC. Pie stated it was a consensus of Planning members to have that be Arrowhead Village after the rejection of rezoning that area. Jacqueline stated we didn't vote on that topic and no follow up with it was done.

Committee reports: None

Public comment: A member of the public discussed mixed use.

Another member raised concerns about the camping ordinance.

Adjournment: Nikki made a motion to adjourn while Ben seconds. All in favor, motion carries. Meeting adjourned at 8:33 PM.

Respectfully submitted,
Jacqueline Jacobs