

Webber Township Planning Commission
Public Hearing minutes of 08/28/2023

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 present and Quantina Forest present.

Approval of the agenda: Jacqueline made a motion to approve the Public Hearing agenda while Nikki supported. All in favor, motion carries.

Section 3.28 Rustic Cabins: A member of the public stated they wanted the original ordinance, not the draft and wasn't allowed in the Clerk's office without a FOIA request. A statement was made that the cabins can't be rented out if put in the Resort district and are in need of sewer and water. It was also stated that it's not helping people in the Resort zone and not doing justice from what Planning was trying to do. The member of the public continued to say Planning was adding confusion and unhappiness and this was not good for the township. It was suggested to change the law to allow cabins being rented in the Resort district. Kelly suggested adding a watermark draft on the ordinance for the Public after Jacqueline explained that the documents have been placed on the township wall for several weeks for the public to view. A discussion occurred about past situations where draft documents got confused with updated ones after being passed out to the public. Andrew stated the only change in the ordinance was adding it to the resort district.

Andrew made a motion to close the Public Hearing on Rustic Cabin ordinance supported by Nikki. All in favor, motion carries. None opposed. The time was 6:12 PM.

Section 21.04: Andrew made the motion to open the Public Hearing for the text amendment of Section 21.04 supported by Jacqueline. All in favor, motion carries. None opposed. The time was 6:13 PM.

A member of the public stated what we were doing is opposing what zoning was supposed to be doing. Zoning is supposed to make less desirable things go away.

Non-conforming means you can't replace it. Also stated by allowing a replacement is defeating the purpose and intent of zoning laws and highly objected to this. A question was also asked who would generally inspect these homes to make sure they were bringing in newer homes. It was mentioned that the last time one was brought it was leaking and covered in a blue tarp after not being inspected. A suggestion was to have HUD credentials to inspect and should have a fairly newer trailer.

Andrew made the motion to close the Public Hearing on the text amendment of Section 21.04 supported by Jacqueline. All in favor, motion carries. None opposed. The time was 6:16 PM.

Section 3.11 B: Andrew made the motion to open the Public Hearing on the text amendment of Section 3.11B supported by Kelly. All in favor, motion carries. None opposed. The time was 6:17 PM.

A member of the public suggested straw ball and sandbag houses in Lake County if people were having housing issues. He stated sand is free and to put a rebar in it. It was his desire to prosper the county by also suggesting going green. He felt that Planning was pushing singlewides. Another member of the public stated his understanding was 3 or 4 board members wanted it and sent this back to Planning. He stated the Board is twisting Planning arms to do this. He stated this was a Board decision and that Planning was to make a recommendation. A member of the public stated the insurance would be 20 percent more, and that the assessor will have a wonderful time explaining to us what happens to the surrounding value and well and your property. He suggested talking to our fire department if they'd want to put out a fire in a house or a mobile home as well as saying more crime happens in mobile homes. He stated we should research why the 24-foot rule is in place and the reasons for that. He mentioned this is going backwards and not allowing progress. Another member talked about only being allowed to put a hallway and small rooms since there is not much room there. A member also brought up an ordinance of 3.11 stating the Planning Commission approved it on 6-6-22 with minutes that Andrew gave her last month and an ad from last June. She spoke that nowhere on there did Planning talk about changing the 24-foot rule. She continued to state that nowhere in the minutes of that Public Hearing says anything about 3.11 being changed or talked about so on that ordinance paper where it says PC approved on the corner was never discussed and never voted on so it was a lie. She suggested if we did our homework we would talk to the assessor. She continued to state we need taxes to pay for the fire truck and questioned how much more time and money will be spent for doing the bidding of Ernie.

Kelly spoke of the Planning Commission looking at things due to an issue or reason to change things. She stated that the Planning Commission wants to change this to allow people to build on their land but to her knowledge no one is coming asking for change. Chris stated people have come in with lots that they can't utilize that they are paying taxes on. Another member of the Public agreed with Kelly. He felt there was no evidence to change it and was based on personal agenda. It was changed to not allow single wide due to a major problem and we addressed that now most of it is gone. I'd ask not to change this at all and I'm not sure why we're here again. This is a step backwards. He stated singlewides are not safe. By undoing this, Planning would create the problem all over again. A new member of the public spoke of a person wanting a singlewide trailer and this township isn't allowing them to do that. In his neighborhood one single wide sold for \$190,000. He stated it's the people that own them that make them bad. He stated the rental ones are not good but the ones that are owed are taken care of. Another member of the public stated he never gets answers to his questions at this meeting. A member of the public stated she spoke to the assessor years ago who told her it would be the biggest mistake Webber township could make. A question was also asked about what year we were allowed and what would be the standards in regards to fire safety and window replacement.

Andrew made the motion to close the Public Hearing on the 18-foot rule supported by Jacqueline. All in favor, motion carries. None opposed. The time was 6:30.

Public Comment: It's not our job to provide affordable housing. Another member of the public questioned whether this went along with our Master Plan. A statement was also made that ordinances can be appealed. A person also said that a land use permit was paid for a neighbor and that person never received their permit. Another person wanted to create a way to get the public questions answered. Kelly brought up a conversation regarding definitions regarding Manufactured dwelling and what structures were included.

Adjournment: Kelly made a motion to adjourn while Kelly supported. All in favor, motion carries. None opposed. Meeting adjourned at 7:01 PM.

Respectfully submitted,

Jacqueline Jacobs
