

Webber Township Planning Commission
Public Hearing minutes of 09/18/2023

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 Public Hearing agenda: Andrew asked to add administrative information as well as public comment on the agenda. Andrew made a motion to approve the agenda with two corrections while Nikki supported. All in favor, motion carries. None opposed.

Administrative information: Andrew read a paper to the audience regarding expectations of the meeting. He also stated we will not vote at this meeting.

Section 3.17: Andrew made a motion to open the Public Hearing for Section 3.17 Garage sales while Quantina supported. All in favor, motion carries. None opposed. The time was 6:06 PM.

A member of the public stated we have an ordinance for vendors in the book. He stated the police power vendor ordinance was signed in 2017. A member of the public stated this prohibits churches, other organizations and is hurting the community as a whole but the intentions were right. She questioned whether this was too restrictive. Another member stated as it's written, a garage sale could be there forever and is too open ended. He was also concerned about how the district zone is written and would not allow for a church sale. He also spoke of retail sales with similar equipment at a business and competing with an empty lot wouldn't make it look good.

Andrew made a motion to close the Public Hearing on the Garage Sales amendment while Quantina supported. All in favor, motion carries. None opposed. The time was 6:11 PM.

Section 3.29 Andrew made a motion to open the Public Hearing for Section 3.29 which is Manufactured Dwellings while Nikki supported. All in favor, motion carries. None opposed. The time was 6:12 PM.

A member of the public stated the ad in the newspaper was written with half the things left out. He was told by the Supervisor that Willams and Works was writing the ads and putting them in the paper. He stated the township paid Mr. Moore \$294.00 in March and not a dime since. He stated whoever is doing them is leaving things out. He also stated he was sick and tired of coming here for the same things and he didn't want them here. Another member of the public stated in the section of foundations it needed to be defined as it doesn't say permanent. Also, nothing in there for criteria for an inspection as well as if the inspector had to be licensed. He also stated the licensed plumber and builder would need to be an employee of the township. A certificate would be given to occupy the property, lead free in plumbing and everything else as well as being sold by a mobile home dealer with records. Another member of the public stated that we have a history of single-wides in this township and paid out a huge amount for cleanup with removal of the site and single-wides. She stated this has been voted down multiple times in the past. She also stated that she appreciated Andrew's comment about looking forward to the future. She stated this would cause a negative outcome and set up kids and grandkids to have to spend taxpayer money to clean up another mess. Another member of the public stated not many people can afford double-wides. He's had his property for 20 years here and would like to upgrade his single-wide for a handicap accessible one. He stated we are allowing cabins so it's no difference with a single-wide. He stated in the past zoning wouldn't allow a replacement of a single-wide. It's also not the township having to clean up from single-wide but that it's campers, cabins and other houses too. Replacing would improve his property values as well as accommodate for the needed living space. A member of the public stated his property is kept up and the grass cut and he lives in a single-wide. He stated nothing is wrong with living in a single-wide. He stated it's not free America if they won't be allowed. The township can put stipulations on them. He stated this is the poorest county of the state and some people can't afford anything else and should be allowed. A member of the public stated she owns a single wide and thinks they should be allowed. She also said she has owned hers for multiple years.

Another member of the public said on page 142 in the MTA book, the list of requirements for open meetings are on there. She stated the ad is incorrect. She stated she was told someone called MTA and MTA said a phone number is not required but it's in their book. She also stated this is the fourth hearing on this, 6-6-22, 10-24-22, 08-28-23, and today in which they were turned down in the hearings. A tiny home costs a lot less than a single wide. She asked why we are setting this township back. Another member of the public questioned the Amish built dwellings on the first page at the bottom stating it was unclear what that meant. The township passed this ordinance many years ago due to issues with landlords and many were cleaned up. He stated this has been voted down four times. He wasn't sure why we're beating a dead horse for personal agenda. He was concerned about things going back the way things were 20 years ago. A member of the public stated a single-wide was allowed and two months later had a tarp on it. She said Manufactured Housing needs to be 1987 or newer. She stated that she didn't want trash in the neighborhood and that it's terrible that we consider this. Another member of the public questioned how many times is the board going to send this back because they don't like Planning's decision. He stated this is the fourth time and it was time for the chair to have the board make the decision. Another member of the public stated he was in favor of single-wides if they are kept up.

Andrew made a motion to close the Public Hearing on Section 3.29 while Ira supported. All in favor, motion carries. None opposed. The time was 6:30 PM.

Public Comment: A member of the public spoke about cost, mortgage and insurance on a single-wides with a good credit score and how it's not a low-cost housing. Another concern was regarding bringing in junk single-wides and suggested stipulations on them. Another member of the public was in favor of single-wides and stated they need to be kept up like any house. A member of the public stated the problems started when slumlords rented them out and devalued the properties. It was also mentioned that Planning was addressing replacements of single-wides on property. A member of the public said no research was done for this and it's about covering up people's mistakes. This would decrease property values and makes no sense. A person of the public had concerns over the oak trees dying here and was worried about the power lines. Another member stated the chair should resign for the inability to do the job as well as two board members. He also stated that the power company should be called in regards to trees and suggested not giving them a hard time when going on properties.

Adjournment: Andrew made a motion to adjourn while Nikki supported. All in favor, motion carries. None opposed. Meeting adjourned at 6:45 PM. Next meeting is October 2 at 6:00 PM.

Respectfully submitted,

Jacqueline Jacobs
