

MINUTES OF THE 536TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JUNE 21, 2023

The Meeting was called to order at 7:00 p.m. by Chairperson Neil in the Township Hall and the Pledge of Allegiance was recited.

WTPC Members Present: John Westman, Tom Neil, Julie Nixon, Rick Kleinschmidt, Kay Stremmer, Paul Zalucha.

WTPC Members Absent: George Goodman

Also Present: Donna Whitney, Sri Komaragiri, John Kingsley, Charles Estleman, John Scharf, Mike Zsenyuk, Barb Calleja, Dan Munzel, Peter Stevens and 30 residents.

- I. Approval of Agenda: Zalucha moved, 2nd by Westman, to accept the agenda as presented. Motion carried.
- II. Approval of May 17, 2023 Minutes: Nixon moved, 2nd by Kleinschmidt, to accept the minutes as presented. Motion carried.
- III. Public Participation:
 - a) Carol Logan, Mary Barber, Janell Lutostanski (on behalf of Diana Miller), Tracy Pennington, Gabriella Klassen, and Lisa Parker support tiny homes as well as their importance to small farmers and the need for affordable housing.
 - b) Ron Farris and Joann Smith do not support tiny homes citing zoning, taxes and construction and saying they are not in the best interest of Historic Webster Township.
 - c) One resident provided written comments that do not support tiny homes.
- IV. Zoning Administrator Report: Given by Sri Komaragiri.
Sri also introduced the new township Zoning Enforcement Officer Mike Zsenyuk.
- V. Township Board Report: Given by John Westman.
- VI. ZBA Report: Given by Rick Kleinschmidt.
- VII. PDR Report: Given by John Westman.
Westman noted they are looking for a new PDR committee member. According to the ordinance requirements this committee member must be a resident of Webster Township, but must not be a farmer or a large landowner.
- VIII. Public Hearing: None
- IX. Old Business: None
- X. New Business
 - a) Section 13.120 Residential Design Standards: Resident's request to consider an amendment.
Presentation by Peter Stevens:
Peter Stevens presented his proposal for the township to accept a lower square footage requirement for homes; adopt language for tiny homes on wheels; and adopt language for tiny homes on wheels with a special land use permit for a non-developmental open space community.
Comments from the Planning Commission:
Sri Komaragiri stated the need to bring the Planning Commission's focus to items in this report based on our Master Plan. Is this an immediate need for the township?
Tom Neil stated that the Planning Commission is very busy dealing with the Master Plan items updated last year with extensive public input.

Paul Zalucha stated that neighboring townships actually require a higher square footage

minimum (1000ft) than Webster does; Webster's is ~30% lower. Webster Township does allow trailers, with foundations, based on the ~~Master Plan~~ ZONING ORDINANCE. Ordinance changes are done for the whole township, not for just certain areas.

Tom Neil stated that in the Master Plan survey the current minimum lot size of two acres within the agriculture zoning district was confirmed by 71% of respondents, while 24% felt that minimum lot size should be larger.

Zalucha moved, 2nd by Nixon, in the matter of the 7500 Trotter Lane resident's request, the Planning Commission has determined that an amendment to include tiny homes as an acceptable residential dwelling is not warranted for the following reason: The request is not consistent with the planning policies and recommendations noted in the Webster Township Master Plan for land use. A roll call vote was taken and it carried unanimously.

XI. Discussion Items

- a) Zoning ordinance amendment update: Sec. 13.15 Accessory Structures and Uses (23-ZTA-01). Discussion led by Sri Komaragiri.
- b) Zoning ordinance amendment update: Article 14 Storm Water Management (23-ZTA-02). Discussion led by Sri Komaragiri.
- c) Drain Tile Discussion. Discussion led by Kay Stremler
- d) Next Special Meeting Agenda: July 12, 2023
 - Old Business item: St. Joseph Church final site plan if applicant provides all necessary items.
 - Discussion item: Accessory structures zoning amendment.

XII. Public Participation

- a) Merri Rose, Tracy Pennington, Mary Barber, Samantha Otto, Chris Masiarczyk, and Cheryl O'Donnell do not agree with the Planning Commission decision. They appreciate the PC following the Master Plans but noted that Master Plans are fluid and can be revisited.
- b) Rebecca Hauke agrees with the Planning Commission decision.
- c) Tom Farris and Joann Smith agree with the Planning Commission decision.
- d) Ruth Ehman does not agree with the Planning Commission decision.
- e) Peter Stevens does not agree with the Planning Commission decision.
- f) One participant agrees with the Planning Commission decision.

XIII. Informational items / Correspondence / Comments

XIV. Kay Stremler moved, 2nd by Rick Kleinschmidt, to adjourn. Motion Carried.

NEXT MEETING DATE

Special Meeting: Wednesday, July 12, 2023 at 7 pm

Regular Meeting: The regularly scheduled meeting on Wednesday, July 19, was moved to be a special meeting on July 12, 2023.

Respectfully Submitted,

Kay Stremler, Secretary

Copy to: J. Kingsley
B. Calleja
S. Komaragiri

"All documents from the Planning Commission meeting are available from the Township upon request".