

MINUTES OF THE 545TH MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 20, 2024

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

WTPC Members Present: John Westman, Paul Zalucha, Kay Stremler, Tom Neil, Rick Kleinschmidt, George Goodman, Julie Nixon

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Sri Komaragiri, Charles Estleman, Connie Savander, John Scharf and 5 citizens

I. Approval of Agenda: Tom Neil asked to add to New Business “Planning Commission meeting calendar changes so in concert with Township Board” and to reverse the order of Item 13 and 14. Julie Nixon moved, 2nd by Kay Stremler, to approve the agenda as amended. Motion carried.

II. Approval of Minutes of February 22, 2024: Paul Zalucha said under Accessory Structure – Barrier Free Ramp it should be yes and yes. Tom Neil said he did not give the PDR Report – he did speak but there was none given. Paul Zalucha moved, 2nd by Julie Nixon, to approve the minutes as amended. Motion carried.

III. Public Participation:

- A. Pat Schloss said he sent us proposed draft language for livestock ordinance. He asked the Planning Commission to act quickly, and he is happy to help. He agrees with Andrea Zamansky that it is impossible to enforce what is commercial and non-commercial differently. He asked that we suspend enforcement of Section 13.25 as this section will change. He wants to get more people involved with agriculture to build community.
- B. Peter Stevens said he echoed Pat Schloss. He was at the March 5th meeting. He was glad the Township Board sent the proposed Zoning Ordinance back to the Planning Commission and he offered his assistance to get it passed as he would like us to move fast to revise it. He wouldn't get rid of the animals on his 53 acres, and it hurts that others were asked to get rid of theirs. He suggested the Planning Commission ask the Board to suspend the Keeping of Animals Zoning Ordinance until this is sorted out.
- C. Craig Brown said Americans can, and should, have freedom of life, liberty, and the pursuit of happiness. The Township Board doesn't give them rights - God gives them rights and asked if the Planning Commission has a God syndrome. There were Victory Gardens after World War II and people on 1 acre should be allowed to have chickens so they can eat. We need to follow the Constitution and not tread on people as we are all Americans.
- D. John Scharf said a woman came to the Board meeting representing Citizens for Local Choice. They have a petition people can sign to place a proposal on the ballot to return control to local municipalities for siting industrial utilities. See him if anyone wants to sign the petition.

IV. Zoning Officer Report: Given by Sri Komaragiri.

V. ZBA Report: Given by Rick Kleinschmidt.

VI. Natural Features Committee Report: Given by Kay Stremler.

VII. Township Board Report: Given by John Westman.

VIII. PDR Report: Given by John Westman.

IX. St Joseph Church Site Plan Phase 1 and 2 – Lighting Amendment

- A. Sri Komaragiri reviewed her Memorandum dated March 12, 2024. Under Background it should be December 14, 2023, not 2024. Item 1 should be Phase 2. She is waiting for more information from the church before she makes a determination – even if the Commissioners determine this is a minor amendment.
- B. Brian, of Commercial Lighting, explained that Phase 1 currently has an older style bollard. There is an improved model that has 200 lumens but has less glare which they would like to install at St Joseph Catholic Church.
- C. The Commissioners considered the information on page 44. Paul Zalucha moved, 2nd by George Goodman, that the Planning Commission pass this to the Zoning Administrator for review of administrative lighting for St Joseph Catholic Church of Bollard lighting changes for Phase 1 and Phase 2. A roll call vote was taken, and it passed unanimously.

X: Planning Commission Meeting Calendar Changes so in concert with Township Board: After discussion it was determined the dates set at the December 2023 meeting were correct.

XI. Section 13.15 Accessory Structures and Uses (23-ZTA-01) Zoning Ordinance Amendment

- A. Tom Neil explained that Cargo Containers has been moved to a separate Section.
- B. Sri Komaragiri reviewed her memorandum dated March 12, 2024 and the Commissioners made adjustments to Section 13.15.
 1. Item D (1) Attached Accessory: The Commissioners removed “and heated” from D. (1) a ii, and from the drawing, as they felt it was unenforceable.
 2. Item D (2) Detached Accessory: ~~Sri Komaragiri wanted to ensure that the useable space of the Detached Structure remains limited in height to 15 feet.~~ The Commissioners agreed a Detached Structure would be allowed to have a roof connected to the Principal Building, but the connecting roof is not allowed to have walls.
 3. Item E (2) a - add definition of Dwelling in parentheses and add “as defined in Article 2” at the end of the sentence.
 4. Item E (3) a - The Commissioners removed “heated” as it is not enforceable.
 5. Item E (3) d – it was suggested to replace “seamlessly” with “directly” and remove “living” after “useable.” The subcommittee will redraft so easier to understand.
 6. Item F – letters need to be replaced with numbers. It was suggested to ~~remove~~ POSTPONE THE DISCUSSION OF “shipping containers” ~~from F(b)~~ and this will be put on the April agenda.
 7. Item H. Barrier Free Ramps: ‘residential’ will be removed from the description.
 8. Item K – will be renumbered and not be letters.
 9. Item K a. – an exception is needed for free standing deer hunting blinds and tree houses.
 10. Item K b – the Commissioners will discuss a reduction in setback next month.
 11. Item K l under Storage and Refuse – this should be “Yes see I”
 12. Item L.- The Commissioners decided this item will be removed.
 13. Item N – These will be put in numerical order.
 14. The Commissioners asked that Sri Komaragiri revisit the “. ” etc.
- C. The Commissioners revised some Section 2.10 Definitions:
 1. Bathroom will be changed to Full Bathroom
 2. Dwelling will be discussed in the subcommittee about full bath facilities.

- 3. Structure will have a period after “platforms” and “provided” will be deleted.
- 4. Kitchen will become “Full Kitchen.”
- D. Paul Zalucha moved, 2nd by George Goodman, in the matter of Text Amendment 23-ZTA-01, to postpone the consideration of the proposed amendment to Section 2.10, 13.15 and 13.80 of the Webster Township Zoning Ordinance. Further discussion is required based on the items summarized by the Township Planner at tonight’s meeting. A roll call vote was taken, and it carried unanimously.

XII.2023 Planning Commission Annual Report: Kay Stremmer moved, 2nd by Julie Nixon, to approve the Annual Report as written and forward it to the Board of Trustees for their April Meeting. A roll call vote was taken, and it carried unanimously.

XIII. 2024 Lima Township Master Plan: The Commissioners agreed with Sri Komaragiri’s recommendation that the Plan was acceptable.

XIV. April 17, 2024 Proposed Meeting Agenda: Accessory Structures, Containers

XVI: Public Comment: Peter Stevens stated that some Township Board members pushed to send the Keeping of Animal Ordinance to the Planning Commission with heavy recommendations. He thanked John Westman who said this was over-reach by the Board. He thanked the Planning Commission for their consideration.

XV. Informational Items: Tom Neil said, as the subcommittee for the Keeping of Animals had been disbanded after it was sent to the Township Board, he is able, per the MTA, to set up a review team. He appointed himself, Andrea Zamansky, Pat Schloss, John Westman and George Goodman to this team and asked to meet the first week of April. Paul Zalucha suggested also holding Special Meetings of the Planning Commission for this topic.

XVI: George Goodman moved 2nd by Julie Nixon, to adjourn. Motion Carried. The meeting adjourned at 9:20 pm.

NEXT MEETING DATE:

Regular Meeting: April 17, 2024 at 7:00 p.m.

Respectfully Submitted,

Kay Stremmer, Secretary

KS:mlz

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