

MINUTES OF THE 546TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, APRIL 17, 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, George Goodman, Tom Neil, Julie Nixon, Rick Kleinschmidt

Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Sri Komaragiri, John Scharf, Andrea Zamansky, Peter Stevens, and 3 citizens

I. Approval of Agenda: Paul Zalucha moved, 2nd by Rick Kleinschmidt, to approve tonight's agenda as printed. Motion carried.

II. Minutes of March 20, 2024: Kay Stremler moved, 2nd Julie Nixon, to strike the first sentence of XI B 2. To reword Item XI B6 Paul Zalucha moved, 2nd by Kay Stremler, it was suggested to postpone the discussion of Shipping Containers, and this will be put on the April agenda. Paul Zalucha moved, 2nd by Julie Nixon, to approve the minutes of March 20th with the changes as discussed. Motion carried.

III. Public Participation: Peter Stevens said the recording of the last meeting is on You Tube channel "Webster Concerned Citizens". He would like it to be changed to "Webster Informed Citizens" as information for residents. He intends to record the Planning Commission and Board meetings going forward.

IV. Township Planner & Zoning Administrator Report: Given by Sri Komaragiri.

V. Township Board Report: Given by John Westman.

VI. PDR Report: Given by John Westman.

VII. ZBA Report: Given by Rick Kleinschmidt.

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

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

A. The Commissioners discussed the proposed draft and made the following changes:

1. Item L Hunting Blinds – remove "no greater than 200 sf". In Item N combine items 16 and 17 to call it simply Hunting Blinds and say "no" and "no" "See L".
2. In Item K - state "Bus stop shelters no greater than 200 sf and no taller than 15 feet shall meet the standards outlined below." Also remove #3, #4 and #6.
3. In Item N #10 - make it "No" and "Yes see i."
4. In Item O - add a reference to the title of the form that is on our website.
5. In Item E 2 b - add "has been provided." at the end of the sentence.
6. In Item E 3 – wording and image is removed.
7. In Item D 2 c - remove "unless other" at the end of the sentence.
8. In Item D 1a i - remove "regulated" and insert "permitted"

B. Section 13.80 Lot Area Requirements - H 2: Sri Komaragiri will rewrite to make it clear it is not permitted. "Any area in an attached or detached accessory structure with an independent access that consists of complete living facilities shall be considered a separate dwelling unit which is not permitted."

C. Section 2.10 Definitions:

1. Structure - Remove “provided” at end of sentence and add a period after platforms.
2. Dwelling - Remove “or” after “full-kitchen”

D. George Goodman moved, 2nd by Julie Nixon, in the matter of Text Amendment 23-ZTA-01, a motion is proposed to set a public hearing on May 22, 2024 at the Planning Commission’s regular meeting for the proposed amendment to sections 2.10, 13.15 and 13.80 of the Webster Township’s Zoning Ordinance. This motion is based on the draft as presented with changes summarized by the Township Planner at tonight's meeting. A roll call vote was taken, and it carried unanimously.

X. Section 13.15 Shipping Container Standards (24-ZTA-01):

A. An initial draft ordinance was presented using a conservative approach, with the Planning Commission able to approve exceptions. Initial thoughts from the Commissioners included questions and comments as follows:

1. Why only 20-foot containers when there are also 40-foot ones?
2. Why not in Residential area?
3. Is a foundation required?
4. Can they have plumbing or utilities?
5. Are these temporary or permanent?
6. Research current zones where containers are found.
7. Provide rationale for lot size of 5 acres and number of containers.
8. Locate local example ordinances.
9. Exclude storage of cars.
10. Review definition of rear yard in Ag zone.
11. Consider relaxing screening.
12. Some of the Commissioners felt no need for painting while others supported painting.

B. After discussion by the Commissioners, Paul Zalucha moved, 2nd by Julie Nixon, to postpone further discussion on Section 13.15 until the May 22, 2024 meeting. A roll call vote was taken, and it carried unanimously.

XI. Possible Regular Meeting Agenda for May 22, 2024: Public Hearing on Section 13.15; Shipping Containers

XII. Public Comment:

- A. Andrea Zamansky distributed the PC/Community Working Group’s draft of the Zoning Ordinance Section 13.25 Keeping of Animals. Tom Neil asked the Commissioners to review it, and make comments on a separate page, for discussion at our May meeting.
- B. Julie Welch said she is in support of shipping containers and suggested allowing one on 2 acres. She asked that we don’t make the rules so restrictive as we don’t tell people how to paint their houses.

XIII: Informational Items:

- C. George Goodman asked the Township to get a new sound system as it is an ADA issue.
- A. Tom Neil encouraged the Commissioners to read the MTA magazine.
- B. John Westman mentioned the Special Meeting on May 4th at 2pm for public comment and training with MDARD.

XIV: Julie Nixon moved, 2nd by Rick Kleinschmidt, to adjourn. Motion carried. The meeting adjourned at 9:00 pm.

NEXT MEETIN DATE:

Public Hearing: May 22, 2024 at 7:00 p.m.
Regular Meeting: May 22, 2024 at 7:00 p.m.

Respectfully Submitted,

Kay Stremmer, Secretary

KS:mlz

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