

MINUTES OF THE 547TH REGULAR MEETING OF THE  
WEBSTER TOWNSHIP PLANNING COMMISSION  
WEDNESDAY, MAY 22, 2024

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

WTPC Members Absent: None

Also Present: Martha Zeeb, John Kingsley, Sri Komaragiri, John Scharf, Connie Savander, Peter Stevens, Pat Schloss, and 15 citizens

- I. Approval of Agenda. Tom Neil asked to add MSU Extension Input as Item 14b. It was noted that our June meeting is on the 26<sup>th</sup> due to Juneteenth holiday. George Goodman moved, 2<sup>nd</sup> by John Westman, to approve the agenda. Motion carried.
- II. Approval of Minutes:
  - A. Paul Zalucha moved, 2<sup>nd</sup> by Julie Nixon, to approve the April 17, 2024 minutes as written. Motion carried.
  - B. Special Joint Meeting of May 4, 2024: Julie Nixon asked, in the attendees, to remove Joe and replace it with Mike Wozniak. Kay Stremler moved, 2<sup>nd</sup> by Rick Kleinschmidt, to approve the MDARD Training Meeting minutes as amended. Motion Carried.
- III. Public Participation:
  - A. Pat Schloss reviewed his letter dated May 22, 2024. He said he was frustrated that Sri Komaragiri's comments which preceded the new proposed version of Section 13.25 included misconceptions. From the feedback it is clear that citizens want it enacted and the expectation put on this is not the same as other ordinances.
  - B. Peter Stevens was disappointed at the pushback of the proposed draft. The court ruled that Commercial is to sell 1 egg, and it gives people the right to farm and feed themselves. He hopes it passes soon.
  - C. Inshall Chenet liked the draft Animal Ordinance as it looks at complaints and those things are more regulated. Animals on others' property are a nuisance as opposed to having animals in general.
  - D. Laura Fawcett supported the new proposed Keeping of Animal Ordinance as it is common sense, and she wants it updated soon as there is consistent support from people. The Township said they wanted public comments.
- IV. Zoning Administrator Report: Given by Sri Komaragiri.
- V. Township Board Report: Given by John Westman
- VI. ZBA Report: Given by Rick Kleinschmidt.
- VII. PDR Report: Given by John Westman
- VIII. Natural Features Committee Report: Given by Kay Stremler.
- IX. Public Hearing on Section 13.15 Accessory Structures and Uses (23-ZTA-01)
  - A. Tom Neil opened the Public Comment at 7:30 pm
    1. Dennis Goebel of Base Lake Dr reviewed his letter dated May 22, 2024. He was opposed to sleeping quarters in a garage in the BLLR District. The current Ordinance is proper use of property. We don't want 2 principal buildings as this is a single-family residence. A signed affidavit may not be followed and then what is the penalty?

2. Jay Marsh, also in the BLLR District, supports the proposed amendment. He has a small house and children and grandchildren who come to visit from out of town. The Township could include no short-term rentals so the sleeping quarters above the garage is for family only. He doesn't want to build a bigger house.
  3. Gary Koch touched on many topics. 1) How would the Township know if kids sleep in the garage and how could it be enforced? 2) Accessory structures less than 250 sq. feet now must be inside the setback? Air conditioners, that can be in the setback, don't need a permit but generators do need a permit? 3) Patios can't be in the setback, but concrete driveways can be in the setback – Why? 4) Isn't an Accessory Structure attached to a house an addition? 5) The Planning Commission should work on things that are problems instead of making rules that are hurtful and not enforceable.
  4. Neil Paolella was concerned with sleeping in the garage and asked why the Township is doing this and how can it be enforced. He was concerned his little street, with close homes on the lake, would become an Airbnb which would be detrimental to the Township.
  5. Mac Gills asked if accessory structures can be less strict in Ag Zoning and to allow a second house on big property. He was concerned that the affidavit needs the Zoning Administrator's clear responsibility, instead of saying "may", so it is not a gray area.
  6. Sri Komaragiri mentioned that the Township received 3 emails that should be part of the record – 1 is in the packet and 2 on our tables (one is in support and 2 are not).
  7. As there were no further comments Tom Neil closed the Public Hearing at 7:50 pm.
- B. Discussion by the Planning Commission:
1. On page 19 of 81 E (2) b change "sub section" to "subsection"
  2. On page 21 of 81 N (2) remove "entry"
  3. On page 21 of 81 N (3) fences in all districts except Ag district – will change "Compliance with setbacks" to "No" so it is similar to Section 13.60 Fence Regulations A. Setbacks
  4. On page 21 of 81 – N (10) and (16) under Compliance with setbacks - will make them consistent (comma or period, Capital See or small see).
  5. On page 21 of 81 – N (4) Generators (permanent) change to No permit required so it is the same as air conditioners. Discussion followed on setbacks, and it was decided that generators will remain in compliance with setbacks due to their loud noise.
  6. On page 22 of 81 O add "submit" after "shall" in 2<sup>nd</sup> line.
  7. On page 22 of 81 H (2) add a ' at end of the 2<sup>nd</sup> sentence.
  8. On page 22 of 81 H (4) change "13.125" to "13.15"
  9. On page 23 of 81 Dwelling; change "full-bath" to "full-bathroom". Full Bathroom; change to Full-Bathroom; and Full Kitchen; change to Full-Kitchen.
- C. Kay Stremmer moved, 2<sup>nd</sup> by Julie Nixon, in the matter of text Amendment 23-ZTA-01 a motion is made to postpone the consideration of the proposed amendment to sections 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.

X. Section 13.25 Keeping of Animals: Working Group Draft: The Commissioners shared initial comments on the proposed draft. John Westman moved, 2<sup>nd</sup> by Julie Nixon, to postpone discussion of proposed Keeping of Animals pending review of additional materials provided by MSU Extension Service and potential input from Board of Trustees. Motion carried.

XI. Possible topics for June meeting: Accessory Structures, Keeping of Animals with Board comments and MSU material, Natural River District brochure for input, Shipping Containers

XII: Call to the Public:

- A. Pat Schloss said the Township cannot supersede what the State says. GAAMPS doesn't care about the size of the parcel. It cares about the density of people around them.
- B. Inshall Chenet said MDARD has experts you can ask to help you understand the permitted uses and how to comply. They can be the experts, so the Township doesn't have to be. If it goes to court and appeals court and the Township loses then the Township pays which is hard on everyone. He likes the animal ordinance proposed by the subcommittee as it has background and additional consideration so there is no confusion.
- C. Mac Gills said the proposed animal ordinance is great because it removes the Township as middleman when we are not experts in animal management. GAAMPS is not too hard to understand so use it.
- D. Gary Koch had many questions on Accessory Structures, so Sri Komaragiri suggested he come to the office to talk to her. Tom Neil said we are redoing the draft per tonight's comments, and it will be posted online. Gary Koch said small animals are okay, but we need to change how it is enforced and who is it hurting. If chickens get out – that is why everyone has a dog.
- E. Peter Stevens encouraged the Commissioners to decide on the new draft animal ordinance with the information before them instead of waiting. He also suggested being an ally to residents, and not anti-family - especially on the lake, instead of making barriers.
- F. John Scharf said in the air conditioners vs. generators, there is a big difference between sound, emissions, and smell.

XIII. Paul Zalucha moved, 2<sup>nd</sup> by Julie Nixon, to adjourn. Motion carried. The meeting adjourned at 9:59 pm.

NEXT MEETING DATE

Regular Meeting: Wednesday, June 24, 2024 at 7 pm

Respectfully Submitted,

Kay Stremmer, Secretary

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

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