

MINUTES OF THE 531ST REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, JANUARY 18, 2023

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

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

WTPC Members Absent: Paul Zalucha,

Also Present: Martha Zeeb, John Kingsley, John Scharf, Sri Komaragiri, Connie Savander, and Brandon Rauch

I. Approval of Agenda: Kay Stremler moved, 2nd by Julie Nixon, to add an agenda item to elect a Vice-Chairperson to complete the term through the next meeting. Motion carried. Kay Stremler moved, 2nd by Tom Neil, to approve the agenda as amended to add point 5 A. The Commissioners voted to approve the amended agenda and it was carried unanimously.

II. Approval of December 21, 2022 Minutes: Julie Nixon moved, 2nd by John Westman, to accept the minutes of December 21, 2022. Motion carried.

III. Election of Vice-Chairperson per our By-laws. Motion by Kay Stremler, 2nd by John Westman, to nominate Tom Neil as Vice-Chair for January and February. Tom Neil accepted the nomination, and a roll call vote was taken. It carried unanimously.

IV. Township Board Report: As all Commissioners had attended the Board meeting John Westman said his report was not necessary.

V. Zoning Administrator Report: Given by Sri Komaragiri. As requested she will provide the Commissioners with a copy of the 2019 Master Plan Survey regarding dwelling units for our next meeting.

VI. ZBA Report: Given by Rick Kleinschmidt

VII. PDR Report: Given by John Westman.

VIII. Public Participation: Brandon Rauch asked the Commissioners to amend the Zoning Ordinance side yard setback requirements, for narrow lots in the Ag District, so he can build a detached accessory structure with possibly a 10-15 foot setback on one side and with 60 feet total side yard setback. Then his proposed accessory structure would not need to be in the middle of his yard.

IX. Keeping of Animals Section 13.25.

A. The Commissioners agreed to the following adjustments as outlined by Sri Komaragiri:

1) In E(2) replace 13.25.E.(4).a through i., with 13.25 E.(3). i-vii.

2) In E (3) iii. add "Only" when kept for meat ...

3) In E (3) v. revise 4-H to allow 2 livestock per lot on 0-1.99 acres and other animals allowed as listed in Section 13.25 E 3 ii - vii.

4) In F (3) i replace the minimum 50 foot setback between a front yard animal shelter and neighboring residents with 90 foot in the Ag District, 60 foot in the R-1 District and 50 feet in the R-2 and R-3 Districts. Also update the drawing.

5) be consistent when listing zoning districts where certain animals are not permitted (i.e. R2 and R3 Roosters)

B. Kay Stremler moved, 2nd by Julie Nixon, to set a public hearing for Section 13.25 Keeping of Animals Ordinance with revisions described by the Zoning Administrator for March 22, 2023. A roll call vote was taken, and it carried unanimously.

X. Section 13.165 Swimming Pools (22-ZTA-03): The Commissioners reviewed the proposed draft for Swimming Pools, Hot Tubs and Spas. Motion by Tom Neil, 2nd by Kay Stremler, in the matter of Text Amendment (22-ZTA-03) to set a public hearing for February 22, 2023 to amend the Zoning Ordinance Section 13.165, Swimming Pools based on the draft presented. A roll call vote was taken, and it carried unanimously.

XI. Section 6.10 B(5) ZBA Effect of Approval (22-ZTA-01): As there have been no changes since June 2022 Kay Stremler moved, 2nd by Julie Nixon, to schedule a public hearing on February 22, 2023 for Section 6.10 (B) (5) Effect of Approval. A roll call vote was taken, and it carried unanimously.

XII. Article 16 Environmental Regulations (22-ZTA-01): The Sub-Committee will meet again tomorrow. The Sub-Committee will clarify Article 16 per the ZBA/BOT request. As major revisions to Article 16 are a lower priority on the Master Plan Implementation Matrix than Stormwater Management these will be postponed.

XIII. Next Meeting Agenda: Public Hearings for Section 13.165 Swimming Pools and Section 6.10 ZBA approval; Article 16; Accessory dwelling units; Stormwater Management; Officer Election

XIV: Public Comment: None

XV: Informational Items: For future Planning Commission meetings the Commissioners proposed adding a Zoning Enforcement Report to our agenda and shortening items in the Township Board Report by adding the draft meeting minutes, and possibly adjusting the By Laws 10 pm closing vote time to 9 pm.

XVI. Julie Nixon moved, 2nd by Kay Stremler, to adjourn the meeting. Motion carried. The meeting adjourned at 8:30 pm.

Public Hearing: Wednesday, February 22, 2023 at 7 pm
Regular Meeting: Wednesday, February 22, 2023 at 7 pm

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”.