

MINUTES OF THE 532ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 01, 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: Tom Neil, Julie Nixon, Rick Kleinschmidt, George Goodman, John Westman. Absent: Paul Zalucha, Kay Stremler, and Recording Secretary Martha Zeeb.

Also Present: John Kingsley, Sri Komaragiri, Brendan Walsh, Scott Betzoldt, Dave Swanson, Donna Whitney and 2 citizens.

- I. Approval of Agenda: Rick Kleinschmidt moved, 2nd by Julie Nixon, to approve the agenda as presented. Motion carried.
- II. Election of Officers
 - Julie Nixon moved, 2nd by George Goodman, to nominate Tom Neil as Planning Commission Chairperson. Neil accepted the nomination, and a roll call vote was taken. It carried unanimously.
 - Tom Neil moved, 2nd by Julie Nixon, to nominate George Goodman as Planning Commission Vice Chairperson. Goodman accepted the nomination, and a roll call vote was taken. It carried unanimously.
 - Tom Neil moved, 2nd by Julie Nixon, to nominate Kay Stremler as Planning Commission Secretary. Stremler accepted the nomination via email, and a roll call vote was taken. It carried unanimously.
- III. Approval of January 18, 2023 Minutes: Tom Neil moved, 2nd by Rick Kleinschmidt, to accept the minutes of January 18, 2023 as presented. Motion carried.
- IV. Township Board Report: Tabled. Member Westman was running late. Update given at XVII: Informational Items.
- V. Zoning Administrator Report and Zoning Enforcement Report: Given by Sri Komaragiri.
- VI. ZBA Report: No report, have not met.
- VII. PDR Report: Tabled. Member Westman was running late. Update given at XVII: Informational Items.
- VIII. Public Participation: None

OLD BUSINESS

- IX. Zoning Ordinance Draft Discussion: Article 16 Environmental Regulations (22-ZTA-04)
Chairperson George Goodman shared comments from member Kay Stremler's e-mail. Planner Sri Komaragiri went over the draft by each section to gather input from the Planning Commission. The Planning Commission asked her to include the revisions suggested by Kay Stremler. No other revisions were recommended.

In the matter of Text Amendment 22-ZTA-04, Julie Nixon moved, 2nd by Tom Neil, to set a public hearing on March 22, 2023 at 7:00 p.m. for the proposed amendment to section 2.2, section 16.05, section 16.20 and multiple sections of Article 9 of Webster Township Zoning Ordinance based on the draft as presented with changes as summarized by the Township Planner at tonight's meeting. A roll call vote was taken. It carried unanimously.

NEW BUSINESS

X. Approval of 2023 Meeting Schedule

Rick Kleinschmidt moved, 2nd by Julie Nixon, to approve the 2023 Planning Commission meeting schedule. A roll call vote was taken. It carried unanimously.

XI. Set Public Hearing: St. Joseph Catholic Church Phase 2 Site Plan & Special Land Use Amendment (23-SP-0001)

Father Brendan Walsh, applicant; Scott Betzoldt, engineer of Midwestern Consulting; and Dave Swanson, architect from Swanson Design Studios each spoke and answered questions from the Planning Commission. Planner Sri Komaragiri emphasized that tonight's discussion should be on whether the application and related materials are complete. Applicant father Brendan Walsh introduced the project. He said that the current phase 2 includes administration offices, religious education classrooms and a multipurpose room with a kitchen. He also mentioned that parking is planned knowing that the sanctuary and multipurpose rooms will never be used at the same time. He then referred to his project Engineer Scott Betzoldt to address pending comments. The Planning Commission indicated that lighting is a top concern for neighboring residents and will be reviewed in detail at the time of the plan review. Engineer Scott Betzoldt indicated that the lights will be on timers and set to dim automatically. Existing grown vegetation and the shields on fixtures reduce the light spill. They indicated that they have all of the required county approvals for the final site plan. The Planning Commission discussed a special meeting date to hold a public hearing based on the applicant's request.

In the matter of Text Amendment 23-SP-0001, Julie Nixon moved, 2nd Tom Neil to set a public hearing for April 5, 2023 at 7:00 p.m. to hold a public hearing and consider the applicant's request for approval of a Special Use amendment, Preliminary Site Plan and Final Site Plan for St. Joseph Catholic church, based on the information provided at tonight's meeting. A roll call vote was taken. It carried unanimously.

DISCUSSION ITEMS

XII. Zoning Ordinance Draft Discussion: This discussion item will be a Public Hearing agenda item at the March 22, 2023 Planning Commission meeting.

XIII. Accessory Dwelling Units: This discussion item will be a New Business agenda item at the April 19, 2023 Planning Commission meeting.

XIV. PC By-laws amendment – George Goodman requests PC By-laws amendment be a New Business agenda item for the March 22, 2023 Planning Commission meeting to discuss adjusting the current meeting time of 7:00 - 10:00 p.m.

XV: Next Meeting Agenda:

- March 22, 2023 - Regular Planning Commission meeting and Public Hearing for the proposed amendment to section 2.2, section 16.05, section 16.20 and multiple sections of Article 9 of Webster Township Zoning Ordinance.
- April 5, 2023 – Special Meeting Public Hearing for St. Joseph church Phase 2 Special Use amendment, Preliminary Site Plan and Final Site Plan.
- April 19, 2023 Regular Planning Commission meeting.

XVI: Public Participation:

Peter Stevens, 7500 Trotters Lane spoke of tiny homes and of having the township work with farmers.

XVII: Informational Items:

John Westman gave an update that PDR had closed on the Gregory Rd property.

Sri Komaragiri indicated that a copy of the Township Board meeting minutes is available online.

Sri Komaragiri stated that hard copies and online forms are now available to keep track of required Planning Commissioners training hours.

Tom Neil asked about a May 2022 annual report summary that was sent to the Planning Commission.

XVIII: Adjournment:

Rick Kleinschmidt moved, 2nd by Julie Nixon, to adjourn the meeting at 8:07 p.m. Motion carried.

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.