

MINUTES OF THE 482ND REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MAY 16, 2018

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

WTPC Members Present: Charles Estleman, Andrea Zamansky, John Westman, Tammy Koch

Members Absent: George Goodman, Erica Perry, Paul Zalucha

Also Present: Martha Zeeb, Randy Raiford, John Kingsley, John Enos, and 3 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by Tammy Koch, to accept the agenda as written. Motion carried unanimously.

II. Approval of Minutes: Charles Estleman moved, 2nd by Tammy Koch, to approve the minutes of the April 18, 2018 Webster Township Planning Commission meeting as written. Motion carried unanimously.

III. Township Board Report: John Westman reported that Kay Stremmer was appointed to the Planning Commission to complete Erica Perry's term. The Township Board approved the Zoning Ordinance road and escrow amendments. They are securing the services of a new architect for the proposed fire hall.

IV. Zoning Administrator Report: Randy Raiford reviewed his Zoning, Property Inspection and Code Enforcement Activity Report dated May 16, 2018 (attached).

V. PDR Report: John Westman passed out their FY 2018 Annual Report. The Township Board approved funding for a property survey and the PDR Committee may get a loan from the Township General Fund.

VI. Comments from Citizens:

- A. Rick Fike submitted three proposed Zoning Ordinance amendments(attached) for Proposed Fence Ordinance; Proposed Ordinance-Keeping of Livestock; and Proposed Outdoor and Open Burning Ordinance. He felt there was room for improvement and asked how he would be notified if the Planning Commission work on these.
- B. Connie Savander suggested the Township get a consultant who specializes in designing fire halls.
- C. Andrea Zamansky told Mr. Fike that she will look at the Zoning Ordinance and his proposals. She will also ask the Board if they want the Planning Commission to look at possible changes. The Right to Farm Act preempts local regulation.

VII. Proposed Zoning Ordinance language changes regarding Farm Market and Farmer's Market:

- A. Andrea Zamansky explained these are currently permitted in both the Ag and Industrial Districts. She suggested only the Farm Market be a permitted use in the Ag District and Farmer's Market (where produce is trucked in) be a permitted use only in the Industrial District.
- B. Andrea Zamansky provided suggested definitions of Affiliated Farm, Farm Market and Farmer's Market for Section 2.10 Definitions (see attached). She changed Section 9.10 Ag District Section B, Permitted Uses, to just Farm Market and Section 9:35 Commercial District Section B, Permitted Uses, to only Farmer's Market. She stressed we must follow the Right to Farm Act and asked the Commissioners to review the proposed changes. We will also need our Planners to review them.

VIII. Proposed ordinance language changes for Junk, Inoperable and Abandoned vehicles:

- A. Andrea Zamansky said our current ordinance requires Randy Raiford to ensure a vehicle can't run.
- B. John Enos said it is best for enforcement if a vehicle doesn't start, doesn't have a license plate and doesn't have registration. He also suggested the vehicle be in the driveway and out of the front yard.
- C. Andrea Zamansky asked if we should regulate auto graveyards and Charles Estleman said it was beyond our regulation. She asked if 3 or 4 wheelers should be part of the regulation. Tammy Koch said they have never been plated, and are not offensive, so should not be added to the list.
- D. Randy Raiford suggested vehicles be kept out of sight and not offend neighbors. Charles Estleman said sometimes people may be restoring a vehicle but he liked that vehicles be kept out of sight.
- E. Andrea Zamansky will add this wording to our Zoning Ordinance and Nuisances Ordinance. John Enos said the language should be straight forward, with vehicles out of sight. He would like to look at our language.

- IX. Proposed Nuisances Ordinance changes: Andrea suggested removing “Activities permitted by Township Action” under Exceptions to Noise and replace it to mean only one time, short term permits.
- X. Civil Infractions in the Zoning Ordinance and Nuisances Ordinance: Andrea Zamansky will talk to the Planner to make sure we can enforce our regulations. She suggested making a book of policy and procedures on how we enforce and handle things.
- XI. Public Comment: Connie Savander said a specialist could revise and refine the existing fire hall plan instead of starting over.
- XII. Informational Items: Andrea Zamansky passed out her Memo, dated May 16, 2018 on Section 8.05 Site Plan Review (attached) for the Commissioners to review.
- XIII. Tammy Koch moved, 2nd by Charles Estleman, to adjourn. Motion carried. The meeting adjourned at 8:10 pm.

NEXT MEETING DATE:

Regular Meeting, Wednesday, June 13, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

EP:mlz

copy to: J. Kingsley
B. Calleja
R. Raiford