

MINUTES OF THE 485TH REGULAR MEETING OF THE
WEBSTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, AUGUST 15, 2018

The Meeting was called to order at 7:00 p.m. by Chairperson Zamansky in the Township Hall. The members stood to recite the Pledge of Allegiance to the Flag.

WTPC Members Present: John Westman, Charles Estleman, Andrea Zamansky, George Goodman, Tammy Koch, Kay Stremler

WTPC Members Absent: Paul Zalucha

Also Present: Martha Zeeb, John Kingsley, Randy Raiford, John Scharf, and 14 citizens

I. Approval of Agenda: Charles Estleman moved, 2nd by Kay Stremler, to accept the agenda as presented. Motion carried.

II. Approval of Minutes for July 18, 2018 and July 20, 2018 Meetings.

A. Andrea Zamansky said on page 2 of the July 18, 2018 minutes in Item X.A. it should be “Special Use in Ag ‘Business’...”

B. Tammy Koch moved, 2nd by George Goodman, to accept the minutes of the July 18, 2018 with changes you just clarified in Item X.A. and the July 20, 2018. Andrea Zamansky said August 20 and Tammy said yes. Motion carried.

III. Township Board Report: John Westman reported that the Board did not have a Regular Meeting since the last Planning Commission meeting but they did have a Special Meeting last Thursday regarding potential changes to the Zoning Ordinance.

A. Junk and abandoned vehicles in the Zoning and Nuisance Ordinances should have had 2 Resolutions, one for each ordinance, so they postponed discussion until these resolutions are prepared.

B. The Board approved the Farm Market and Farmers Market except the Township Board also made the Farmers Market a Special Use in the Ag District.

C. The Board approved the definition of Agritourism and also the change to the Nuisance Ordinance regarding noise.

IV. Zoning Administrator Report: Randy Raiford said he has a new computer and will get his “Zoning, Property Inspection & Code Enforcement Activity Report” drafted and to the Commissioners soon.

A. The Catholic Church wants to pave about 34,000 square feet of driveways. They will contact the Water Resources Commission to get their approval and how it will affect the existing detention pond. Then they plan to petition the Planning Commission that this is a minor change to the Site Plan that Randy Raiford can review.

B. The cell tower provider may get information to us tomorrow.

V. PDR Report: John Westman said they continue to review 240 acres and they have the funds for these 2 projects.

VI. Comments from the Public:

A. John Manning of Daly Road said event barn special use structures are not made for loud music and he lives ¼ mile from Nixon’s. It is erosion of property value as the noise is less attractive to people. He wants peace and quiet and noise enforcement is expensive and impossible. The event barn term is vague as it could be an auction, convention, or boxing match. A Special Use permit for event barns – who, what, when, where and how often?

B. Barb Manning said she has 5 kids and has lived at 5952 Daly Road since 1986. She has concerns about event barns as the base music noise and announcer are annoying. The sound travels. Her daughter said she can’t get to sleep so how would we police it for the

sake of others. If there are many more event barns we would be a party township. Who keeps the events in check? Are there safety guidelines for barns if there is a tornado?

- C. Brant Savander said Cottonwood, Red Tail Farm and White Oak Farm are not owned by farmers. The Red Tail Farm used a tent. Nixon Farm wanted a mobile home park and got out of farming, put it in the PDR program and the land is rented out. The barn is not used for agriculture. He recommends denying the special use.
 - D. Ryan Nixon said he is farming. He has a tree farm, hay and produce. He is preserving the farm, and someone is farming it but he farms a good portion of it. He said John Westman didn't agree with provisions of Agritourism at the Township Board meeting so why did he vote for it if there should have been some changes.
- VII. Discussion of Special Use for Event Barns in the Ag District.
- A. Andrea Zamansky explained permitted and special uses. She said the Township Board clarified that event barns are not a permitted use in the Ag District as a commercial event hall is not allowed in the Ag District. From September 2012 until August 2013 the Commissioners discussed event barns being a Special Use in the Ag District and the Township Board voted against it. The Master Plan states, in item 5.08, that an event barn is not compatible in the Ag District.
 - 1. Andrea Zamansky read an email from Emily S. who lives ½ mile from Nixons. She supports Nixon farm and asked the Commissioners to consider an amendment for wedding barns.
 - 2. Andrea Zamansky reviewed a letter from John & Jean Cares (attached) stating that farmers need to be financially sound to preserve the rural character of the Township. Event Barns are a means to recoup the cost of maintenance. Noise Ordinance and conditional use permits would be constraints on noise and traffic.
 - 3. Andrea Zamansky said she had a visit from Barb Manning who was concerned with noise.
 - 4. Andrea Zamansky read a letter from Paul Zalucha (attached) stating the Planning Commission, and subsequently the Township Board, voted against event barns as a special use. The 2014 Township survey had Event/party barns as the 3rd highest item to eliminate in the Township. He recommended no further discussion on this topic.
 - 5. Andrea Zamansky said John Enos, our Township Planner, can provide input on other townships. Noise is a problem and is hard to regulate.
 - B. George Goodman said noise is a valid complaint but we need give and take. He is in favor of regulated party barns such as start at noon and end at 8:00 p.m. and how often.
 - C. Kay Stremmer said she studied the topic and it is a difficult balance to preserve the barns and control noise, signage and marketing. She recommended waiting until the Master Plan is revised to get more input from the community to find a win-win.
 - D. Tammy Koch said she has 160 acres and they rent out part of it. It is expensive to maintain the barn and crops look bad this year. We need other community input and to help each other out.
 - E. John Westman said he was involved though the whole process and event barns are commercial and not related to agriculture. He wanted to wait until we revise the master plan and revisit the issue if the community has changed.
 - F. Andrea Zamansky agreed with Kay and John to ask the community again when we redo the master plan. In the 2014 survey residents didn't want commercial traffic and light pollution and event barns would have these. The event barns in the Township were not farmers. The Nixon farm was compensated by taxpayers in the amount of \$2 million for PDR and is not dependent on events to keep viable. Barn dances are part of historical

agriculture use but they were private, not rented out, and not often. Commercial event barns are not the same.

- G. George Goodman said the 2014 survey was at the same time as Cottonwood which was a hot topic. He thinks the people who come are a 50/50 split so a sooner consideration would be good.
 - 1. Andrea Zamansky said people in support of event barns profit by them or are not impacted as they live farther away. We must be mindful that it is not a majority rule, as was clear by the people who could have been affected by the recent airport proposal. Our job is to protect everyone equally.
 - 2. George Goodman said people who live in a Township near Scio Township are affected by the noise of Scio Township party barns but have no say on the issue.
- H. John Westman moved, 2nd by Kay Stremler, to postpone indefinitely discussion of event barns as special use in the Ag District. He added the reason for indefinitely was he didn't know when we would start the master plan and that is the appropriate time to deal with it. A roll call vote was taken. No – George Goodman and Tammy Koch. Yes – Key Stremler, John Westman, Charles Estleman and Andrea Zamansky. Motion carried.

VIII. Public Participation:

- A. Ryan Nixon said he looked at the response to the 2014 survey. 13 people didn't want wedding barns – out of 3600 surveys sent out, but only 500 were returned, so it was not a majority of the Township. Only 120 people answered that question so he doesn't understand how we decide based on that survey.
- B. Brant Savander discussed the number of houses near the event barns and said the viability of the survey is on point.
- C. Barb Manning said the whole township is considered and how it affects them personally if this goes through. Wind comes from the west and Nixon's barn door opens to the north so the noise affects people who live near them.

IX. Information/Correspondence: None

X. Charles Estleman moved, 2nd by Tammy Koch, to adjourn. Motion carried. The meeting adjourned at 8:10 pm

NEXT MEETING DATE:

Regular Meeting: Wednesday, September 19, 2018 at 7:00 p.m.

Respectfully Submitted,

Tammy Koch, Secretary

WW:mlz

Copy to: J. Kingsley

B. Calleja

R. Raiford