

Webber Township Planning Commission  
Special Meeting  
November 15 2021

Pie calls the meeting to order at 6:00 pm.

Pie led the pledge of allegiance.

Roll call: Pie Medina present, Dan Cousar present, Ben Hill absent, John Hindy present, Jacqueline Jacobs present, Andrew Harter present, and Nikki Cross present.

Approval of the agenda: Nikki made a motion to approve the agenda with no corrections while Dan seconds. All in favor, motion carries.

Approval of the minutes: John made a motion to approve the minutes with corrections while Dan seconds. All in favor, motion carries.

No new committee reports, correspondence, or new business.

Old business: Dan spoke on the roles of the Planning Commission. He spoke about the master plan being used to create ordinances but mentioned that we need to revisit the master plan more often to see if it aligns. He stated the Planning Commission does the site plan reviews. He shared that phone calls and other research needs to be done then brought to a meeting for discussion. He also spoke about the review period after an ordinance is passed that would give Zoning an opportunity to observe how it is working. Nikki and Andrew H need a master plan book.

Dan did more research on the right of way and setbacks. He stated the area has different measurements depending on location. People can't use power lines as a measurement. M37 is 75 feet on each side of the road and is the right of way. Set backs right now are 100 feet back while the right of way is 75 from the center of the road. Limited commercial has a 25 feet set back with sides being 15. The issue has been that property has been reduced due to these issues. All setbacks need to begin at the end of the right of way, which is the thought of including in a new ordinance.

Dan read Ben's recommendations which was to use the setbacks from the center of the road. Ben also wrote to keep the current setback for water at 50 feet. Dan said the trend now is actually to increase them due to pollution and other things. John stated he felt it should be 50 feet back from the high water mark. Pie stated the natural river protection in our ordinance book states 400 feet but said it was printed as 200 feet in the master plan. She felt better reasons to change it needed to be brought to the Planning Commission.

The majority of the Planning Commission agreed not to change this ordinance but did agree with Ben's recommendation on where the right of way ends.

Nikki suggested using the county definition of a Rustic Sportsman Cabin.

All Planning members voted yes to define it as a non mobile small camping type style wood frame cabin style structure.

Andrew H passed out his work regarding vendors. It stated where the locations should be allowed, as well as having a permit fee. It also had discussions regarding the way it should look. The Planning Commission all agreed to allow vendors in Commercial, Limited Commercial, Recreational, Industrial, and Agriculture. Dan stated he can look into the exception of how to write that churches and nonprofits in residential areas be allowed vendors.

Andrew H brought up mixed use. His concerns were that it needs to look commercial and not hurt surrounding businesses. This would also help the need for housing. Discussion occurred about what that would look like. It was agreed to be allowed in Commercial, Limited Commercial and Industrial. The ordinance would need to say the housing part with a retail business would need to be attached either behind or above. Dan stated at some point the restrictions regarding them would need to be addressed. Andrew H offered to come up with what it would look like.

Jacqueline stated that the Tiny Homes paper needed to be changed from 565 to 576 square feet. Nikki stated if Tiny Homes had the same requirements as a dwelling, it would not be affordable housing anymore. She was unclear as to what people wanted included. Continued discussion occurred. It was suggested that we discuss this with Andy.

Discussion occurred about the things that needed to be given to Andy. Pie stated a public hearing would be needed afterwards.

Public Comment: None

John made a motion to adjourn while Nikki seconds. All in favor, motion carries. Meeting adjourned at 8:25 pm.

Respectfully submitted,  
Jacqueline Jacobs