

Webber Township Planning Commission
Minutes of 08-01-2022

Pie calls the meeting to order at 5:59 pm.

Pie led the pledge of allegiance.

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

Approval of the agenda: Andrew made a motion to accept the agenda while Ben supported. All in favor, motion carries.

Approval of the minutes: Pie allowed time for members to read the minutes. Andrew and Jacqueline discussed reducing the amount of detail in the minutes that were devoted to public comment.. Jacqueline stated she would be doing that for future meetings. Andrew made a motion to approve the minutes with corrections while Nikki supported. All in favor, motion carries.

Public comment: A member of the public raised concerns about Planning Commission secretary election and duties.

Correspondence: None

New business: Greg Mick passed out his narrative and sketch plan to each Planning member for his future cannabis business on M-37. His plan is to rehab in phases. A new septic and drain field will need to be completed. He would like to use the current well if it works. He went into details regarding the trash disposal, parking lot, lighting and signage. The sign would be 6' by 12' with 12' to 15' in vertical height. Mr. Mick would also like to rehab the structure behind the building as an office. He spoke of his growing approximately 75 plants in an organic fashion which would result in no chemical use. The waste would be composted at the rear of the two greenhouses with enclosed fencing. A series of fans and carbon filters would address any smell. The recreational permit through the township has been paid. Mr. Mick would also be seeking to hire at minimum 6-8 full time workers for his retail operation, 8-10 for the cultivation and 4-6 for processing. Discussion occurred about growing in a Commercial area as well as having buffers. Other discussions were regarding the 2 year limit for site plans and the reasons why Mr. Mick detailed his future plans.

Old business: Pie stated she emailed Mr. Moore copies of the last couple months of meeting minutes. Discussion occurred about Jacqueline having a final draft of the Live Work unit ordinance which she responded was complete. Nikki asked to table this till Dan gets back due to needing further discussion and a possibility of adding more content. The Planning Commission agreed to table this till next month.

Pie asked members if anyone has had any contact with Mr. Moore. Discussion followed regarding the map amendment ordinances and the last email he sent. Clean copies were passed out to members. Jacqueline stated that we would need to vote on them.

Nikki made a motion, supported by Jacqueline to accept Section 7, amendment of Section 3.21. Motion carries 5-0

Roll call: Andrew yes Nikki yes Jacqueline yes Dan absent
John absent Ben yes Pie yes

Nikki made a motion, supported by Jacqueline to approve Section 1, 2, and 3 of the map corrections. Motion carries 5-0.

Roll call: Andrew yes Nikki yes Jacqueline yes Dan absent
John absent Ben yes Pie yes

Nikki made a motion, supported by Jacqueline to accept Section 4 amendment of Section 3.11 B. Motion carries 3-2.

Roll call: Andrew yes Nikki yes Jacqueline yes Dan absent
John absent Ben no Pie no

Nikki made a motion, supported by Jacqueline to accept Section 5 and 6. Motion carries 4-1.

Roll call: Andrew yes Nikki yes Jacqueline yes Dan absent
John absent Ben no Pie yes

Nikki made a motion, supported by Jacqueline to accept Section 8 amendment of Section 5.01. Motion carries 3-2.

Roll call: Andrew yes Nikki yes Jacqueline yes Dan absent
John absent Ben no Pie no

Discussion of the Planning Commission by-laws occurred. Andrew made note that a certain expectation of behavior should be added as well as grammar errors corrected. Ben would like the per diem pay added. Nikki added that the attendance policy needs to be rewritten as well as the job positions. It was unclear if the bylaws were available to update on the computer.

Committee reports: Pie asked Jacqueline if the Zoning Administrator would be able to give a report of activities that are happening in a month or two. Jacqueline stated she was unsure. Andrew responded that we need to support Zoning as much as possible. Pie would like to receive the last couple months of Zoning reports.

Public comment: A member of the public commented that the Zoning Administrator should have come to the Planning meeting as a professional courtesy. Another member asked questions regarding the 24 foot rule and adding a modular home. Comments were also made about Mr. Mick cleaning his property on M-37.

Adjournment: Nikki made a motion to adjourn while Jacqueline seconds. All in favor, motion carries. Meeting adjourned at 7:52 PM.

Respectfully submitted,
Jacqueline Jacobs