

Webber Township Planning Commission  
Public Hearing minutes of 11-18-2022

Pie calls the meeting at 6:00 PM.

Pie led the pledge of allegiance.

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

Reading of the agenda: John made a motion to accept the agenda as read supported by Ben. All in favor, motion carries.

Site plan review: Mr. Mick spoke of his plan for the building and retail business. He stated he had four dumpsters for cleaning up already. He will be using the existing signage location but will be updating the sign. The main entrance will be on the North side of the building. People will be using a separate exit to leave. Behind the main building is another building that will be used for office space. He stated everything is in full compliance with state law. He did state that he boarded up his building and hasn't done any work to the building since he was told not to. The Planning Commission went over the Site Plan Review while Pie read the sections from the book. A Planning member did speak to Mr. Mick concerning the trash container at the end of the driveway and asked him to not block the driveway. Another Planning member asked about the hours of the business and Mr. Mick stated he wouldn't be open on Sundays as well as certain days of the year but was thinking of opening from 9 to 7 depending on what the township allowed. Mr. Mick also stated he would have a steel door with a certain type of class lock as well as spoke of different areas where cameras would be located while recording 24 hours a day. Planning members encouraged Mr. Mick to get in touch with Zoning for the rules with his lighted sign. Mr. Mick did state he will most likely need a new well drilled but hasn't tested it.

Public Comment: A member of the public stated that his tenants near the business had concerns over traffic and the smell. Other questions were in regards if Zoning allows the business in this district as well as selling the property in the future and how the next buyer would be. Mr. Mick stated the business wouldn't have any consumption on the property and would have no smell with his retail business.

Open Public Hearing: Dan made a motion to open the Public Hearing supported by John. The time was 6:08 PM.

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

The Planning Commission went over the Special Land Uses while Pie read the Sections. The Planning Commission agreed the business met the performance standards. A Planning member asked questions about the lighting. Mr. Mick believed he had enough lighting but would come back if he needed more.

Public Comment: A member of the public spoke of direct lighting concerns. He stated the Zoning book had a section for this.

A Planning member had questions about the driveway. Mr. Mick did state he had plans to expand the driveway but would be investigating what the requirements would be but can't make plans till Planning approves.

Close Public Hearing: Ben made a motion supported by Nikki to close the Public Hearing. The time was 6:51

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

Discussion of Public Hearing: A Planning member asked when he planned on opening. Mr. Mick responded stating he was hoping to open during Easter but due to weather it might be July 4.

Planning Commission Vote: Andrew made a motion supported by Ben to approve Higher Ground special use and site plan as presented by Greg Mick.

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

Public Comment: A member of the public approached the Planning Commission asking questions on who addressed the mailings. He stated his address was written wrong on his letter.

Adjournment: Nikki made a motion to adjourn while Jacqueline supported. All in favor, motion carries.

Respectfully submitted,  
Jacqueline Jacobs

