

Webber Township Planning Commission
Planning minutes of 06/05/2023

Andrew calls the meeting to order at 6:00 PM.

Andrew led the pledge of allegiance.

Roll call: John Hindy absent, Andrew Harter present, Jacqueline Jacobs present, Nikki Hughes present, Kelly McCune present, Ira Coffman present and Quantina Forest present.

Approval of the agenda: Andrew made a motion to approve the agenda with two changes we discussed supported by Kelly. All in favor, motion carries.

Approval of Public Hearing minutes: Andrew made a motion to approve the Public Hearing minutes done on 5-1-23 supported by Kelly. All in favor, motion carries.

Approval of the regular meeting minutes: Andrew made a motion to approve the regular meeting minutes as written supported by Ira. All in favor, motion carries.

Consent Agenda: No changes to the roster. A discussion was had regarding the training session with Ryan Coffey. The whole Planning Commission was in attendance.

Committee reports: The Zoning Administrator was absent from the meeting.

Vendor ordinance: Jacqueline spoke about waiting for Mr. Moore to respond if the Planning Commission could put this ordinance in districts since this ordinance is police power.

1 acre definition: Discussion included combining lots to make an acre as well as how doing this affects ordinances like the Rustic Cabin. Andrew made a motion to insert the following language in Article II, Section 2.02, letter "A". An acre is defined as a surveyed piece of land measuring one acre in size, and not a conglomeration of smaller contiguous parcels merged together to form an acre supported by Jacqueline. The roll call vote was split. Motion failed.

Roll call:	Andrew yes	Nikki yes	Jacqueline yes
	John absent	Ira no	Quantina no
			Kelly no

18-foot rule: Discussions occurred about whether the 18-foot rule should include non-conforming lots or not. A member suggested dealing with the singlewides prior to addressing this. It was explained that this wouldn't include singlewide homes but would allow for a different design change if we took out the writing of non-conforming lots. Andrew made a motion, supported by Jacqueline, to change the 24' rule to an 18' width while maintaining the same minimum square footage of 576. This rule applies to traditionally constructed, on-site constructed, stick-built structures measuring at least 18' and less than 24' in width; NOT manufactured housing; R1, R2 and Recreational zones, conforming and non-conforming lots that have access to public sewer and water; structures that are compliant with all other codes, ordinances and zoning. This option will continue to exclude single-wide mobile homes but will offer someone building a traditional structure with more design options. Motion failed.

Roll call: Andrew yes Nikki no Jacqueline yes John absent
Ira no Quantina no Kelly no

Land use plan: Discussion occurred about the vision we had for Webber township, and the problems being experienced. Some complaints were regarding blight, pushing to build and not keeping it more country feel as well as county and township ordinances.

Rustic Cabin amendment: Jacqueline discussed that Rustic Cabins weren't allowed in the Resort area and would like to amend the ordinance to allow them. She also mentioned that the Cloud 9 owners would like to expand. Kelly made the motion, supported by Andrew, to approve the ordinance for Rustic Cabins in adding the Rustic Cabins in the Resort zoning district. Motion passed.

Roll call: Andrew yes Nikki yes Jacqueline yes John absent
Ira yes Quantina yes Kelly yes

Section 21.04: Jacqueline brought the written suggestion from Mr. Moore. Discussion occurred about replacing single wide and the wording of the ordinance. Discussion also occurred about the process of inspecting them and who is trained to do that. It was stated that the Zoning Administrator doesn't have the training. Jacqueline stated she would reach out to Mr. Moore to edit his suggestion. This item will be tabled till next month.

Kelly: She spoke on the Vendor Ordinance and how Planning didn't have the authority to change it. Members also had a packet on Zoning and Police Power ordinances, open meeting requirements as well as the process of amending and creating new ordinances. Discussion occurred. She asked Jacqueline to look into the Planning and Zoning book cost to discuss at the next meeting as well as pulling past ordinances for members.

Public comment: A member of the public mentioned about trash not being picked up and also no recycling in this township. He also spoke on corded wood houses and Holland MI putting in single wide daily.

Another member spoke about how the building inspector will look single wide but not cosmetic stuff. If the township wanted to inspect single wide, it would be a process to make that law. The township has zoning so the county doesn't handle blight.

A member of the public spoke about the zoning administrator following the ordinances to clean up the township and writing people up. She also mentioned following the IPM.

Adjournment: Andrew made a motion to adjourn while Nikki supported. All in favor, motion carries. Meeting adjourned at 7:30 PM.

Respectfully submitted,

Jacqueline Jacobs

