

Webber Township Planning Commission
Planning minutes of 09/11/2023

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 one correction while Kelly supported. All in favor, motion carries. None opposed.

Approval of the minutes: Andrew made a motion to approve the Planning minutes of August 7 2023 with one correction while Nikki supported. All in favor, motion carries. None opposed. Andrew made a motion to approve the Public Hearing minutes of August 28, 2023 with the corrections proposed while Kelly supported. All in favor, motion carries. None opposed.

Consent agenda: No one had anything to discuss.

Committee reports: Chris was absent for the meeting. It was recommended to try to get his report if he can't attend. Jacqueline stated it was a late minute situation and wasn't able to receive it prior to the meeting.

Section 3.28: The discussion of Planning members was that all agreed Rustic cabins should be allowed in the Resort district. Andrew made a motion to approve Section 3.28 Rustic Sportsman Cabin zoning change that now includes Resort as written in this document while Jacqueline supported.

Roll call: Ira yes Kelly yes John absent Nikki yes Jacqueline yes
Andrew yes Quantina yes Motion passed with one absent.

Section 21.04 The discussion of Planning members included that this was a good thing to do but would keep non-conforming items around longer. Others felt this was an opportunity to be able to bring it up to code instead of waiting for a disaster to replace them. Andrew made a motion to approve 21.04 the non-conforming replacement ordinance text amendment as written here while Ira supported.

Roll call: Ira yes Kelly yes John absent Nikki yes Jacqueline yes
Andrew yes Quantina yes Motion passed with one absent.

Section 3.11B: The discussion of Planning members included allowing less than the 576 square feet to allow more building of small cabins while others suggested 20 stating 18 was too much change. Others felt it wasn't necessary to change something that wasn't broken with no public complaints. It was also stated the idea was fine as it is. Jacqueline made a motion to approve Section 3.11B while Ira supported.

Roll call: Ira yes Nikki yes Kelly no Quantina no Jacqueline yes
John absent Andrew no Motion failed on a tie vote.

Land Use plan Version 2: Andrew asked Jacqueline to forward this to Mr. Moore for review. Andrew made a motion to approve Version 2 of the Land Use changes as written in this document while Quantina supported.

Roll call: Ira yes Nikki yes Kelly yes Quantina yes Jacqueline yes
John absent Andrew yes Motion passed with one absent.

Public Comment: A member of the public talked about the 18-foot rule stating we can't put standards on how wide it is. He could do 10 feet wide by 30 wide and 24 on the other end L-shaped. He questioned how you get 576 square feet if you build a circle. He also mentioned an open house on the sand bag house that Planning members should go see. Another member of the public corrected the first public comment stating Planning was talking about singlewides. She stated a solution should be put in place before taking away the 24-foot rule. She also agreed that if it's not broken don't change it because that is the rule with Citizen Planner class and we needed a reason to change it. Another member questioned how many people are coming in here asking for permits for 18-foot trailers. He stated things were put in place to clean up the township and that people were dragging trailers in and leaving them. Another member stated Planning members aren't answering questions from the public and are just giving the public blank stares or looking at the clock.

Recap: Andrew stated a Public Hearing will be on September 18 and the Planning members will not vote at the hearing but will at the following regular meeting. September 18 will be about garage sales and Manufactured Housing. Nikki suggested members do their research because it seems people come to meetings unprepared. Section 3.28 Rustic Cabin passed as well as Section 21.04 non-conforming. Section 3.11B the 18-foot rule failed with a tie vote.

Adjournment: Andrew made a motion to adjourn while Ira supported. All in favor, motion carries. Meeting adjourned at 6:34 PM.

Respectfully submitted,

Jacqueline Jacobs
