

Webber Township Planning Commission  
Planning minutes of 10/02/2023

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

Andrew led the Pledge of Allegiance.

Roll call: John Hindy present, 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 as written with the addition to add PA to the consent agenda while Kelly supported. All in favor, motion carries. None opposed.

Standards: Andrew read the first paragraph for standards for public participation.

Approval of the minutes: Andrew made a motion to approve the minutes of September 11, 2023 with the changes as discussed while Nikki supported. All in favor, motion carries. None opposed. Andrew made a motion to approve the meeting minutes of September 18, 2023 with the two changes I discussed while Nikki supported. All in favor, motion carries. None opposed.

Consent agenda: Andrew discussed how the elections would be run in January 2024. Nominations would be named and voted on. The highest votes will win. If a tie happens, a runoff election would happen. Discussion on the new PA system was had. It was stated it has too much echo but Andrew was willing to spend more time with it. He suggested speaking loud enough if not using the mic and turning it off when not in use.

Committee reports: Christopher was absent. No report to discuss.

Section 3:17: Andrew made a motion to approve the zoning text amendment of Section 3.17 with the following changes recommended to the Board of limiting to three days a week, changing the name from garage sales to sales and to exempt nonprofit while Nikki supported.

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

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Section 3.29: Nikki spoke about another township's ordinance stating their singlewides were allowed if they were 14 feet wide and a place in Allegan inspects them for the township. She also called MTA who stated the MI mobile home act is for parks. She also spoke to the county building stating they don't inspect the home itself but follow the new construction rules. Ira stated the state says inspecting for safety occupancy permits is enough. Andrew felt it wasn't a good ordinance due to taking the township back. He stated the MI mobile home act does state we can discriminate against them with aesthetics in the township. Jacqueline stated it was mentioned to her that a single-wide could be placed one lot due to a section in nonconformities. She reached out to Mr. Moore to try to address this concern. Mr. Moore did state that was true and that every area needs a use. The solution would be to redo the Section 21.05 to exclude Manufactured Housing, to edit the Section 3.29 to need 9,000 square feet as required with other dwellings, the 18-foot rule Section 3.11B, to allow stick build cabins on a lower square foot to allow a use for the land. Jacqueline stated she would follow up. John stated the more mobile homes we allow the less people will build. John also had concerns of enforcement, and were harder to upkeep. Andrew stated single-wides do bring down the value of stick-built houses near them. Tina stated the single-wides are more costly to maintain with the materials not being as strong as needed. Ira spoke about how nowadays you get better materials that are put in them nowadays. Kelly spoke about putting the horse in front of the carriage. She stated we should be looking at where they can go and looking at the back end of this ordinance before we say yes to allow. Nikki made a motion supported by Ira to send Section 3.29 to the board.

Roll call: Ira yes Kelly abstained John no Nikki no Jacqueline no  
Andrew no Quantina no Motion failed with one abstained.

Jacqueline made a motion supported by Nikki to approve Section 3.29 with our recommendations.

Roll call: Ira yes Kelly abstained John no Nikki no Jacqueline yes  
Andrew no Quantina no Motion failed with one abstained.

Status of Section 3.28, Section 21.04, Sections 3.11B and Land use plan:  
Jacqueline stated the three sections were forwarded to the county Planning Board. Discussion was had about sending the items to the board. The land use plan was sent the day after the meeting last month to Mr. Moore and have not heard a response back. Andrew asked to follow up.

New business: Jacqueline spoke about updating the Article 6 to 14. She stated in the past if it was agreed to add similar uses but no follow through was done to help allow less restrictions and more businesses to come in. Nikki suggested getting a copy of each Article.

Public Comment: A member of the public stated the minutes weren't taken properly on the 18th. He stated we approved false minutes. Another public applauded our actions on 21.04. He stated he believed the amendment is deeply flawed. He warned members of taking too much time on the articles as past members were fired for that as well as the prior chair who ended up resigning. He stated planning protected the assets of the citizens by not allowing Manufactured Homes. A member of the public stated the Manufactured Homes were not addressing landlords and questioning who is writing this stuff up. He stated Mr. Moore has been paid \$294 since April and he's our most valuable tool. Another member of the public expressed thanks with the results. He stated the act of 96 is a law. He stated single-wides on a lot is not a good thing and wasn't sure where that came from. A member of the public stated for the fourth time it was public hearing money and board time is passing the buck again. She stated we're not coming up with a different component.

Recap: Section 3.17 garage sale was passed. Section 3.29 Manufactured Housing failed. Updated status on the prior sections and land use plan. To work on Article 6 to 14. Next meeting is Nov 7.

Adjournment: Andrew made a motion to adjourn while Nikki supported. All in favor, motion carries. Meeting adjourned at 7:14 PM.

Respectfully submitted,

Jacqueline Jacobs

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