

Webber Township
2286 W. Springtime St.
Baldwin, MI 49304
231-745-3471

**Combined Planning Commission and
Township Board Meeting**
January 4, 2024

Call to Order:

Pledge of Allegiance

Attendance: Pat Williams-Here, Deb Hanes-Here, Ernie Wogatzke- present, Kelly McCune-Here, Dan Cousar-Absent

Agenda Approved: Andrew made a Motion to approve the Agenda as presented with 2 changes: Addition of Standards of Public Participation and Opening Remarks. Kelly Supports. All in Favor. Motion Carries.

Opening Remarks: Andrew read a section of the Open Meetings Act in reference to public comments and behavior.

Andrew presented strengths and weaknesses of the Planning Commission he had identified in the time he has been Chair.

Deb asked for clarification on how the Planning Commission (PC) works for the Twp. Board. Does the Twp Board identify an issue with a recommended outcome they want the PC to arrive at or does the PC identify issues and propose outcomes for the board to approve. It was explained that issues can be identified by either entity, however, the Twp. Board does not provide a recommended outcome to the PC. It is the duty of the Township Board to take input from residents regarding issues and present those issues to the PC. The PC will address the issue and propose a recommendation to the Twp. Board, who in turn may vote to adopt, reject and return the issue to the PC, or further amend and vote to adopt the amended resolution to the issue. The resolution must also be in line with the master plan.

A discussion ensued regarding where the PC is with the Master Plan and whether or not anything within it addresses homelessness, housing issues, or safety. It is currently in the hands of W&W. They will get it back as soon as they can. There are still a few things on the zoning ordinance amendment list that need to be addressed.

Recreation Vehicle/Vacant Land Ordinance need to be addressed. Discussion regarding allowing \leq 120SF accessory bldgs. in the restricted area.

Question of possible communication issue between Twp. Board and PC came up. Utilizing the liaison seems to be working well.

There was a discussion regarding the purpose of proposed minimum building widths. What is the extent of the need, and the interest for these. There was a suggestion to do a Township

wide survey to determine the interest, but the issue also involves legalities in finding primary uses for the small lots within the Township.

The Planning Commission has been presented with too many items to review and consider. Andrew asked for a specific, prioritized list from the board so they can stay on track and focus on. Based on this meeting he believes 3 things have been identified:

1. Continue to work on current ordinance language amendments.
2. Revisit the Recreational Vehicle Ordinance.
3. Look at allowing sheds in the restricted area. Size of sheds needs to be decided.

Discussion regarding whether the restricted area is still relevant since it's original purpose was to rid that area of campers.

Meeting postings have been resumed by Township Clerk and Planning Commission due to multiple errors from Attorney's office. Large matters will still go to attorneys for approval. Deb to contact attorney's office regarding reimbursement for incorrect newspaper ads for which we paid.

Suggested Twp Board look for replacement for Williams & Works.

Public Comment: A member of the public agreed Williams & Works is taking too long. Discussed ordinance changes and the significance one word change can make. Congratulated PC members on positive improvements.

Minutes for past 5 years of Board of Revue meetings are not available. Minutes should show accessory buildings are not allowed without a permanent residence.

Comments regarding Public's right to ask for mics to be turned up so they can hear and showing respect to public were made.

Sheds not a good idea.

Where can public get answers to questions if they can't be asked at meetings?

Proud of Board for taking abuse from public.

New residents would like to see growth in the area.

Trash service change should have been better communicated.

Motion to adjourn made by Andrew with support from Nikki. All in favor.

Adjourned: 5:57PM

Respectfully submitted,

Deborah L Hanes, clerk