

# WEBBER TOWNSHIP PLANNING COMMISSION

## Regular Meeting

Monday, December 1, 2025

**Call to Order:** Jacobs called the meeting to order at 6:01 pm.

**Pledge of Allegiance** was led by Jacobs.

**Roll Call:** Present; J. Jacobs, K. Rose, V. Hammer, K. Newell, K. Otto, D. Tenbrink and R. Riley.

**Approval of Agenda:** Motion by K. Otto to accept the agenda, seconded by Hammer. 7 yes – 0 no motion carried.

**Approval of Minutes:** Motion by Riley to approve the minutes of November 3, 2025, seconded by Jacobs. 7 yes – 0 no motion carried.

**Zoning Administrator Report:** Zoning Enforcer, Al Rose introduced himself...served on the Webber planning board (20 yrs ago) and currently works for Lake County Building Dept.

Rose talked about the Rustic Sportsman's Cabin (RSC) ordinance explaining that Webber has mirrored the ordinance from the Lake County Building Dept which has been in effect since 2004. Rose was asked if there are any discrepancies and/or problems in the area with Webber's RSC. Rose reported seeing some have no water or septic system in place, which does not comply with Webber's RSC ordinance. Rose asked if Webber had an electric ordinance in place, explaining that Webber is the only township that opted out of going with the county for this service. This is a service for campers to have electricity on their property and if they want to build, they will have electricity already in place.

Rose gave a copy of the Lake County electrical permit to planning board to look over for next month.

K. Otto asked Rose if he is enforcing the camping ordinance? Rose replied that there is not a valid camping ordinance in place to enforce. Much discussion on having a camping ordinance in place before the 2026 season begins. K. Otto would like to expand the camping "restricted" area, while Newell stated that is going against the new master plan that was just voted in. Jacobs stated that the camping ordinance, when written, lacks a lot of things for this area. This is why it's a priority for the planning board to work on.

Riley asked to go back and add to the agenda email answers from Andy Moore of Williams & Works.

Motion by Jacobs to add to the agenda under Unfinished Business the answers from Moore, seconded by K. Rose. 7 yes – 0 no motion carried.

**New Business:** Preliminary site plan has been submitted by owner Dan Cousar on a new business he is creating called Great Finds Discount. The board was given copies of his application, land use permit, sketched drawing of proposed new building, copy of driveway permit, copy of approved permit from District 10 Health dept, along with a narrative of the business. This property is located at 3965 S. M-37 in Webber Township which is in the Limited Commercial district. The board went over all the paperwork and decided that the proposed new business does fall under the Limited Commercial guidelines under "Permitted Uses" as a retail business. Discussion was had on the type of sign with lighting to allow and will ask the owner at his Site Plan Review meeting.

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Motion by Newell to have Site Plan and Public Hearing for Great Finds Discount on Wednesday, January 7, 2026, seconded by Jacobs. 7 yes – 0 no motion carried.

Motion by Newell to rescind the above motion, seconded by Jacobs. Discussion was had to have the meeting earlier to meet the guidelines of the Site Plan requirements and the decision was to have it in December. 7 yes – 0 no motion carried.

Motion by Newell to have Site Plan meeting for Great Finds Discount on Monday, December 29, 2025, seconded by Jacobs. 7 yes – 0 no motion carried.

Preliminary Site Plan for M-37 Towing & Tire is located at 5408 S. M-37 in Webber Township. (the old oil change property). This location is listed in the Limited Commercial district.

The owner, John Mulligan submitted a narrative and a sketched map of business and was not present at this meeting. (see attached narrative & map). Much discussion on the type of business to be conducted... selling new & used tires, towing service, police impounded vehicles, purchasing of cores (engines, batteries, transmissions, etc.) and junk auto bodies.

The planning board decision was that this is not a listed “Permitted Use” and/or “Special Land Use” under Limited Commercial. Jacobs stated that the board may consider selling tires but nothing else fits within Limited Commercial. Jacobs said that she will let ZA know the outcome of the Board’s decision.

Andy Moore email answers on questions of the planning board last month, K. Otto read Moore’s email out loud. Jacobs stated that Bueter would have to go to Tax Assessor M. Barnett and then to Township Board to have his property on M-37 split, then come to planning for the rezoning portion.

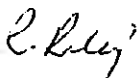
Jacobs stated that she talked with Treasurer Pat Williams about planning needing more meetings to work on the camping ordinance. Williams told Jacobs that there are additional six (6) meetings in the budget for planning. K. Rose stating that it is very important to get this ordinance done before the season begins in 2026 and that it’s almost impossible to work on it at a regular planning meeting.

Motion by Riley to have a special meeting on Monday, January 12, 2026, at 6 pm to work on the camping ordinance.

**Public Comment:** None

Jacobs motion to adjourn at 8:02 pm, seconded by K. Rose. 7 yes - 0 no motion carried.

Respectfully submitted,



Ruth Riley  
Secretary