

Webber Township Planning Commission  
Planning minutes of 12/04/2023

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 absent, Kelly McCune present, Ira Coffman present and Quantina Forest absent.

Approval of the agenda: Andrew added attendance under the consent agenda. Andrew made a motion to approve the agenda for December 2023 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: It was suggested to include details of the corrections made on the minutes. Kelly made a motion to approve the minutes while Ira supported. All in favor, motion carries. None opposed.

Elections: Andrew went over the process of the elections for next month.

Board feedback: Discussion occurred about getting guidance from the board on future things to work on. It was stated that members could also suggest changes.

Attendance: Andrew spoke about arriving at the Planning meeting at the last minute. It was suggested to come 10 minutes early.

Zoning Administrator: Chris was absent. Members had his report.

2024 calendar: The only change needed was the date for November 4, 2024.

Section 22.03A: Andrew spoke about the state and county requirements being at 200 square feet and the \$40.00 charge for the permit. It was also stated the assessor needed to know every structure added to the property which the 120 square foot helps with. Discussion occurred about people not informing zoning of plans and abuse that was currently being done and possible more by increasing the footage. Members stated it was a good idea while some felt it was better to leave it alone.

Andrew made a motion to approve Section 22.03 Alpha by changing it from 120 square feet to 200 square feet while moving forward with this while Ira supported.

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

Bylaws: Andrew spoke about missing half the meetings were excessive. He proposed changing it to 4 unexcused. Discussion occurred about family emergencies not counting and taking the job seriously.

Andrew made a motion to change the bylaws on Section 2 membership paragraph Charlie attendance from 6 meetings to 4 in a calendar year supported by Jacqueline.

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

Land Use Plan: Jacqueline stated she was waiting for Mr. Moore to finalize the documents to proceed.

Status of 3.28, 21.04, 3.11B, and 3.29: Jacqueline stated the lawyer said regarding Section 3.11B that a tie vote was not a failed vote. Discussion occurred about dropping or re-voting on Section 3.11B. Jacqueline stated she'd prefer to vote at this or the next meeting and brought up Mr. Moore's suggestion of using this as the primary use. The other ordinances were at the board level being addressed. The board is having public hearings as well.

Re-vote on Section 3.11B: Discussion occurred about the process of addressing the new vote and whether another public hearing was needed or if it could just be sent to the board. Jacqueline stated she would clarify to be sure of the correct steps. Jacqueline made a motion to approve Section 3.11B while Kelly supported.

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

Joint meeting: Jacqueline stated the board and Planning Commission are having a joint meeting on January 4. The meeting would be good to discuss concerns, future projects, and ask questions.

Section 17.04 M8: Jacqueline brought up the state doesn't require a phone number on political signs while our zoning book does. She suggested taking out the phone number. Andrew made a motion to amend Article 17 Section M paragraph 8 which reads every such sign shall have identified on it the name, address, and telephone number of the person or organization/agency who posted or had caused the posting of the sign. Andrew proposed we eliminate the words and a telephone number supported by John.

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

Public Comment: A member of the public suggested Planning be more specific with the ordinances. He stated there's too much leeway and interpretations happening. He also mentioned the township stated a power pole as being an accessory structure. Another member of the public stated that she has seen certain people being vindictive in this township. She also mentioned that she was glad Andrew was chair.

Recap: Andrew stated the meeting had no interruptions and if continued would consider adding another public comment time and not reading the standards for participation. 120 vs 200 standards were approved to move forward while Section 3.11B failed. Updates were given about the Land Use plan as well as prior ordinances. We also approved Section 17:04 M8. The next meeting is January 4 with the board while our regular meeting is January 8.

Adjournment: Andrew made a motion to adjourn while Kelly supported. All in favor, motion carries. Meeting adjourned at 6:54 PM.

Respectfully submitted,

Jacqueline Jacobs

