

# **WEBBER TOWNSHIP**

## **SPECIAL JOINT MEETING**

### **PLANNING COMMISSION & TOWNSHIP BOARD**

**January 27, 2025**

#### **Call to Order**

The meeting was called to order at **6:00 P.M.**

#### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

#### **Roll Call**

##### **Planning Commission**

**Present:** Tim Jannereth, Kevin Newell, Virginia Hammer, Mindy Gallentine

**Excused Absence:** Kim Gunneman

**Absent:** Janita Fisher

##### **Township Board**

**Present:** Shaun Munson, Deb Hanes, Pat Williams, Kelly McCune, Kathy Rose

#### **Approval of Agenda**

**Motion:** Pat Williams moved to approve the agenda.

**Support:** Deb Hanes

**Vote:** Unanimous approval (Ayes: 5, Nays: 0) – **Motion Carried**

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#### **Discussion: Township Ordinances**

The joint meeting of the Planning Commission and the Township Board was convened to review township priorities and assess the Planning Commission's progress. This meeting, typically held once a year, also included a review of the **2024 community survey** conducted among taxpayers.

## **Planning Commission Update**

Chair **Tim Jannereth** provided an update on the **2018 Master Plan (Land Use Plan)**, which was obtained from **Andy Moore of Williams & Works**. It was noted that the Master Plan had not been worked on since **March 2024**. Additionally, an email read by **Kelly McCune** indicated that the Master Plan had been previously approved and supported by the Township Board, though no specific date of approval was identified.

The Planning Commission is also **reviewing its bylaws** and coordinating **Citizen Planner training sessions** with **Ryan Coffey** as the instructor. The classes are expected to commence on **April 8 or 9**, from **6:00 P.M. – 9:00 P.M.**, running **once per week for six weeks** at Webber Township. These sessions will be open to **all planning board members in Lake County**, and **Jodi Nichols (Housing Coalition)** has offered to assist with outreach efforts.

Chair Jannereth volunteered to host the sessions, as he is already **certified** in the Citizen Planner program. **Kevin Newell** inquired whether any Township Board members had taken the training. **Supervisor Shaun Munson, Deb Hanes, and Pat Williams** confirmed they had not.

## **Election of Officers & Term Limits**

A discussion took place regarding the election of Planning Board officers. Some confusion arose as elections had already occurred in **October**. It was determined that the next election would be held during the **February Planning Board meeting**.

The **old and new term limits** for Planning Commission members are as follows:

### **Previous Term Limits (Before Update)**

- **Kim Gunneman & Janita Fisher:** Term expires **2025**
- **Tim Jannereth & Kevin Newell:** Term expires **2026**
- **Virginia Hammer & Mindy Gallentine:** Term expires **2027**

### **Updated Term Limits (After Correction)**

- **Kim Gunneman & Janita Fisher:** Term expires **2028**
- **Tim Jannereth & Kevin Newell:** Term expires **2026**
- **Virginia Hammer & Mindy Gallentine:** Term expires **2027**

Further verification was recommended to ensure accuracy in the township records.

## **Zoning Administrator Report**

The **Township Board** clarified that the **Zoning Administrator** is **not required** to attend Planning Commission meetings. A letter from the **Zoning Administrator** was presented by **Supervisor Shaun Munson**, highlighting key zoning concerns:

- **Camping regulations** (including restricted areas)
- **Junk accumulation on properties**

A discussion followed regarding the number of **campers allowed per parcel**. Supervisor Munson **personally** expressed disagreement with the **current camper ordinance**. The **2024 community survey results** were encouraged as a **reference** when reviewing ordinance updates.

Further discussions addressed:

- The increasing presence of **tiny homes and campers as residences**
- Regulations for **single-wide mobile homes**
- The distinction between **platted vs. non-platted properties**
- The lack of **large-scale developers** in the area
- The potential for regulating **Airbnb short-term rentals**, as no specific ordinance currently exists

Chair Jannereth identified **campers, sheds, and zoning restrictions** as **priority areas** for review.

## **2025 Meeting Schedule**

The Planning Commission will finalize and post the **2025 meeting schedule** at their next meeting. The Township Board advised **focusing on one issue at a time** to ensure thorough and effective ordinance revisions.

## **Public Comment**

A request was made for the **Planning Board** to consider **allowing tiny homes, Airbnb rentals, and greenhouses** within the township's zoning regulations.

## **Adjournment**

**Motion:** To adjourn the meeting at **7:16 P.M.**

**Moved by:** Pat Williams

**Supported by:** Kelly McCune

**Vote:** Unanimous approval (Ayes: 5, Nays: 0) – **Motion Carried**

**Respectfully Submitted,**

**Mindy Gallentine**

*Secretary*