

WEBBER TOWNSHIP PLANNING COMMISSION

Meeting Minutes – July 7, 2025

Call to Order: Chairperson Jacobs called meeting to order at 6 pm.

Pledge of Allegiance was led by Chairperson Jacobs.

Roll Call: Present Chairperson Jacobs, K. Newell, K. Rose, V. Hammer, K. Otto, J. Fisher and R. Riley.

Approval of Agenda: Motion by Riley to accept agenda, second by Rose. 7 yes 0 no - motion carried.

Approval of minutes: Motion by Rose to accept the minutes of June 2, 2025, second by Newell. 7 yes 0 no - motion carried.

Consent Agenda: None

Zoning Administrator Report: The Chairperson read the report on the absence of ZA Jacobs. See the attached report.

Unfinished Business: Land Use Plan (LUP): Each member received the amended sections of the LUP along with a new map of the township. Discussion on next steps...Rose will submit to Township Board for approval and Riley will send out letter of intent to the appropriate entities. Motion by Newell to send the LUP to Township Board for approval, seconded by Otto. 7 yes 0 no - motion carried.

Discussion on Short-Term Rentals (STR), Newell reported contacting Peacock Township on their STR which is in the hands of their attorney for wording and waiting to hear back from the State of MI for direction. Also, Yates Township has their STR listed on the website under zoning ordinance article 18 which each member here has received a copy of. K. Otto suggested going online for Ludington STR ordinance. Chairperson Jacobs received a STR from South Haven for reference. Newell suggests tabling the topic of STR until the State of MI can get it together.

Jacobs spoke on the similarities of STR and Airbnb and will ask Andy Moore of Wm & Works on the difference and definition of each. Jacobs suggested tabling this topic until we have more info on both subjects.

Update on the Site Plan Reviews from last month (June)...

Mr. Andy Fray at 2717 W. US 10 intends to postpone his retail business for one (1) year.

Mr. Gramham at 3810 S. Yale has prior commitments at this time and will proceed with his retail business soon. Jacobs received an email from Andy Moore of Wms & Works stating that planning may consider giving Mr. Fray temporary use for a small retail business. Rose suggested to allow Mr. Fray to get a vendor permit for his "under a tent" seasonal business and do a site plan review later.

Mr. Gramham would still have to hook up to water because water is available on his corner which there is an ordinance stating for anyone needing water, where water is available, must hook up to the Township

Zoning Book: Jacobs asked if the Planning board should start correcting the current ordinances or wait? All in agreement that work should be done to keep the ordinances as current as possible.

Much discussion on what ordinances have been worked on and why aren't those in the book currently. Nobody seems to have a list of any amended or new ordinances in the past ten (10) years. Currently there are thirteen (13) in question that may not have been done properly.

Rose discussed the fact that the ZA is enforcing ordinances that the Planning Commission does not have in the ordinance book in front of them. Otto stated that when she was handed her ordinance book there were many ordinances in the back and she wasn't sure if those were supposed to be in the book or not. Fisher asked if the camping ordinance could be first as it needs lots of work. Jacobs referred her to the ZA office to get a current copy for the next planning meeting so the entire Board would have one. Newell stated that the camping ordinances are one of the thirteen (13) in question.

Public Comment: Owner of Putnam Lake campground stating that she would like to reopen James Road so campers can come in that way to the main office. She has done some research and has not found a court order from 2008 where James Road was closed to the public under the previous owner Kevin Jewett. Rose spoke of a public hearing that was conducted back in 2008 to close the road because of the neighbors complaining of the traffic in & out of the campground.

Member Kathy Otto recused herself from discussion on this topic.

The County ORV committee and Webber opened James Road to ORV's a few years back so campers and property owners living on ~~James Road~~ had access to the trails.

JEANNE

Comment was made on the Airbnb subject, "let's be pro-active" and get something in the ordinance book on the Short-Term Rentals to protect the Township and neighbors of any Airbnb and Short-Term Rentals.

Motion by Newell to adjourn the meeting at 7:17 pm, second by Fisher. 7 yes 0 no - motion carried.

Respectfully submitted



R. Riley
Secretary