

# WEBBER TOWNSHIP PLANNING COMMISSION

Meeting Minutes – June 2, 2025

**Call to Order:** Deputy Secretary Janita Fisher called meeting to order at 6 pm.

**Pledge of Allegiance** was led by Deputy Secretary Janita Fisher.

**Roll Call:** Present Janita Fisher, Virginia Hammer, Kevin Newell, Kathy Rose, Jackie Jacobs, Ruth Riley and Kathy Otto.

**Approval of Agenda:** Motion by Jacobs to add two (2) Site Plans to the agenda under new business and accept agenda with additions, second by Rose. 7 Yes - 0 No motion carried.

**Nominations:** Rose nominated Jackie Jacobs for Chairman, second by Otto. With no other nominations, Jackie Jacobs accepted the position. 6 Yes - 0 No - 1 Abstain, motion carried.

Rose nominated Virginia Hammer for Vice Chair, second by Otto. With no other nominations Virginia Hammer accepted the position. 6 Yes - 0 No - 1 Abstain, motion carried.

Rose nominated Ruth Riley for Secretary, second by Virginia. With no other nominations Ruth Riley accepted the position. 6 Yes - 0 No -1 Abstain, motion carried.

Virginia nominated Janita Fisher for Deputy Secretary, second by Otto. With no other nominations Janita Fisher accepted the position. 6 Yes – 1 No – 1 Abstain, motion carried.

**Zoning Administrator Report:** ZA Jacobs read his report, see attached.

**Unfinished Business:** Land Use Plan (LUP) – Rose asked to table this discussion stating she was unprepared and that some new members have not received the LUP for review. Chairman Jacobs and Newell discussed which LUP to use and adopt, 2018 or the 2024. Newell stated that new maps from Williams & Works are ~~not here yet~~. Rose said that there were no changes done to the map and that the signature page needs to be updated to the current Planning Commission members but that can be done according to instructor Ryan Coffey before the book is printed but it can still go to the Twp Board for approval.

**New Business:** Short term rentals & Airbnb; Chairman Jacobs ask who wanted to discuss this and Hammer stated that a lady came into the Township asking about short-term rentals. ZA Jacobs stated that Yates Township was working on these types of rentals last year. Newell said that he would look at this and possibly check with Yates to see what they have come up with. Webber has an ordinance (18.07) addressing bed and breakfasts. Chairman Jacobs stated that this subject will be discussed at the July planning meeting.

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Fisher stated that campers are parked too close to residents homes and if possible, the campers can be further away from residential areas. The reason is that these campers are running generators all night, every night and it is disturbing to the residents.

Chairman Jacobs corrected the Planning meeting dates for 2025 and gave each member the corrected dates.

Motion by Rose to accept the 2025 meeting dates with corrections, second by Newell, 7 Yes – 0 No, motion carried.

Planning members emails, per Chairman Jacobs it is for documents only, there should be no discussion on email between the members. Some members will make a new email account for receiving the minutes and not use their personal email for planning.

**Site Plan** for Mr. Frays for a retail business located at 2717 W. US 10 in Webber Twp. with 1.4 acres at this location and would like to start selling camping supplies along with outdoor equipment. It will start out as a “seasonal” business from Memorial Day to Labor Day under a tent. Much discussion on a retail business under a tent. Mr. Fray stated that he does not want to put the cost into building a structure if the business fails. Mr. Fray also stated that the sewer & well already on the property cannot be used according to the health department, so if he were to put up a building with water & sewer it would be an added expense at this time which he cannot afford. ZA Jacobs said that this may fall under the vendor ordinance because it’s seasonal & under a tent. ZA Jacobs will give Mr. Fray a vendor ordinance and application at this time. The Commission will check with Williams & Work on starting a seasonal retail business “under” a tent for future reference.

**Site Plan** for Mr. Gramham is looking to put up an office & pole barn for his locksmith & home improvement business located at 3810 S. Yale in Webber Twp with 2.3 acres located at this address. (Parcel # was corrected on application). ZA Jacobs stated that Mr. Gramham could not make this site plan review because he had an emergency down state. Riley asked ZA Jacobs if this address had a “stop work” order on it? ZA replied yes that the LC Building department did it, no building permit was issued for the structure on site. K. Otto asked why just only one parking space and if there would be a buffer on the north side of property to reduce noise for the residents living there. Discussion on his driveway coming off Yale and the business sign will be place appropriately according to the ordinance. Newell asked about water & sewer on property. Mr. Gramham will have to hook up to water but not sure about sewer yet. If sewer is available, then yes to hook up.

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ZA Jacobs made a list to be addressed by Mr. Gramham for the next meeting...

1. Privacy fence on the north side of property.
2. Another parking space.
3. Water hook-up to the Township.
4. Sewer hook-up, need to check if hook up is available. (check with Health Department if port-a-potty is allowed).

**Public Comment:** None

Motion by Chairman Jacobs to adjourn at 7:41 pm second by Fisher.

7 Yes – 0 No motion carried.

Respectfully submitted,



R. Riley

Secretary