

Webber Township Planning Commission
Site Plan Review Meeting
Wednesday, January 14, 2026

Call to Order: Jacobs called the meeting to order at 6:12 pm. Reason for the delay in starting the meeting was that there were no maps of the Site Plan given to the planning members. Dan Cousar stated he handed in ten maps of his new project, Great Finds Discount, into the township clerk's office, but the maps were not given to the planning members for this site plan review meeting. Jacobs located the maps in the zoning office.

Pledge of Allegiance was led by Jacobs.

Roll Call: Present; J. Jacobs, K. Newell, K. Rose and R. Riley.

Absent; V. Hammer. At this time Jacobs informed the planning members that there were two resignations handed in and those were K. Otto and D. Tenbrink.

Approval of Agenda: Motion by Rose to accept the agenda, seconded by Newell. 4 yes – 0 no. Motion carried.

This Site Plan Review is for owner, Dan Cousar, starting a new retail business called Great Finds Discount, which is located at 3965 S. M-37 in Webber Township. Mr. Cousar's site plan packet included copies of a Land Use Permit issued by Webber Township, an application for a site plan review, driveway permit issued by LCRC, a floor plan of the building, District Health Department #10 permit and a narrative addressing all the concerns in Webber's ordinance section 20.02 through 20.06.

This property is in the Limited Commercial (LC) District as this new retail business is listed in the ordinance under LC, section 12.01.

Mr. Cousar read his narrative...there will be a customer driveway coming off 32nd street and a driveway behind the building for employees, vendors and merchandise drop off, etc. Parking will be in front of the building with twenty-five (25) parking spaces, of which two (2) will be designated for handicap use. Refer to section 16.06 & 16.07 in ordinance for parking requirements.

This property has a total of 1.44 acres with a new 60x120 building which will be used for retail, auction and vendor space. The existing sheds will still be located at the north end of property. All the required setbacks are met within the limited commercial use. Refer to section 12.01.

Mr. Cousar pointed out on the map where the utilities will be located with electricity coming in underground. Rodney from Infrastructure met with Dan to give him the "thumbs up" as to where to hook up to the Webber's water system.

Discussion on the need for so many trees/bushes along M-37. Dan would like to keep some trees along M-37 and the members agreed for Dan to have some flexibility along the front and in the parking lot, so the business can be seen from the road. The signage will be low to the ground with foliage around the sign. Refer to section 17.06- B in ordinance for signage.

There is a neighbor in the back on the northwest side of property and Dan indicated there will be a privacy fence for separation from the neighbor and a chain link fence with slats in the back of building on Yale St. There will be two (2) forty-ft (40) storage containers on the north side of the building for overflow of merchandise with a private fence, for security reasons, around the units so as not to be seen from M-37 and the front of the building where the customer parking lot is located. Refer to Section 3.18 in ordinance for fences.

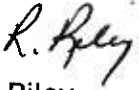
There will be, at the back of building, two (2) dumpsters, one for trash and one for recycling. There will be lighting all around the building pointed down so as not to distract any neighbors or drivers from the road. Drainage around the building; there will gutters on the building and the soil is all sand which is great for drainage and the parking lot will all be graveled.

Motion by K. Newell to accept D. Cousar, Great Finds Discount Retail site plan with a private fence on the northwest corner allowing for separation from neighboring residents. Allowing a chain link fence with slats in the back of building on Yale St. Allowing flexibility for landscaping along M-37 and the parking lot, not needing as many trees/bushes as ordinance indicates, seconded by Jacobs. 4 yes – 0 no – 1 absent. Motion carried.

Public Comment: Planning members thanked Dan Cousar for having all his papers (narrative), permits and maps for this meeting in order. All agreed that **all** site plan reviews should be done this way according to Webber's ordinance section 22.02 through 20.06. Dan expressed his appreciation to the members for their time.

Motion by Rose to adjourn at 8:35 pm, seconded by Riley. 4 yes – 0 no – 1 absent. Motion carried.

Respectfully submitted,



R. Riley
Secretary