

Webber Township
2286 W. Springtime St.
Baldwin, MI 49304
231-745-3471

**Combined Planning Commission and
Township Board Meeting**
April 13, 2026

Call to Order: 6:00 PM

Pledge of Allegiance

Attendance: Kelly McCune-Here, Pat Williams-Here, Kathy Rose-Here, Deb Hanes-Here, Shaun Munson-Here.

Agenda Approved. Motion to approve agenda made by Pat with support by Kelly. 5 Aye votes. Motion carries.

Business at Hand:

Discuss and revise Zoning Ordinance.

Pat questioned why the document she has has 12 items and the one handed out today only has 10. Ruth stated the original document was revised at their next meeting and items 11 & 12 were removed.

Pat asked the ZA to comment on what concerns residents have on the restricted area.

Joan reported: People buy 3000 Sq Ft lots and call to ask what they can do on their property. She has to tell them absolutely nothing. Some buy lots in restricted area and she has to tell them they can't camp on it due to no new campers allowed. Many are out of town who want to camp, retire, build & live here. When they find out what they can't do, many just sell the property. There was a discussion about single lots. Pat stated she spoke with Kelly regarding the landbank properties. She was told the single lots stay in the landbank are only sold to neighbors. She looked up last years auction sale, they only sold 3 lots in Webber, one was 2.5 acres, one $\frac{3}{4}$ acre, and a 3 acre parcel. Some single lots could be sold by private owners. Buyer probably isn't told the restrictions. Many want to camp until they can build in the future and are not able to do so. Some people just want to put up shed to store toys and equipment while they're gone and can't do so.

Deb stated we've been talking for some time about how restrictive our zoning ordinances are and understands the reasoning behind it, but by being so restrictive we are actually restricting people from improving their properties. By being less restrictive they will increase property value, take more interest and pride in their property, and will take better care of it. This will increase property value and tax base. Not suggesting a free for all situation. We have increased our blight ordinance, which will take care of many of the complaint issues. Let's make Webber a place people want to move to, take pride in, and allow us all to move forward.

Further discussion regarding the impact of not allowing accessory structures.

Jackie spoke on the reason the Planning Commission decided to leave the restricted area in their recommendations. The purpose of this area was to encourage people to build and there has been new construction in their area, however not sure how much. It provided a better balance of homes to campers. Feels if we remove restricted area we need to have something that will prevent subdivisions from being overrun with campers. Feels people should not be allowed to divide their property to allow for more campers. People choose to not pay camping permits and don't respect their neighbors. It was mentioned that many people come to their cottages and do the same. Pat mentioned this is a recreation area and if people can improve their property they will keep it up. People don't want to come to Webber because of the restrictions. It was mentioned that many times people camp until they are able to build. It's how many people start out. Kelly stated that's why she believes the lot size restriction needs to remain. If they are allowed to put a camper on the smaller lot, they will not be able to build in the future. Set backs also have to remain in effect. A discussion ensued regarding the proposed State Zoning laws. Ruth stated the municipality overrides the State. Dividing a 9000 Sq Ft lot into 3 individual lots we'd have campers on each lot.

A discussion regarding an instance of a person being allowed to put a camper on one lot after getting an attorney involved. Further discussion regarding having to allow a use for a lot. Kelly stated we do have to allow a use, but it doesn't have to be for a camper or dwelling.

Tent camping also requires a permit.

Jackie read through each of the 10 recommendations the Planning Commission provided. Ruth suggested we now go through each item one at a time to make recommended changes.

1. Agree 9000 Sq Ft rule should remain. Pat recommended a 20% difference as long as set backs are met. Ruth suggested they go to ZBA for variance. Kelly stated the purpose of the ZBA is to allow someone to utilize unique shaped property. Discussion regarding how to allow for situations where set backs are met, but not quite 9000 Sq Ft.
2. Must have a visible postal address – all agreed this is necessary for both 911 and trash pick up.
3. Allow one single story accessory building up to 200 Sq Ft, for storage purposes, on a 9000 Sq Ft site.
4. R1 and R2 with an acre of land can have 2 campers and an accessory building of any size.
5. Any accessory structures are permitted on camping sites.
6. Campers must have septic removal system approved by Health Dept.
7. Tents are allowed with camping permit. Tents are not permitted for long term living quarters.
8. The restricted area will be removed. Strike #8. Discussion regarding if a police power resolution is necessary to remove restricted area. Per Kevin, the restricted area was not a police power. It was written as an amendment to the camping ordinance. Police Power resolution is not needed.
9. This is in regards to the restricted area. It is no longer needed. Strike #9.
10. Camping season starts May 1st till the last day of April the following year. Permits are issued on a yearly basis and must be visible from the road.

A discussion ensued regarding Resort area. Pat suggested we simply state camping is allowed in all zoning districts. R1 & R2 will have restrictions. All others will be permitted.

Question came up regarding whether we are doing an amendment or new Camping Ordinance. Kevin pointed out we currently don't have a valid Camping Ordinance. All agreed we are doing a new Camping Ordinance. Deb mentioned the Recreational Vehicle section in the Proposed Zoning Ordinance by Andy Moore is very limited because she assumes he believed it would be handled under a Police Power Ordinance, which is how it is normally handled. We can choose to keep it in zoning, if we want. She commended the Planning Commission on their work and the group for working well together.

There was a discussion on what the next steps were. Ruth said she'd add or change the list and give it to the board for approval and then to Andy Moore to make post for paper. Kelly suggested we make the ordinance ourselves to save the cost of having Andy prepare it. It was asked who would prepare it. Deb said if we are keeping it in zoning the Planning Commission would prepare it. Further discussion ensued regarding camper inspections. Joan mailed out 187 camping permits. It's impossible to inspect them all, but they do need to be done. Talked about options to get inspections done.

Deb asked if we decided on camping in Recreational and Agricultural. It was agreed to allow camping in these zones with up to 3 campers with 1 acre or more. Any size accessory building and any accessory structures will be allowed. Set backs need to be met.

Next steps – Ruth will provide the document. Must be posted in paper by next Friday to meet 15 day posting period. Public Hearing was scheduled for May 8th at 5:00PM.

Public Comment:

A member of the public asked about permanent campers, inspecting septic and power poles.

Questions regarding blighted houses.

A member of the public read an on line comment regarding the legality of forbidding homeless people from living in their tents.

A resident asked about having 3 campers on his 13 lots.

Note: Kelly left meeting at 7:40.

Adjourned: Ruth made motion to adjourn with support by Jackie. 9 Aye votes, 1 absent, 0 No votes. Motion carries. Meeting adjourned at 7:50PM

Respectfully submitted,

Deborah L Hanes, clerk