Webber Township Planning Commission
Regular Meeting
Monday, March 2, 2026

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

Pledge of Allegiance was led by Jacobs.

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

Approval of Agenda: Motion by Jacobs to add to agenda to discuss the planning By-Laws under #7a and to accept agenda with this correction, seconded by Newell. 5 Yes – 0 No, motion carried.

Approval of Minutes: Motion by Rose to accept the minutes of the regular meeting of February 2, 2026, seconded by Jacobs. 5 Yes – 0 No, motion carried.
Motion by Jacobs to accept the minutes of the special meeting of February 9, 2026, seconded by Hammer. 5 Yes – 0 No, motion carried.

Zoning Administrator Report: ZA Cameron presented a preliminary site plan by Conrad Schmucker owner and operator of CH Transport LLC. Riley asked for a few minutes to go over the narrative along with a sketched map of the parcel since the planning board had no knowledge of this prior to the meeting. Mr. Schmucker is looking to acquire ten & half (10.5) acres, currently owned by Mr. Bueter to start a transport business in the commercial district on the east side of M-37 in Webber. Mr. Schmucker will have storage sheds in front along M-37 while meeting the highway setbacks. Also, there will be a barn dominium built for office space downstairs and living quarters upstairs. Mr. Schmucker explained that there will be a home built in the future in the back five acres for his family. Newell explained to Mr. Schmucker when he comes in for his Site Plan to have the proper documents for the planning board to review. Documents included but not limited to MDOT, health dept. permit, Lake County Road Commission for driveway and building dept. permits. Rose explained that he may need curbs coming off the highway and to get that information from MDOT stating curbs are needed or not. Newell stated that he should get a copy of the Site Plan chapter from the ZA office and follow that as a guide for his Site Plan review. Riley asked where the customer parking would be because it wasn't listed on the sketched map, he said parking is wherever anyone drives up to, "my focus is on the building" per Mr. Schmucker.
Riley asked chairman Jacobs according to the mix-use ordinance will this be considered a "special use" permit and Jacobs replied, yes. Jacobs asked Mr. Schmucker if he would be living in the barn dominium, yes, he replied, that will be the first thing getting built.
Newell stated to Mr. Schmucker that he has a good start here and that ZA Cameron needs to help Schmucker get all the proper documentation in order along with all the permits needed for his site plan. There was much discussion on mix/work vs mix/use, and exactly which one does this plan fall under? If the amended ordinance #2.13 is legal at all. Cameron asked if 2.13 is not legal then what? Newell stated that Willliams and Works is currently working to streamline the ordinance book and according to Pat Willliams from the February Township meeting that it will be done in a few weeks. What the planning is doing tonight could be thrown out. Jacobs stating planning needs to go by what is in front of us tonight. Jacobs speaking to Mr. Schmucker telling him to make sure that on his map, to show all future uses for the property.

Riley reiterated that a copy of Chapter 20, Site Plan, should be given to Schmucker and that will explain everything he'll need to present at the site plan and what to put on the map for current & future use of his property.
Schmucker; to live upstairs of the barn dominium for a couple of years, sell their house in Scottville and then build a home at the back of the ten & half (10.5) acre property.

No report given for February from the ZA office other than the pre-liminary site plan.

Camping ordinance: Rose to ZA Cameron, "you have no camping ordinance to go by for 2026"? Information from township board at the February township meeting is for planning not to pursue on the camping ordinance. No public hearing on work planning has completed or no extra meetings because Williams and Works is working on streamlining the ordinance book and it should be done in a few weeks per Pat Williams. Rose gave Cameron a copy of what the planning had completed for camping, which was ready for publication and a public hearing. Cameron stated that she liked it.

By-Laws: Discussion on some items in the By-Laws dated 3-18-25, was to eliminate under "**Membership" #2 the whole section A thru J**. Also, to eliminate the "**Housekeeping" the whole section on page 12.**
Jacobs asked the board to continue going through the By-Laws for the next meeting in April.

Public Comment: None.

Motion by Newell to adjourn at 7:16 pm, seconded by Rose. 5 Yes – 0 No, motion carried.

Respectfully submitted,

R. Riley,
Secretary