Webber Township
286 W. Springtime St.
Baldwin, MI 49304
231-745-3471
Joint Board and Planning Commission Meeting 9/21/26

Call to Order: 6:00 PM

Pledge of Allegiance

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

Agenda Approved:

Motion to approve agenda made by Shaun with support by Pat. 5 Aye votes. Motion carries.

Business at hand:

Discuss Revised Zoning Ordinance and public and planning commission comments/suggestions.

Jackie Jacobs, Chair of Planning Commission, presented a list of comments/proposed changes from the Public Hearing and Planning Commission meeting. Each item was discussed as follows:

1. Based upon a resident wanting to establish a “Family Compound” on 5 acres of land with 5 tiny homes and a pavilion. Doesn’t want to split the property into individual parcels. Discussion ensued regarding if this would fit into the private club rule and what constitutes a private club? Should we write a Family Compound ordinance. PC to look into this.
2. What if a Rustic Sportsman Cabin is already on site and resident now wants to build a residence on the property. Solution was to make the RSC a storage shed.
3. Same as #1.
4. Secondary dwelling on one property. Only 1 permanent residence is allowed. The second must be seasonal.
5. Allow one or two lots to have a dwelling as long as all setbacks, including well and septic, can be met. Write language that no properties can be split to less than 9000Sq Ft. Referred to PC for further consideration.
6. What constitutes an acre. There has been discussion in the past that lots cannot make up an acre. It was decided that if you own 43,600Sq Ft, it is an acre, as long as the lots are contiguous.
7. Is the Rustic Sportsman Cabin in its entirety going into new book or are we writing a new one. Should they be allowed in residential? They don’t need water/sewer, but must meet the health dept criteria. Should we lose the RSC ordinance and just have a Tiny Home Ordinance? Planning will work to combine into one. Some members feel it needs to be separated with RSC in Recreation and Tiny Homes in Residential.

   There was a discussion regarding zoning around districts.

8. Livestock in residential areas. There was a disagreement whether livestock should be allowed in residential areas. A member of the board mentioned that Grand Rapids allows up to a small # of chickens to be housed in backyards in the city. Planning will look into this.
9. Can you build a garage before your home and live in it while constructing the home? PC to check with the Building Dept to see what they allow.
10. Constructing a fence over 7' requires a building permit. This language should be added to Zoning Book. Fences up to 6' will be allowed in the front yard.
11. It was mentioned there is no Manufactured Housing Ordinance in the book. 16' wide structures are allowed. There is language stating that manufactured homes must have wheels removed and proper skirting. Kelly requested a vote on the 16' wide rule. This was tabled.
12. Temporary Dwellings. Need to either develop a Temp Dwelling Permit, or remove this from the Zoning Book.
13. Accessory dwelling in Recreation and Residential is listed as special use. Should these be permitted. Planning will review.
14. There was a discussion regarding permitted and special use, especially in the commercial district. The Planning Commission will review to determine whether it is appropriate for the ZA to have authority to approve use, or if these should be run through the Planning Commission.
15. There was disagreement with the many items ZA can permit. This was already discussed at length.
16. Camping in commercial district? It was agreed that camping should be excluded from commercial district. There was also a discussion on how many campers should be allowed to be stored at residential dwellings.
17. Add to permitted use storage containers. Planning to review as these may already be permitted as accessory buildings.
18. Need to review the Live/Work and Mixed Use definitions. These should be special use in the Commercial District. Discussion was Live/Work is a commercial bldg. with an area dedicated to living. Mixed Use example is a strip mall with various commercial operations involved. Home Occupation is in residential district. Example is a beauty salon in a home. Need to clarify definitions in book.
19. Vehicle Storage. A discussion ensued whether vehicles need to be enclosed in a building and do they need to be licensed? How many should be allowed on a residential property? A member of the public commented that 6 vehicles constitutes a used car lot. Shaun clarified if you sell 6 vehicles from your property in a year constitutes a used car lot and must be licensed.
20. There was a discussion as to whether we should be requiring and specifying landscaping for commercial properties. Planning will review this requirement.

Planning has a lot to review. Special meetings were approved. Pat provided suggestions and suggested they get guidance from Williams & Works. Special meetings were set for 9/30 at 6:00PM and Wed 10/14 @ 6:00PM.

Miscellaneous Business: Maintenance Position interviews are set for Wed. 9/23/26 beginning at 10:30am

Public Comments: N/A.

Adjourned: Kevin made a motion to adjourn with support by Kelly. 9 Aye votes. Motion carries. Meeting adjourned at 8:41PM.

Respectfully submitted,

Deborah L Hanes, clerk