Webber Township Planning Commission Special Meeting

Meeting Minutes 09-30-2026

1. **Call to Order** – Jacqueline called the meeting to order at 6:01 PM.

2. **Pledge of Allegiance -** Jacqueline led the Pledge of Allegiance.

3. **Roll Call -** Kelly McCune present, Jacqueline Jacobs present, Ginny Hammer present, Elizabeth Burrows present, Kevin Newell present.

4. **Approval of Agenda -** Jacqueline Jacobs made a motion to remove the Approval of Meeting Minutes since they were not listed on the Public Notice. Kelly McCune seconds that motion. All in favor. Motion Carries. 5 yes.

5. **Approval of Minutes**
   - 08-25-2026 – Planning Commission Meeting
   - 09-14-2026 – Planning Commission Meeting
   - 09-21-2026 – Joint Meeting (Planning Commission and Board)

6. **General Business**

   Zoning Ordinance (Review Questions 1-21 from Joint Meeting on 09-21-2026) -

   6.1 Clarify what constitutes a private Club/organization in the Recreational District to determine what would be permitted. The Planning Commission will add verbiage stating up to five buildings are permitted on five acres or more.

   6.2 What would happen if you built a house after having a Rustic Cabin with a single use permit? Previous meeting discussed that the Rustic Cabin could only be used for storage after the house was built. No further discussion.

   6.3 How can you make a family compound in the Recreational district with five cabins on five acres without splitting up the property. Duplicate of 6.1.

   6.4 Clarify accessory dwellings for the Residential district when the zoning book states you can't have two dwellings on the property. Add Storage Containers (must be painted). Liz suggested the Planning Commission create a grid depicting the requirements, as well as the differences in square feet, for a Rustic Cabin, Accessory Building and Tiny Cabin.

   The Planning Commission reviewed the Permitted Use and Special Use assignments listed under the Commercial column of the Webber Township Zoning Ordinance Draft, Article V – Use and Dimensional Standards Grid. The Planning Commission agreed that all Uses defined under the Commercial column be flagged as Special Use (changes noted in parentheses). Jacqueline will review changes with Andy Moore.

P = Permitted Use	SU = Special Land Use

Uses	RE	R	C	LI	Meeting Notes
	Recreational	Residential	Commercial	Light-Industrial	
Adult business			SU		
Adult Foster Care Facility	(P)	P			
Adult Foster Care Home, Family	P	P			
Adult Foster Care Home, Small Group	P	P			
Adult Foster Care Home, Large Group	P	P			
Adult Foster Care Congregate Facility	(P)	P			
Adult Daycare Facility			(SU)		
Animal related Facility	SU	SU	(SU)	P	
Automobile oriented uses			(SU)	P	
Art Studio	P	P	(SU)		
Commercial medical marihuana facility			SU		
Commercial recreational (adult use) marihuana facility			SU		
Contractor's facility	SU	SU	(SU)	P	
Correctional facility	SU				
Day care, family home	P	P			
Day care, group home	P	P			
Dwelling, accessory	SU	SU			
Dwelling, multiple-family		SU			
Dwelling, single family	P	P			
Dwelling, two-family	P	P	(BLANK)		
Farm	P				Add Box on 3.14
Funeral home and mortuary			(SU)		
Home occupation, major	SU	SU	SU		
Home occupation, minor	P	P			
Institutional uses	SU	SU	(SU)	(SU)	Remove Religious institution from Institutional uses definition
Live work unit	(BLANK)		(SU)		
Manufactured dwelling	P	P			
Manufactured housing community		(SU)	(BLANK)		
Manufacturing, processing or assembly		(SU)	SU	(SU)	
Medical uses			(SU)	(SU)	
Mining operation	(BLANK)	(BLANK)	(SU)	SU	
Mixed use development	(BLANK)	(BLANK)	(SU)		
Outdoor business	SU	(BLANK)	(SU)	(SU)	
Private club or organization	(SU)	(SU)	(SU)	(SU)	
Private wind energy facility	SU	(BLANK)	SU	SU	
Professional office or service	(BLANK)		(SU)	(SU)	
Religious Institution	(SU)	SU	(SU)	(SU)	
Retail business	(SU)		(SU)	(SU)	
Restaurant	(SU)		(SU)	(SU)	
Rustic Sportsman's cabin	P	P			
Self-storage facility			(SU)	P	
Tourism or recreational uses	SU	SU	(SU)	P	

Review – Liz made a motion to table the review of Data Centers, Solar Farms and Wind Farm Ordinance Templates until the October 14th meeting. Kelly seconds the motions. All in favor. Motion Carries. 5 yes.

Continuation of Zoning Ordinance Review (Questions/Concerns 5-21 from the Public Meetings held on August 22nd and 23rd, 2026) will reconvene at the October 14th Special Meeting.

7. **Public Comment -** A gentleman named Edward recently bought property with the intention of building and wanted to attend a Public Meeting to better understand the processes. The Planning Commission welcomed Edward to the community.

8. **Adjournment –** Kelly made a motion to adjourn. Kevin seconds the motion. All in favor. Motion Carries. 5 yes. Meeting adjourned 8:18pm.

Respectfully Submitted: Elizabeth Burrows