

**WHITE CLOUD PLANNING COMMISSION**

Regular Meeting Minutes

White Cloud City Office, 12 N. Charles, White Cloud MI 49349

April 23, 2024

6:00 p.m.

A. Call to Order

Chairperson Lori Shears called the meeting to order at 6:00 p.m.

B. Roll Call (confirmation of a quorum)

Andrew Stafford took a roll call for attendance.

Members present: Chad Fetterley, Lori Shears, Jamie Steffes, Anthony Johnson, Richard Dault

Members absent: None

Staff present: Milan Nerad (zoning administrator), Andrew Stafford (CEDAM Fellow)

Others present: Brian Miller (Public), Candice Dault (public), Greg Poches (FACF)

C. Invocation and Pledge of Allegiance

Lori Shears gave the invocation and led the Pledge of Allegiance.

D. Set/Amend Agenda

Shears ask that the agenda be amended to show the zoning administrator report under 'Correspondence' number three

A motion was made by Johnson, supported by Steffes, to set the amended agenda.

Ayes: 5

Nays: 0

Motion approved unanimously.

E. Public Comment (Comments limited to 2 minutes)

None

F. Approval of Minutes

1. Regular Meeting Minutes of February 20<sup>th</sup>, 2024

A motion was made by Johnson, supported by Steffes to approve the regular meeting minutes of February 20<sup>th</sup>, 2024.

Ayes: 5

Nays: 0

Motion was approved unanimously.

G. New Business

1. Façade Improvement Program Application

Shears notes how important this program is and how exciting it is that we are able to support small businesses and commercial property owners.

Shears invites Greg Poches from the Fremont Area Community Foundation to come sit with the Planning Commission in the judging process of the application.

Stafford notes the importance of the programs

Application #1: Harmonized Healing Counseling Services Inc.

Stafford notes that Mindy Mench was amazing throughout the application process and was very diligent in the application process. She was the first application in.

Johnson mentions that he likes the project but wishes there was more than one quote. He felt that the labor costs were a bit expensive and would have liked a second quote. Porches and Fetterley agree.

Stafford agrees and states that they can change the guidelines next year to specify two quotes that will be needed. Discussion follows about the program and a brief overview is given by Stafford as to the rules of funding.

Everyone agrees that the project is especially important to fund due to its location on Wilcox Ave.

A motion was made by Steffes, supported by Fetterley, to award Harmonized Healing's application the full \$5,000 requested.

Ayes: 5

Nays: 0

Motion was approved unanimously.

Roll Call (Application #1)

Andrew Stafford took a roll call for attendance.

Members present: Chad Fetterley, Lori Shears, Jamie Steffes, Anthony Johnson, Richard Dault

Members absent: None

Staff present: Milan Nerad (zoning administrator), Andrew Stafford (CEDAM Fellow)

Application #2: Housemans Food Service

Shears notes for the record that she is the store manager at Housemans Food Service but has no financial stake in the company and is therefore able to vote on this application. Shears gives a

quick overview of the application and what work will be done. Also, Shears mentions that a change in the guidelines should be made regarding getting the property owner's permission if a lease agreement gives total control to the leasee.

Johnson mentions that Housemans is a staple business that is visible in White Cloud, and he is happy to support them.

A motion was made by Steffes, supported by Johnson, to award Houseman's Food Service application the full \$4,962.50 requested.

Ayes: 5

Nays: 0

Motion was approved unanimously.

Roll Call (Application #2)

Andrew Stafford took a roll call for attendance.

Members present: Chad Fetterley, Lori Shears, Jamie Steffes, Anthony Johnson, Richard Dault

Members absent: None

Staff present: Milan Nerad (zoning administrator), Andrew Stafford (CEDAM Fellow)

Application #3: Murphy Caris & Miller, P.C

Consensus was that this is a sizeable project, and the funding will help complete the project.

Johnson notes that some business owners will benefit more from having access to this funding. This law office has the money to spend on large projects like this. Moving forward, we should find a way to make sure the funds find the businesses that need it the most.

Stafford mentions that the property is right on the corner of M-37 and M-20 which gets a lot of traffic, and everyone will see this property who comes into White Cloud.

Steffes notes that Wolf Construction does quality work but is more expensive than other contractors.

A motion was made by Johnson, supported by Steffes, to award Murphy Caris & Miller, P.C. application the full \$5,000 requested.

Ayes: 5

Nays: 0

Motion was approved unanimously.

Roll Call (Application #3)

Andrew Stafford took a roll call for attendance.

Members present: Chad Fetterley, Lori Shears, Jamie Steffes, Anthony Johnson, Richard Dault

Members absent: None

Staff present: Milan Nerad (zoning administrator), Andrew Stafford (CEDAM Fellow)

Application #4: Makiiya Jodway, 1101 E Wilcox Ave, White Cloud, MI 49349

Lori notes that this application will not be approved today but discussion is necessary around the application, two applications were submitted both before the deadline. The property changed ownership to the business owner who occupied the space. This led to the withdrawal of the previous property owner's application. However, the new property owner's application is incomplete and needs one more quote. Shears recommends giving the new property owner a chance to amend their application and have PC review it at the May Planning commission meeting.

Discussion follows about the importance of using as much of the funds as possible and how this property is right in the heart of the downtown area and should be supported.

Stafford notes that this amendment would not be allowed if more applications were received but because only four applications were turned in, this amendment should be approved.

A motion was made by Steffes, supported by Johnson, to allow the 1101 E Wilcox Application to have one month to amend their application.

Ayes: 5

Nays: 0

Motion was approved unanimously.

#### H. Unfinished Business

1. None

#### I. Public Comment (For items discussed on this agenda/3 minutes)

Brain Miller (Mayor)- Wants to see if the planning commission can do anything about the welcome center corner being used to place vehicles for sale. He believes it is an eyesore and would like to see if we can prohibit the practice. He is aware that the city has even placed 'for-sale' police cruisers on the corner but would like to end the practice.

#### J. Correspondence

1. Consumer's Energy Pitch Competition Slides

Stafford briefly touches on the project and that he will be pitching this project on April 29<sup>th</sup> at Crystal Mountain.

2. Williams & Works Economic Development Strategy Draft

Shears mentions that Williams & Works will be present at the next PC meeting, so PC should review this draft.

Stafford notes that it is important to review this draft because it was not well done the first time and there still may be mistakes or unclear statements.

3. Zoning Administrator Report

K. Adjournment

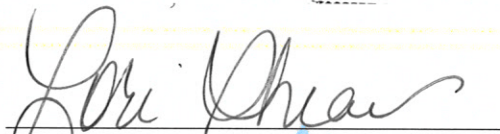
A motion was made by Johnson, supported by Steffes, to adjourn the meeting at 6:52p.m.

Ayes: 5

Nays: 0

Absent: none

Motion was approved unanimously.

  
Lori Shears, Chairperson

5/28/24  
Date