

WHITE CLOUD PLANNING COMMISSION

Regular Meeting Minutes

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

May 28, 2024 at 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)

CEDAM Fellow Andrew Stafford took a roll call for attendance.

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

Members absent: Anthony Johnson (excused)

Staff present: April Storms (City Manager), Andrew Stafford (CEDAM Fellow)

Others present: Candice Dault (public), Damon Anuci, Tanya DeOliveira (Williams & Works), Reece Sherwood, Brad Kotrba (Williams & Works)

C. Invocation and Pledge of Allegiance

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

D. Set/Amend Agenda

A motion was made by Dault, supported by Steffes, to set the agenda as presented.

Ayes: 4

Nays: 0

Motion approved unanimously.

E. Public Comment (Comments limited to 2 minutes)

-Reece Sherwood inquired about the City's Chicken ordinance and what is required in order to have chickens within the city limits.

F. Approval of Minutes

1. Regular Meeting Minutes of April 23rd, 2024

A motion was made by Steffes, supported by Dault to approve the regular meeting minutes of April 23rd, 2024.

Ayes: 4

Nays: 0

Motion was approved unanimously.

G. New Business

1. William & Works- Economic Development Chapter & Chapter 9 Land Use

Kotrba, consultant, began by reviewing the draft of Chapter 8: Economic Development Strategy, highlighting the SWOT analysis. Following his overview of the draft, Kotrba asked if anything was left out or if any planning commission members had feedback.

Fetterley mentions that the County campus should be listed as a strength due to the jobs and people it brings into White Cloud. Shears comments that the County campus could also be viewed as a weakness due to the large footprint it has in the downtown area.

Storms mentions that a weakness is that many who start a business in White Cloud have not prepared a business plan, and their businesses do not last due to a lack of capital backing.

Shears mentions that another strength is having the Commission on Aging in White Cloud.

DeOliveira transitions the discussion to talk about Chapter 9- Land use. DeOliveira walks Planning Commission through the existing Land Use map and the Future land use map. She mentions that the Future Land Use map will be used in the future to help guide decision making from City Council and Planning Commission. DeOliveira focuses on the Future Land Use Map and asked the Planning Commission for their thoughts and ideas.

Discussion follows regarding what areas should be classified as 'Downtown' in the Future Land Use Map. Fetterley suggests pushing the downtown classification back to Barton Street and allowing the Downtown classification to be used going north on M-37 past the Airport. Shears agrees.

DeOliveira also mentions the Medium Density residential areas and wants feedback on the current areas that are designated for MDR on the Future Land Use Map. DeOliveira states that not much discussion or decision making is happening, and it may be best to let the Planning Commission have more time to think about the Future Land Use Map. Shears agrees.

H. Unfinished Business

1. 1101 E Wilcox Ave Amendment Façade Application

Stafford informed the Planning Commission that the applicant did not provide the necessary material to amend their application. This causes the application to be null and void. Stafford points out that this leaves PC with little over \$5,000 in façade funding. Stafford suggests that a second round of grants be issued to try and use the funds.

Storms mentions that the city should try and allocate the rest of the funds, so they do not need to return them to the foundation. Shears asks why more businesses didn't apply and suggests finding out what was stopping more businesses from participating in the program. Fetterley agrees.

Shears mentions that maybe the problem for businesses is not being able to match the 50% of project costs. Stafford mentions that he will ask businesses the next day what stopped them from applying for the funds.

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

Reece Sherwood- mentions that as Planning Commission discusses high density and making lot minimum smaller, they should be mindful of green space and encouraging children to play outside.

J. Correspondence
None.

Storms does give a quick update on the Zoning Administrator position and wants to take her time to find a high-quality Zoning Administrator who will not need to be replaced in 6-12 months. In the meantime, the Police Department will be doing junk/blight code enforcement and John Wallace will contract hourly for more specific zoning services.

K. Adjournment

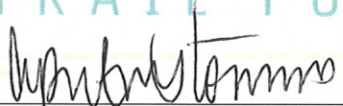
A motion was made by Dault, supported by Steffes, to adjourn the meeting at 7:37 p.m.

Ayes: 4

Nays: 0

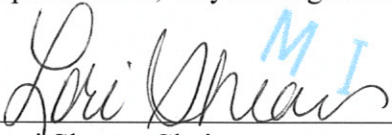
Absent: none

Motion was approved unanimously.



April Storms, City Manager/Recorder

06/25/24
Date



Lori Shears, Chairperson

6/25/24
Date