

City of White Cloud Planning Commission
Regular Meeting Minutes
April 24, 2018

Call to Order: Chair LeBlanc called the meeting to order at 7:15 p.m.

Members Present: Jerry LeBlanc, Matt Priest, Becky Hooper

Others Present: Lora Kalkofen, City Manager, Lori Shears, Susan Schneider, John Schneider, Crystal Denslow, Jon Burke, Traci Peters, Darcy Payne, Patty Steffes, Jamie Steffes, Kasey Hershberger, Ann Schneider, Judy Maike, Jim Maike, Jamie Denslow, Kay Scott, Michele LaFontsee, Chadwick Walenga, Amy Walenga, Herm Becker, Cassie Rickert, Tracey Golliver, Susan Allen Golliver

Set/Amend the Agenda:

Motion by Priest, **Second** by Hooper to approved the agenda as presented.

Ayes-All **Nays-None** **Motion Carried**

Invocation and the Pledge of Allegiance:

Hooper led the Invocation, Chair LeBlanc lead the Pledge of Allegiance

Public Input on Zoning Changes on the C-1 District Proposed C-3

Jim Maike in favor of the C-3 Zoning, Herm Becker in favor of new business, Michele LaFontsee, property owner, concerned about parking and taxes, Judy Maike stated C-1 is more restrictive than C-3, Annie Schneider in favor of growing the city, and property owner, Darcy Payne approves and new owner of property, Kasey Hershberger co-owner of property approve of C-3, Susan Schneider in favor and business owner, Susan Golliver, approve, Judy Maike in favor and for the record C-3 runs along M-37 from Pine Hill St. south to the city line, Susan Golliver wants to see improvement, Cassie Rickert worked on committee, change is near.

Public Comments on Any Agenda Item

Jamie Denslow supports new business, Judy Maike commented on nonconforming businesses and residences that are now in the C-1 District, language needs to be updated in the Zoning Ordinance.

Approval of the Regular Meeting Minutes of February 27, 2018

Motion by Priest, **Second** by Hooper

Unfinished Business: None

New Business

a. Restrictive and Protective Covenants – White Cloud Industrial Park

The Restrictive and Protective Covenants provide for the orderly development of the City of White Cloud Industrial Park. In addition to uses listed in the Restrictive and Protective Covenants, all permitted and special uses listed in the City of White Cloud Zoning Ordinance for the Industrial District are also allowed. Before commencing land clearing of more than 75% of the property area, or within 40' (feet) of any property lines, exclusive of permitted driveways, or the construction or alteration of any buildings, enclosures, fences, loading docks, parking facilities, paving, storage yards or any structures or permanent improvement on, or to any site or lot within the City of White Cloud Industrial Park, the property owner shall first submit the required land use application, site plans, and fees to the White Cloud Planning Commission for its review and approval, which approval shall not be unreasonably withheld if the proposed plans meet the requirements of the Zoning Ordinance, Industrial Park Development Standards and all other applicable requirements and conditions, including County, State, and Federal regulations.

Motion by Priest, **Second** by Hooper to approve the language changes to the Restrictive and Protective Covenants for the White Cloud Industrial Park and submit to Council for their consideration.

Ayes-All Nays-None Motion Carried

b. Site Plan Review – The City of White Cloud DPW Building

Site Plan documents for the Department of Public Works building, City of White Cloud were presented to the Planning Commission for their review and approval.

Motion by Priest, **Second** by Hooper to approve the Site Plan for the City of White Cloud Department of Public Works Building as presented.

Ayes-All Nays-None Motion Carried

Zoning Administrator Report: None

Master Plan – In review

Public Comment: None

Correspondence: None

Adjournment:

Motion by Chair LeBlanc to adjourn at 7:50 p.m.

Submitted by Becky Hooper _____ Approved _____
Becky Hooper, Secretary