

**City of White Cloud Planning Commission  
Regular Meeting/Public Hearing  
February 25, 2020**

**1. Call to Order**

Chairman Twing called the meeting to order at 6pm

**2. Roll Call**

**Members Present:**

Charles Twing  
Lori Shears  
Becci Kolenda

**Absent:**

Jerry LeBlanc

**Others Present:**

Lora Kalkofen  
Pete Morgan  
Jan Tuman  
Pat Ebenstein  
Marva Shears  
Suzanne Fetterley  
Glen Hershberger  
Debbra Hershberger  
Chris Rogers  
Amy Stockwell  
Sarah Bergakker  
Judy Maike  
Sheila Campbell  
Pat Pugh

**3. Invocation and Pledge of Allegiance**

Chairman Twing led the Invocation and Pledge of Allegiance

**4. Set/Amend Agenda**

**Motion** by Shears, **second** by Kolenda to approve and set the agenda as presented.

**Ayes:** All      **Nays:** None      **Motion Carried**

**5. Public Comment**

Jan Tuman – Is there other opportunity for public comment regarding rezoning?

Judy Maike – Minutes should be changed to reflect special use hearing.

**Motion** made by Kolenda, **second** by Twing to close Regular Meeting.

**Ayes:** All      **Nays:** None      **Motion Carried**

**Roll Call to Close Regular Meeting for Public Hearing**

**Present:** Shears, Twing, Kolenda      **Absent:** LeBlanc

**6. Motion** by Kolenda, **second** by Twing to open Public Hearing.

**Ayes:** All      **Nays:** None      **Motion Carried**

**a. Roll Call to Open Public Hearing**

Present: Shears, Twing, Kolenda                      Absent: LeBlanc

**i. Public Hearing – Rezoning of Property Located on White River (City Owned)**

**1. Floor Open to Comments:**

Glen Hershberger - What is being done with that property?

Marva Shears, 256 S. Webster – Why are we rezoning if there will be no change in property.

Judy Maike – Was public hearing published?

**ii. Motion by Kolenda, second by Shears to close public hearing.**

**Ayes:                      All                      Nays:                      None                      Motion Carried**

**b. Roll Call to Close Public Hearing**

Present: Shears, Twing, Kolenda                      Absent: LeBlanc

**7. Public Hearing – Rezoning of Property Located on Pine Hill (Portion of City Hall Property)**

**a. Roll Call to Open Public Hearing**

Present: Shears, Twing, Kolenda                      Absent: LeBlanc

**Motion by Kolenda, second by Shears to open public hearing.**

**Ayes:                      All                      Nays:                      None                      Motion Carried**

**i. Public Hearing – Rezoning Property Located on Pine Hill**

**1. Floor Open to Comments:**

Jan Tuman, 104 S. State St. – Not in favor of Hope Network project being located close to her home. Concerned for safety. Did not receive feedback from Leighton Hall meeting.

Glen Hershberger – Was told property would house low income but young teachers seeking housing would have opportunities as well. What will this project do to our property values?

Suzanne Fetterley, 31 S. Charles – Is it true mentally disabled will be housed? Were other government service agencies informed, how do they feel? Is our fire department equipped to handle a 3-story building? Are they assessed property taxes? Why are we just being informed now? If this was going in across from your house would you like it?

Chris Rogers – Concerned about safety. Has children who play on his property.

Pat Pugh, 1355 E. Pinehill – Concerned with theft, what kind of security will it offer.

Glen Hershberger – Sounds like everyone around here is opposed, will it have any influence.

Sheila Campbell, Architect for Hope Network – Not a low budget project. Carefully laid out. Fire Dept aware of 3 story design. Priority is bringing homes to White Cloud. Sustainable project. Very well built, quality housing.

Jan Tuman – What is the benefit to the community?

Ed Canning, 136 S Maple – Has shared his passion to provide housing to our young teachers in this community. Project has never been explained to him as that starting point for young professionals.

**b. Motion by Kolenda, second by Shears to close public hearing.**

**Ayes: All Nays: None Motion Carried**

**Roll Call to Close Public Hearing**

**Present: Twing, Shears, Kolenda Absent: LeBlanc**

**Motion by Shears, second by Kolenda to reopen the regular meeting.**

**Ayes: All Nays: None Motion Carried**

**Roll Call to Reopen Regular Meeting**

**Present: Twing, Kolenda, Shears Absent: LeBlanc**

**8. Reserved Time**

**9. Approval of Minutes (1/28/20 and 2/11/20)**

**Motion by Kolenda, second by Shears to approve the minutes of the January 28, 2020 regular meeting minutes.**

**Ayes: All Nays: None Motion Carried**

**Motion by Twing, second by Kolenda to approve the minutes of the February 11, 2020 special meeting minutes.**

**Ayes: All Nays: None Motion Carried**

**10. Unfinished Business**

a. Master Plan Update – Will discuss New Business (f)

b. Zoning Ordinance Update – Chairman Twing is working through some of the zoning ordinances, will have ready for approval at next meeting.

**11. New Business**

**a. City of White Cloud Rezoning Application White River Property 62-11-33-300-006**

**Motion by Kolenda, second by Shears to approve the rezoning application for the White River Property from Public Use to R-1 Single Family District.**

**Ayes: All Nays: None Motion Carried**

**b. City of White Cloud Rezoning Application A Portion of City Office Property 62-11-32-400-052**

**Motion by Kolenda, second by Shears to approve the rezoning application for the Pine Hill Property from Public Use to R-2 Multi Family District.**

**Ayes: All Nays: None Motion Carried**

**c. City of White Cloud Zoning Map Update**

**Motion by Shears, second by Kolenda to update the zoning map contingent upon approval from the city council.**

**Ayes: All Nays: None Motion Carried**

**d. White Cloud Library Rezoning Application**

Commission discussion regarding process. Application needs signature and fee paid.

**e. White Cloud Economic Development Planning**

Commission discussion.

DDA- Approved Economic Development Study Discussion

**f. Roles of Master Plan Update**

Commission Discussion

**g. Planning Commission Annual Report**

**Motion** by Kolenda, **second** by Shears to approve 2019 Planning Commission Annual Report.

**Ayes: All Nays: None Motion Carried**

**12. Public Comment**

Suzanne Fetterley - Do you plan to annex part of a township without permission?

Judy Maike – Comments made previously were that the property wasn't zoned for public use so even if millage passed, they can't build.

**13. Correspondence**

Keith Payne Resignation  
Everett Township Notice

**14. Adjournment**


**Motion** by Kolenda, **second** by Shears to adjourn at 7:19pm.

**Ayes: All Nays: None Motion Carried**

Submitted by:

  
Lori Shears, Secretary

Approved by:

  
Charles Twing, Chairman