

**WHITE CLOUD PLANNING COMMISSION
REGULAR MEETING MINUTES**

Meeting: Regular Meeting

Meeting Date: Tuesday February 23, 2016

Meeting Time: 7:00 P.M EST

Place: White Cloud City Offices

Call Meeting to Order and Roll Call:

Chair Dault called the meeting to order at 7:00 PM

Present: Candice Dault, Don Barnhard, Becky Hooper

Absent: Mary Bleiler

Others Present: Richard Dault and Bob Hall (ZA)

Set/Amend the Agenda:

Motion by Dault, **Seconded** by Barnhard, to accept the agenda as presented with the addition of New Business – f. Industrial Park Covenant.

Ayes-All Nays-None Motion carried

Invocation and Pledge of Allegiance:

Chair Dault led the Invocation and the Pledge of Allegiance

Election of New Officers

Chair Dault opened the floor for nominations for Chair. Barnhard nominated Dault for Chair.

Motion by Barnhard, **Seconded** by Hooper to reappoint Dault as Chair.

Ayes-All Nays-None Motion carried

Chair Dault opened the floor for nominations for Vice-Chair. Dault nominated Barnhard for Vice-Chair.

Motion by Dault, **Seconded** by Hooper to appoint Barnhard as Vice-Chair.

Ayes-All Nays-None Motion carried

Chair Dault opened the floor for nominations for Secretary. Dault nominated Hooper for Secretary.

Motion by Dault, **Seconded** by Barnhard to appoint Hooper as Secretary.

Ayes-All Nays-None Motion carried

Public Comment: None

Approval of the Minutes:

December 14, 2016 - Regular Meeting Minutes

Motion by Dault, **Seconded** by Barnhard to approve the December 14, 2015, Regular Meeting Minutes.

Ayes-All Nays-None Motion carried

Zoning Administrator (ZA), Bob Hall's Report:

The ZA mentioned that he was currently working on all of his hard files for each parcel in the City of White Cloud for better record keeping.

The site plan training that was going to happen is being postponed until there was a full Planning Commission that are able to attend. The ZA would like this to be an interactive training.

The monthly report for the ZA was just an update on the rental unit ordinance and no progress has been made on the enforcement software program. However, without the software program the ZA is still able to post violation notices and schedule to follow up within 14 days. This method has saved the ZA a lot of time.

The ZA mentioned that after some time he has reached the owner of the Maple Lane Mobile Home Park about the property maintenance issues at the park. The licensing renewal of the mobile home park for 2016 is still pending with the Mobile Home Commission. There was no more information as to why this licensing is still pending.

Unfinished Business: None

New Business:

a. Pretesting of the Old Dump Site

There needs to be a Phase I environmental study done on this site. The cost of this phase of the study is \$1250. The environmental study will need to be done before Brownfield Development will look into the property. This will be brought back for consideration at a later time.

b. City Property "For Sale" on Website

Chair Dault spoke with the City Manager and they agree that it would be a good idea to list the City property that is for sale on the City's website.

c. Pinehill Truck Traffic Discussion

Barnhard spoke with the Police Chief and the street is being monitored by the Police Department.

d. Site Plan Discussion – postponed until a later date.

e. Discussion of Ordinance 90.01B – does not need more review.

f. Industrial Park Covenant

Within the Industrial Park Covenant there is a height restriction. There is potential when selling property at the Industrial Park that buyers would need accommodations made in regards to height.

The ZA stated that it is not just height restrictions that can become an issue with the selling of Industrial Park property. Certain uses for the property are not listed as acceptable in the Industrial Park Covenant that should be on the list.

Motion by Dault, **Seconded** by Barnhard to recommend to Council changes to the Restrictive and Protective Covenants of the City of White Cloud Industrial Park to enhance development.

Ayes-All Nays-None Motion carried

Public Comment: None

Correspondence: None

Final comments: None

Adjournment:

Motion by Dault, **Seconded** by Barnhard to adjourn the meeting at 8:40 PM

Ayes-All Nays-No Motion carried



Hilary Davis, Deputy Clerk/Treasurer

Approved on: 4/26/14