

**City of White Cloud Planning Commission
Special Meeting Minutes
August 1, 2016**

Call to Order: Chair Dault called the meeting to order at 1:05 PM

Members present: Don Barnhard, Jerry LeBlanc, Mary Bleiler, Candice Dault

Members absent: Becky Hooper

Others present: Council member Richard Dault, Bob Hall-ZA, Lora Kalkofen-City Manager, Martin Hall- MI Regional Manager for North Central Co-op

Set/Amend the Agenda:

Motion by Dault, **Second** by LeBlanc to accept the Agenda as presented.

Ayes-all Nays-none Motion carried

New Business:

Chair Dault addressed the request to approve the clearing of trees on Lots, 7, 8, and 9 of the Upper Industrial Park by Martin Hall- MI Regional Manager for North Central Co-op. Mr Hall was asked to explain to the PC why this was necessary and if he had documentation requested by the ZA for the PC to review.

Mr Hall presented the following documentation: 1) Engineer drawing of the facility to be erected. 2) Site Balance Plan that describes the amount of cut and fill. 3) Total site acreage. 4) Acreage of land to be cut. 5) Dimensions that will indicate lot size(s), location of cleared land within the lot including setbacks from property lines as well as the overall dimensions of the proposed area to be cleared. 6) A plan to dispose of (or recycle/compost in an environmentally friendly manner) all vegetation being cleared. 7) A County of Newaygo "Soil Erosion and Sedimentation Control Permit"

Mr Hall told the PC that of the 13.18 acres, they plan to cut 5.9 (less than one half the total property.

The Zoning Administrator relied upon the recommendations of the City Planner in determining the minimum information required to be presented to the Planning Commission for review in accordance with Chapter 3, Section 3.06 of the Zoning Ordinance [GRADING, EXCAVATION, FILLING, CREATION OF PONDS AND CLEARING OF TREES]. The Planning Commission reviewed the documentation presented by the applicant that included: Soil Erosion Permit, Survey of all three parcels owned by applicant, Sketches showing total property acreage, (including proposed clearing and estimated acreage to be cleared), general topography, sketches indicating estimated setback of cleared areas and proposed buildings from all property lines. The applicant also included a verbal narrative assuring the City that all vegetation debris would be ground and used on site or disposed of off site as appropriate and as described in submitted documentation. The Planning commission, by consensus, accepted the documentation as submitted by the applicant sufficient to demonstrate the minimal requirements for the proposed clearing of land.

Motion by Dault, **Second** by LeBlanc to approve the clearing of 5.9 acres in order to do a Topographical study by a Soil Engineer that is to be presented to the PC and that this approval for land clearing and/or excavation would not guarantee any further approvals in the absence of a Site Plan demonstrating compliance with the Zoning Ordinance for building and/or construction purposes.

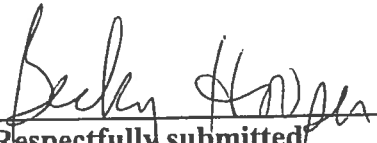
Ayes-all Nays-none Motion carried

Public Comment: None

Adjournment:

Motion by Bleiler to adjourn at 1:25 PM

Ayes-all Nays-none Motion carried


Respectfully submitted

Date: 8-23-16