

**City of White Cloud Planning Commission
Regular Meeting Minutes
November 21, 2017**

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

Members Present: Jerry LeBlanc, Candice Dault, Becky Hooper, Richard Dault

Members absent: Dale McConnaughay

Others Present: Bob Hall-ZA, Charles Chandler-Mayor, Jim Maike, Judy Maike, Jamie Steffes, Patty Steffes

Set / Amend the Agenda:

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

Ayes-All Nays-None Motion Carried

Invocation and the Pledge of Allegiance:

Chair Dault led the Invocation and the Pledge of Allegiance.

Public Comment: None

Approval of the Regular Meeting Minutes October 24, 2017

Motion by R. Dault, **Second** by LeBlanc to approve the Regular Meeting Minutes of October 24, 2017

Ayes-All Nays-None Motion Carried

Zoning Administrator's Report: Received

Unfinished Business:

- a. Rental Unit Management Requirements
No current information was available for discussion.
- b. Capital Improvement Plan
No information was available for discussion.

New Business :

- a. Petition to Amend the Zoning Ordinance, C-1 Central Business District
Re: Change of Use for [Parcel(s) #62-15-05-177-026, 253 S. Charles St. White Cloud, MI

The Planning Commissioners began their research using the Master Plan as a guide. In conclusion to the discussion as to whether we would consider a change of use for the above stated request was that it is not a suitable use.

The discussion comprised of the following points written in the Master Plan.

The Planning Commission and City Council should continuously strive to ensure effective use of the Master Plan. The downtown district provides a niche for specialty tourist businesses that is also supported by the seasonal and year-round population, promoting a leisurely and unique

pedestrian shopping experience. A vibrant and attractive downtown becomes the backdrop for several local events, which foster neighborly interaction (such as the Christmas Walk event or Cup Cake Festival). Promote the downtown for specialty businesses and promote M-37, especially north of City Hall, for Automotive dependent businesses. Auto-dependent business must respect the character of the area. This C-1 Zoning District is intended to be applied to promote high quality, Central Business District uses including office, service, and retail uses. Chair Dault also reminded the Commissioners that not only the Planning Commission and the City Council have interest in what happens in the C-1 District, we have to consider the DDA's interest(s).

The Planning Commissioners further discussed the Zoning Ordinance and a possible Change of Use to allow Automotive Repair in the C-1 District and came to the conclusion that they were not comfortable with the request and would like the applicant to find another avenue such as renting the recently purchased garage in the C-2 District.

The discussion points were as follows:

If the Commissioners change the Use to a P (permitted) use it could involve extensive changes to the Zoning Ordinance that could have long range adverse impact in the C-1 District. This Action would mean that anyone could open an Automotive Repair anywhere in the C-1 District. Further, if the Use were changed to a SLU (Special Land Use) would the parcel in the C-1 District qualify and meet the Standards for Automotive Repair in Chapter 16 of the Zoning Ordinance. After deliberation the Planning Commissioners asked the ZA for guidance and he stated the applicant could possibly pursue a Zoning Agreement and that he would make a call to the City Manager and the Attorney and get back with the Applicant and the Chair of the Planning Commission.

Master Plan

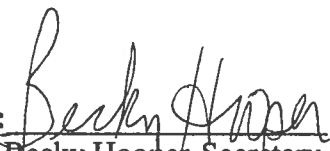
Chair Dault stated that the pictures were not ready yet.

Public Comment: Received

Correspondence: None

Adjournment:

Motion by R. Dault to adjourn at 8:01PM

Submitted by: 
Becky Hooper-Secretary

Approved: 12-19-17
Date