

**City of White Cloud Planning Commission
Regular Meeting Minutes
August 28, 2018**

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

Members Present: Jerry LeBlanc, Jamie Denslow, Mike Kymes, Keith Payne, Lori Shears
Absent: None

Others Present: Pete Morgan- Zoning Administrator, Charles Chandler

Set/Amend the Agenda:

Motion by Kymes, **Second** by Denslow to approve the Agenda as presented.

Ayes-All Nays-None Motion Carried

Invocation and the Pledge of Allegiance:

Chair LeBlanc led the Invocation and the Pledge of Allegiance

Public Comment: None

Approval of the Regular Meeting Minutes of June 26, 2018

Motion by Kymes, **Second** by Payne to approve the Regular Meeting Minutes of June 26, 2018 with amendment in wording on C-3 Requirement in Minimum Lot Area. Change lot area to parcel and remove the question "Or is this the building size". On page 7 Under the Certification, change Charles Chandler, Mayor to Jamie Denslow, Mayor.

Ayes-All Nays-None Motion Carried

Unfinished Business

a. Review Master Plan in conjunction of C1/C3

Review Version 2 Master Plan and Zoning amendments

A summary of C-3 Master Plan and Zoning Amendment Process were reviewed.

1. Send out notice of intent to amend Master Plan to neighboring communities, road commission, MDOT & utilities. Requires waiting 42 days for local governmental, agency and utility comments.

2. Early to mid-September: send out notice for PC public hearing, no less than 15 days prior to the next regular PC Meeting

3. September PC regular meeting: PC to hold public hearing for public input. Make changes, if any and recommend Version 2 to the City Council if ready.

Send changes, if any, through Lora to Chris for a Version 3 for Council consideration. PC may consider and adopt Master Plan amendments at this time.

4. Mid-October: 42 day comments received. Send changes, if any, through Lora to Chris for a Version 3 for Council consideration. If none, send directly to Council for review/approval at their next regular meeting or properly noticed special meeting.

5. October-November: Council to consider and adopt at their next regular meeting or properly noticed special meeting.

Motion by Payne, **Second** by Denslow to approve the Re-designed C1, C2 and C3 Table of Uses as written and amended.

Ayes-All Nays-None Motion Carried

3. The location of the temporary use or structure shall be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the temporary use or structure.
4. Off-street parking areas are of adequate size for the particular temporary use or structure and properly located and the entrance and exit drives are laid out so as to prevent traffic hazards and nuisances.
5. Signs shall conform to the provisions of this Ordinance.
6. Any lighting shall be directed and controlled so as to not create a nuisance to neighboring property owners.

SECTION 3.24 STORAGE OF RECREATIONAL VEHICLES

- A. Recreational vehicles shall not be parked or stored in the front yard of any lot in a residential district except on an improved driveway. Recreational vehicles may be stored in the rear yard. Such equipment may also be occupied for up to fourteen (14) days per calendar year.
- B. Storage in a residential district shall be allowed only when it is accessory to the principal use of the lot or adjacent lot when owned by the same person.
- C. No storage shall be permitted closer than five (5) feet to any dwelling unit, nor closer than three (3) feet to any side lot line.

SECTION 3.25 STORAGE AND REPAIR OF VEHICLES

- A. The carrying out of repair, restoration and maintenance procedures or projects on vehicles in any residential zoning district, when such work is not conducted entirely within the interior of a building, shall be subject to the following limitations:
 1. The vehicles worked upon shall be owned by and titled in the name of the resident.
 2. Procedures or projects exceeding forty-eight (48) hours in duration or which require the vehicle to be immobile or inoperable in excess of forty-eight (48) hours shall be carried out within a completely enclosed building.
 3. Inoperable or unlicensed vehicles and vehicle parts must be stored only in a completely enclosed building.
- B. It shall be unlawful for the owner, tenant or lessee of any lot in any residential zoning district to permit the open storage or parking outside of a building of semi-tractor trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless parked thereon while in use for construction actively being conducted on the lot.

New Business :

a. Animal Wellness Center request change to amend their Special Land Use permit to include large animals on site, not to be housed overnight.

Motion by Kymes, **Second** by Payne to allow Animal Wellness Center to amend their original SLU to include large animals on site, not overnight.

Ayes-All Nays-None Motion Carried

b. Zoning Administrator's suggested changes

1. Animals & Fowl

90.01 KEEPING OR HOUSING OF ANIMALS OR FOWL

(A) Any other provision of this chapter notwithstanding, the keeping, housing, raising, use or medical care of fowl or animals, other than domesticated house pets of an occupant of the premises, is prohibited in all Districts except the R-1 District and on properties that have a minimum of two acres exclusive provided for each animal, and will not overtake more than six acres in size; provided, that a commercial kennel, an animal hospital or riding stable need not provide over four acres for such use; and further provided, that any other aforementioned activity need not provide over ten acres for such use. Where animals other than house pets of the owner of the premises are kept or allowed outside, a fence of such construction as to keep such animals from leaving the premises at will shall be provided and regularly maintained. Provided further before such animals are housed, an application shall be filed with and approved by the City Clerk. (Ord. passed 3-15-82) (B) Except as specifically permitted by the provisions of division (A) of this section, as amended, no persons shall keep or house any animal within the city except dogs, cats, canaries or other animals or birds which are commonly kept and housed inside dwellings as household pets; provided that no person shall permanently keep or house more than two dogs or cats, six months old or older. For the purpose of this division (B) PERMANENT shall be defined as more than 30 days; however, extensions may be applied for in special cases. (Ord. 34, passed 5-17-82) Penalty, see § 10.99

Motion by Kymes, **Second** by Shears to approve changing White Cloud Code of Ordinances code 90.01 Keeping or Housing of Animals & Fowl.

Ayes-All Nays-None Motion Carried

2. Tents, Campers & Rec Vehicles

Proposed revision to Section 3.23 Storage and use of
Tents/Campers/Recreational Vehicles

~~A. Tents/Campers/Recreational Vehicles (RV's) are prohibited in all districts except for the "R-1" district (Single Family District) or designated camping locations in the "P" (Public Use District)~~

B. Tents/Campers & RV's shall not be parked or stored in the front yard of any lot in a residential district except on an improved driveway. Tents, campers and RV's must be stored in the rear yard.

Tents/Campers/Recreational Vehicles and all like equipment may also be used or occupied for up to fourteen (14) days per calendar year.

C. Storage in a residential district shall be allowed only when it is accessory to the principal use of the lot or adjacent lot when owned by the same person.

D. No storage or camping activity shall be permitted closer than five (5) feet to any dwelling unit, nor closer than three (3) feet to any side lot line.

Motion by Kymes, **Second** by Payne to strike line A from original Section 3.23 Storage and use of Tents/Campers/Recreational vehicles and approve listed changes B. C. & D. to the White Cloud City ordinances.

Ayes-All Nays-None Motion Carried

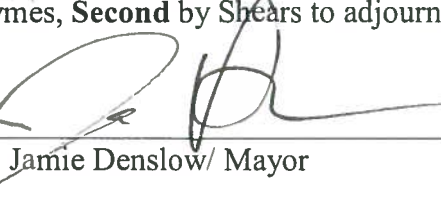
Public Comment: Received

Correspondence: None

Adjournment:

Motion by Kymes, **Second** by Shears to adjourn the meeting at 7:58 p.m.

Submitted by.



Handwritten signature of Jamie Denslow in black ink, written over a horizontal line.

Jamie Denslow/ Mayor

Approved:

9-24-18