

**City of White Cloud Planning Commission
Regular Meeting Minutes
April 23, 2019**

Call to Order:

Mayor Denslow called the meeting to order at 6:03pm.

Members Present:

Jamie Denslow, Lori Shears, Crystal Denslow, Keith Payne

Members Absent:

Jerry LeBlanc

Others Present:

Pete Morgan, Judy Maike, Chris Tiernan, Bob Rosenberg, Matthew and Cassie Rickert.

Set/Amend Agenda:

Addition of New Business: B. Residential zoning in C district. Added by Denslow, J.

Addition of Unfinished Business: Master Plan review. Added by Payne.

Motion made by Shears, **Second** by Payne to approve agenda with additions.

Ayes: All Nays: None Motion Carried.

Invocation and Pledge of Allegiance:

Invocation was led by Bob Rosenberg. Pledge of Allegiance was led by Mayor Denslow.

Public Comment:

Judy Maike and Chris Tiernan addressed the Planning Commission regarding library rezoning. Judy asked for the Commission support when/if the library is placed on future ballots.

Approval of Regular Meeting Minutes from March 26, 2019:

Motion by Payne, **Second** by Denslow, C. to approve the regular meeting minutes from March 26, 2019.

Ayes: All Nays: None Motion Carried.

New Business:

- a. Attendance policy for City Council, Planning Commission and DDA. Mayor Denslow reviewed policy. Commissioners were requested to sign policy.
- b. Residential zoning in C district. Discussion on 3 residential properties on M37 in front of Houseman's Foods. Tabled in order to research further.

Unfinished Business:

- a. Bob Rosenberg presented the survey done on his business property. Tabled pending on-site review.
- b. Section 3.16 Accessory Dwelling
Motion by Payne, **Second** by Denslow, C. to approve the changes on Section 3.16 Accessory Dwelling and send it forward to public hearing with the following changes:
 - 2. Remove In addition, the minimum lot size shall be at least two (2) acres.
 - 3-10 (5.) Add Minimum square footage of ADU to be 200 square feet.
 - 3-10 (10:1-15) No more than two (2) adults may reside in an accessory dwelling unit. Remove all remaining verbiage.

Ayes: All Nays: None Motion Carried.

- c. Section 3.22 Regulations applicable to single family dwellings.
Motion by **Shears**, **Second** by Payne to approve the changes on Section 3.21 Single Family Dwellings and send it forward to public hearing with the following changes:
 - 1. Adding 'If the building does not meet the 24' width requirement, its length cannot be over 30 feet.

Ayes: All Nays: None Motion Carried.

d. Section 3.24 Storage of Recreational Vehicles.

Motion by **Payne, Second** by Denslow, C. to approve the changes on Section 3.24 Storage of Recreational Vehicles and send it forward to public hearing with the following additions:

Section 3.24 USE OF RECREATIONAL VEHICLES AS ADU (additional dwelling unit)

1. Recreational vehicles that are licensed and insured, fully self-contained and less than ten years old, CAN be occupied between April 1 and October 30 as an ADU if set on a gravel or concrete pad with sewer, water and electrical hookups.
2. All site improvements require permits and inspections.
3. Property owner must apply for an annual permit with the City of White Cloud, stating Recreation Vehicle make, model, year, license number, proof of insurance and names of occupants. Occupants must be parents or children of Owner.
4. Zoning Administrator will make inspection prior to occupancy.
5. The limit of RV ADU permits in the city will be designated by City Council on a yearly basis.
6. Annual permit fee will be \$50.

Ayes: All Nays: None Motion Carried.

e. Section 7.03 Lot, Yard and Building requirements.

Motion by **Payne, Second** by Shears to approve changes on Section 7.03 Lot, Yard and Building Requirements and send it forward public hearing with the following changes:

Minimum dwelling unit living space (per unit): Single family: 400ft. ADU or part of a PUD minimum square footage of 200.

Ayes: All Nays: None Motion Carried.

f. Master Plan

Members agreed to review the Master Plan and update as necessary.

Public Comment:

None

Correspondence:

None

Adjournment:

Motion by Shears, **Second** by Denslow, C to adjourn the meeting.

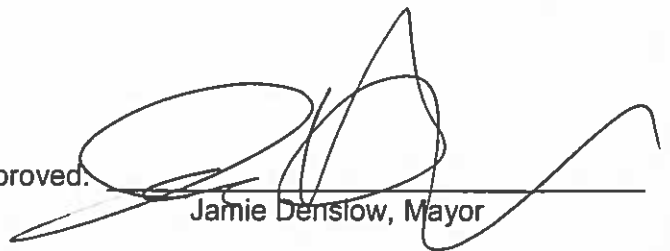
Ayes: All Nays: None Motion Carried

Mayor Denslow adjourned the meeting at 7:02pm.

Submitted by:


Lori Shears, Secretary

Approved:


Jamie Denslow, Mayor