

CITY OF WHITE CLOUD PLANNING COMMISSION Annual Report 2020

Introduction

The Planning Commission is an administrative body of five residents comprised of four appointed officials and one elected official. The Planning Commission (PC) hold regular monthly on the first 4th Tuesday of the month. The Planning Commission is tasked with reviewing applications for site plan review, special land uses, and rezoning. The PC also is required to hold the necessary public hearings for zoning text amendments and is entrusted to incorporate the application of policies initiated in the City Master Plan while reviewing development decisions.

The Michigan Planning Enabling Act requires the Planning Commission to prepare an annual report to the City Council: “A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

Members

Charles Twing, Chairman: term expires 12/31/21.

Lori Shears, City Council Representative (Secretary through September 2020): term expires 12/31/22.

Becci Kolenda: term expires 12/31/20.

Jerry LeBlanc: term expires 12/31/20.

Jamie Steffes: term expires 12/31/20.

Steve Lux, Zoning Administrator (Effective October 2020)

Meetings

The City of White Cloud Planning Commission held 12 meetings in 2020.

2020 was a busy and challenging year for Planning Commission. Many meetings were held via Zoom due to Covid-19.

Site Plan Reviews

Regional Air Partners Dba Verdant Health (1248 E Airway Ave.) Site Plan/Approved.

FSM (1312 Washington St.) Site Plan/Approved.

SRJ Holdings (1363 E. Washington) Site Plan/Approved.

Hope Network, River Place Apartments (Pinehill Ave.) Site Plan/Approved.

SRJ Agricultural Enterprise LLC (230 N. Charles) Site Plan/Approved.

Evergreen Development (127 N. Webster) Site Plan/Approved.

Public Hearings

Rezoning of City Property Located on White River

Rezoning of City Property Located on Pine Hill (portion of City Hall property)

SLU & Final Site Plan 1363 E. Washington

SLU & Final Site Plan 230 N. Charles

SLU 127 N. Webster

ReZoning

White River Property 62-11-33-300-006

Pinehill Property 62-11-32-400-052

White Cloud Library

Sally's/Whatta Pizza (Trailtown Diner) Variance for pickup window vs. drive thru. (Due to Covid-19 restrictions)

White River Management Lots 15 to 19 Village of Morgan
City of White Cloud Zoning Map Update

Zoning Ordinance Amendments

Concrete Sidewalk Specifications Section 2.05

Driveway, Section 2.20

Sidewalks, Section 15.03 item 32

Amendments of City Charter Section 2.2 Paragraph U

General Regulations Sections 94.20-94.25

In Progress

Marihuana Code of Ordinance and Zoning Ordinance Amendments

Accessory Dwellings and Smaller Sustainable Homes

Master Plan

Planning Commission has reviewed the Master Plan and is seeking consultant guidance to rewrite and update. As PC moves ahead in 2021 grant opportunities for consultant fees are being reviewed and processed.

Training

Master Plan Training: Commissioners Twing, Kolenda and Shears.

Citizen Planner: Commissioner Shears, Zoning Admin Lux

2021 Goals

Finalize outstanding Ordinance Amendments.

Work with consultant on Master Plan revision contingent on funding.

Continue to review the Zoning Ordinances and make recommendations in accordance with Master Plan.

Attend trainings when available.

Assist City Council and City Staff on Redevelopment Ready Communities.

2021 Planning Commission Members

Charles Twing, Chairman: term expires 12/31/21.

Lori Shears, City Council Representative: term expires 12/31/22.

Becci Kolenda: (reappointment) term expires 12/31/23.

Jamie Steffes: (reappointment) term expires 12/31/23.

Chad Fetterley: (newly appointed) term expires 12/31/23.