



**City of White Cloud
12 N. Charles Street
White Cloud, Michigan 49349**

**Planning Commission
Minutes for August 26, 2021 at 6:00 P.M.**

A. Meeting Called to Order

Twing called meeting to order at 6:00 p.m.

B. Roll Call

Members Present: Charlie Twing, Lori Shears, Becci Kolenda, Jamie Steffes, Chad Fetterley

Members Absent: None

Staff Present: City Manager – Yvonne Ridge, Interim Planning and Zoning Administrator – Claudine Williams

C. Invocation and Pledge of Allegiance

Led by Twing

D. Set/Amend Agenda

Approval of the Regular Meeting Agenda for August 26, 2021.

Motion by Shears **Seconded** by Kolenda to approve Regular Meeting Agenda for August 26, 2021.

Ayes- All **Nays-** None **Motion Carried**

E. Public Hearing

Motion by Shears **Seconded** by Kolenda to close regular session and open special hearing.

Ayes- All **Nays-** None **Motion Carried**

Twing asked for public comment on a rezoning request to rezone a portion of parcel 62-11-32-402-001 from Commercial to Industrial.

A Member of the public asked if the property in question is where lumber yard was and asked what use would be taking place on the property. Twing responded it is not the lumber yard property. He explained where the property is and said the use will be a marihuana grow. Public stated there are a lot of properties being turned into grow operations.

Motion by Kolenda **Seconded** by Steffes to close the public hearing.

Ayes- All **Nays-** None **Motion Carried**

F. Public Comment

None

G. Approval of Minutes

1. Regular meeting minutes of July 27, 2021.

Motion by Shears, **Seconded** by Kolenda to approve the August 26, 2021 minutes as written.

Ayes- All **Nays-** None **Motion Carried**

H. New Business

1. Parcel 62-11-32-402 Rezoning request

Shears asked for a report of the meeting with staff and Mr. and Mrs. Franks. Williams explained she, Ridge and Twing met with the Franks' to go over the rezoning application. She said they also discussed the issue with the 2 acres and they understand they will need to apply for a variance. She added the Franks' additionally understand if the variance is approved they will also need to apply for a Site Plan Approval from the Planning Commission for the marihuana grow which includes sealed drawings. Twing clarified the two acres is because the property is industrial not because the use would be a grow. Fetterley noted this should probably be changed in the future. Ridge explained process that would need to occur to change the zoning ordinance. Twing suggested having two light industrial districts and one heavy industrial. Fetterley what would happen if the Board of Appeals denied the Franks request. Twing stated he thinks all along that street should be zoned industrial.

Shears moved to approve the request because there is industrial across the street and she thinks this parcel should be industrial. She added they very carefully decided where grows would be when planning for the future. **Seconded** by Steffes

Ayes- All Nays- None Motion Carried

I. Unfinished Business

- 1. White Cloud Planning Commission Bylaws – Ridge reported she is still working on them.
- 2. Capital Improvement Plan – Discussion was held.

J. Public Comment

A member of the public asked if the property was 2 acers and if a building was there already. Steffes said no it was vacant. Steffes explained ^{people} public will have to build bldg. A member of the public asked if the river property is for sale. Ridge said nothing is for sale currently. She added if City Council does decide to sell it in the future it would have to go out for bid. A member of the public asked about the recycling center. Discussion was held. Public Comment closed at 6:39 p.m.

K. Correspondence

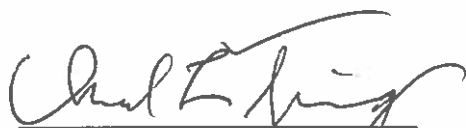
- 1. Zoning Report – Williams gave a report.
- 2. Capital Improvement Plan – Ridge gave a report. Discussion was held in reference to two lawns needing mowed.


Kolenda announced she was resigning from the Planning Commission and the Board of Appeals. Steffes stated he would be willing to serve as the Planning Commission member on the Board of Appeals. The Planning Commission requested Steffes be recommended for appointment by City Council.

L. Adjournment

Motion by Shears, **Seconded** by Steffes to adjourn at 6:58.

Ayes- All Nays- None Motion Carried


Charles Twing, Chairperson


/Recorder

Approved on _____