

WHITE CLOUD PLANNING COMMISSION
Regular Meeting Minutes
White Cloud City Office, 12 N. Charles, White Cloud MI 49349
January 25, 2022 at 6:00 p.m.

A. Call to Order

Vice-Chair Shears calls meeting to order at 6:09 p.m.

B. Roll Call (confirmation of a quorum)

Present: Lori Shears, Christine Tiernan, and Jamie Steffes.

Absent: Anthony Johnson and Chad Fetterley

Staff Present: John Wallace, Zoning Administrator

Public: Dan Abid

C. Invocation and Pledge of Allegiance

Lori Shears invited everyone to stand for the invocation and Pledge of Allegiance.

D. Set/Amend Agenda

Motion to approve agenda by Christine Tiernan, supported by Jamie Steffes

Ayes: 3 Nays: 0

Motion approved.

E. Public Comment (Comments limited to 2 minutes)

Dan Abid addressed the commission about his concerns with the sign ordinance. He indicated that it is too restrictive and antiquated and is stopping people from improving signs. He also thought the allowed size for signs is not realistic. He also indicated that he wished to speak to the zoning administrator about splitting lots and also about putting in a marihuana dispensary.

F. Approval of Minutes

1. Regular Meeting Minutes of December 28, 2021

Motion by Jamie Steffes, supported by Christine Tiernan to approve the minutes.

Ayes: 3 Nays: 0

Motion passed.

G. New Business

1. Review and Acceptance of 2021 Annual Planning Commission Report.

Lori Shears explained how she prepared the annual Planning Commission Report and why it is needed.

Motion by Jamie Steffes, supported by Christine Tiernan to approve the Annual Planning Commission Report.

Ayes: 3 Nays: 0

Motion passed.

2. Election of Planning Commission Officers

Lori indicated that she would be willing to serve as chair until the end of her council term. Jamie indicated that we would be willing to serve as vice-chair. Christine Tiernan agreed to serve as secretary.

Motion by Lori Shears, supported by Jamie Steffes to approve Lori Shears as Chair, Jamie Steffes as Vice-Chair, and Christine Tiernan as Secretary.

Ayes: 3 Nays: 0

Motion approved.

H. Unfinished Business

1. Planning Commission Bylaws

John Wallace reported that he had already had the Redevelopment Ready Communities representative review the bylaws and that she thought they were great and to just let them her know when they are approved and she would check it off the list of things to do to become Redevelopment Ready certified.

Lori Shears indicated that she had compared the draft to the old bylaws and thought the new draft looked really good.

Motion by Lori Shears, supported by Christine Tiernan to approve the bylaws and recommend approval by the City Council.

Ayes: 3 Nays: 0

Motion approved.

2. Discussion of Zoning Issues:

- Signage
- Zoning Compliance (duplex/triplex)
- Adult Businesses
- Industrial Zoning – Two Acre Minimum
- Nonconforming Uses Section

Lori Shears introduced this item on the agenda by indicating that the above sections of the zoning ordinance were sections that may contain contradictions, be repetitive, or didn't always make sense. She indicated that the two-acre minimum for industrial zoning was too low and that adult use section needed to be shortened. She thought these sections should be the first to be amended.

John Wallace explained that the city's attempt to be Redevelopment Ready Certified may also create the need to make ordinance changes. Wallace said he

would review the Trello Board for indications of which ordinance sections may have to be amended and cross reference with the sections referenced above.

Consensus was to use the above list and the ordinance changes being required by the RRC program as a guide to the next zoning ordinance changes.

I. Public Comment (For items discussed on this agenda/3 minutes)

Dan Abid: Thanked the Commission for their hard work and indicated that he would like to see some sign amendments be addressed first. He offered to go through existing sign ordinance and highlight things that should be addressed.

J. Correspondence

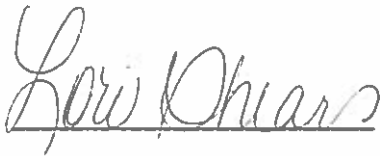
1. Zoning Report – January 20, 2022
2. Code Enforcement Report – available at meeting

Wallace indicated that a special meeting would be needed next week to address the newly submitted Frosted Farms site plan for the retail store. The Planning Commission thought that February 2, 2022 would work for that special meeting.

Lori Shears explained the recent increase in code enforcement which was requested of the Police Department. She indicated that they were doing a good job.

K. Adjournment

Jamie Steffes made a motion to adjourn at 6:48 p.m., supported by Christine Tiernan.
Ayes: 3 Nays: 0
Motion passed.



Lori Shears, Chairperson



John Wallace, Recorder

Approved on 2-22-22