

City of White Cloud
12 N. Charles, White Cloud, MI 49349
Planning Commission
Special Meeting Minutes
Wednesday, February 2, 2022 at 6:00 p.m.

A. Meeting Call to Order

Lori Shears called the meeting to order at 6:00 p.m.

1. Roll Call

Members Present: Lori Shears, Christine Tiernan, Anthony Johnson, Chad Fetterley, and Jamie Steffes

Members Absent: None

Staff Present: John Wallace, Zoning Administrator

Public Present: Craig and Andy from Frosted Farms: via Zoom (Rick-architect, Rick (brother))

2. Approval of Agenda

Christine Tiernan made motion to approve the agenda, supported by Jamie Steffes.

Ayes: 5 **Nays:** 0

Motion passed.

3. Invocation & Pledge of Allegiance

Lori Shears gave invocation and led the Pledge of Allegiance

B. Public Comment

Applicant representatives addressed and cleared up some Facebook posts.

C. New Business

- 1. Site Plan Review requested by Evergreen Development for parcel # 15-05-177-024, address 1198 E. Wilcox (Commonly know as old Rite-Aid Building)**

Lori Shears indicated that the planning commission was in receipt of John Wallace's report and the applicants architect's response. John Wallace indicated there was room for flexibility in his recommendations. He further indicated that the Planning Commission was free to raise their own issues beyond what was in his report.

Wallace clarified what he meant by a parking study. Indicated that it was typically something formal, but could be as simple as the applicant knowing how many people would be working in the building.

Applicant based their number of parking spaces on the plan using the minimum parking width as stated in the ordinance. They project up to 5 employees plus their customers. Wallace suggested going to 9.5 feet wide spaces on the primary parking bay which would put the total number of space closer to the maximum allowed. He further explained that when you use 9 foot wide spacing many times people overpark the lines and you lose spaces. Using 9.5 feet wide spaces would reduce the total number of spaces from 33 to 30. The applicant agreed to this number.

The applicant indicated extra parking is needed due to vehicle with trailers who will be using the parking lot.

Wallace indicated that traffic calming measures would typically only be required for uses which would be a much higher traffic generator than a marijuana retail facility.

Wallace went through his list of recommendations which included:

All utility line closures, removals or installations should be approved by the city's DPW Department or city engineer if applicable.

The curb cut off of Wilcox was discussed and was determined not be under MDOT control and therefore would not need their approval.

There is no need for detention of water on the site. The drainage slopes should be reviewed by the DPW or city engineer and get their approval.

Wallace expressed potential problems with an existing utility pole as it related to the spaces near the loading/unloading space. The applicant indicated that these would likely be employee spaces. It was decided that the utility pole could stay and that a sign be erected which required for back-in parking for these spaces.

All spaces would be 9.5 feet wide which would produce a total of 30 spaces.

There will not have to be any connection to the adjoining commercial lots given that both parties are not in agreement with it.

The throat of the driveway off of Wilcox should be widened to 24 feet to match the 24 feet wide circulation aisle.

Requirement for a Fire Department review.

A bicycle rack for two to four bicycle should be provided.

The landscape areas on Charles and Wilcox should be irrigated.

The business will have to meet all the operational requirements for a marijuana business as contained in the zoning ordinance.

The 6-foot curb lawn along Charles should be filled in with pavement or pavers.

The applicant can remove 3 trees off of Wilcox and 2 trees off of Charles in the area where their identification signs will be placed.

2. Motion by Anthony Johnson, supported by Jamie Steffes to approve the Evergreen Development site plan for parcel # 15-05-177-024, address 1198 E. Wilcox based on the site plan meeting all of the site plan criteria in the zoning ordinance and subject to the following conditions
 - a. The parking spaces in the primary two-way bay have a width of 9.5 feet

- b. A sign indicating back-in parking only for the spaces by the loading space.
- c. The site plan be approved by the Fire Department.
- d. The drainage pattern be approved by the DPW or city engineer. Retention of water not required for the site.
- e. Removal of three trees on Wilcox and two trees on Charles in the areas where their identification signs will be placed.
- f. That the curb lawn along Charles be paved or filled with pavers.
- g. That a bicycle rack for 2 to 4 bicycles be added to the site plan near the primary entrance.
- h. That the landscape areas along Charles and Wilcox be irrigated.

Ayes: 5 Nays: 0
Motion passed.

D. Public Comment - None

E. Correspondence-None

F. Adjournment

Motion made by Jamie Steffes, supported by Anthony Johnson to adjourn the meeting at 6:55 p.m.

Ayes: 5 Nays: 0

Motion passed.


Lori Shears, Chairperson


John Wallace/Recorder

Approved on 2-22-22

MICHIGAN