

WHITE CLOUD PLANNING COMMISSION
Regular Meeting ~~Agenda~~ **Minutes**
White Cloud City Office, 12 N. Charles, White Cloud MI 49349
February 22, 2022

A. Call to Order

Chairperson Shears called the meeting to order at 6:03 p.m.

B. Roll Call (confirmation of a quorum)

Present: Johnson, Fetterley, Shears, and Steffes

Absent: Tiernan

Others Present: Zoning Administrator Wallace (remotely)

C. Invocation and Pledge of Allegiance

Chairperson Shears gave the invocation and led the Pledge of Allegiance

D. Set/Amend Agenda

Motion to approve the agenda by Steffes, supported by Fetterl

Ayes: 4

Nays: 0

Motion approved.

E. Public Comment (Comments limited to 2 minutes)

No public present

F. Approval of Minutes

1. Regular Meeting Minutes of January 25, 2022

Motion by Fetterley to approve the regular meeting minutes of January 25, 2022,
supported by Johnson

Ayes: 4

Nays: 0

Motion approved

2. Special Meeting Minutes of February 2, 2022

Motion by Steffes to approve the special meeting minutes of February 2, 2022, supported Shears

Ayes: 4

Nays: 0

Motion approved

G. New Business

There were no items under new business.

H. Unfinished Business

1. Capital Improvements Plan – Fiscal Years 2022/23 through 2027/28

Wallace made some introductory comments in regard to the Capital Improvements Plan. He stated that it was required by the Michigan Planning Enabling Act and that review by the Planning Commission was required by the Redevelopment Ready Communities Program. He indicated that city manager Storms prepared the plan after meeting with the city's department heads. He explained that the plan was focused on needed improvements to the dam and some other basic functions of the city including the police department. He thought this is what could be expected given the limitations on funding. He said it looked good.

Shears liked that it was simple and direct

City Manager Storms explained the format of the plan and that it was heavily influenced by not having had a capital improvement plan previously which may have allowed the city to slowly allocate funds for major improvements such as for the dam. She explained that for some items the city's actual cost may be lower due to the potential to obtain grants. She explained that the plan should be a working document that should not have to be created from scratch each year. She explained based on other plans she reviewed the proposed form of the plan is a more simple format than what was first proposed.

Storms explained the entries in the plan related to the dam expenses and how it was impacted by state requirements. She explained that as currently drafted the plan assumed that the city would be keeping the dam and major improvements would have to be made

because that reflected the public input she had been receiving. She explained that if the City Council decided not to keep the dam that the plan could be adjusted. She informed the commission of the upcoming Trout Unlimited study which would be available to the public. She explained there would be a public forum on the dam in March which provided ample opportunity for public input. She further explained likely annual expenses that would be needed for the dam based on past city expenditures. She cited that lower revenue streams in prior years may have accounted for a capital improvements plan being done previously.

Storms responded to a question on ARPA funding. She explained it was American Rescue Act funding which was related to Covid-19. She also explained the sign entry in the plan was made based on the potential to obtain a 75% grant for this purpose. She explained that approval for the capital improvements plan was only needed from the Planning Commission and requested action by the Commission to approve the plan

Chairperson Shears said the plan looks great and likes the simpler format. She thinks it hits on the most important issues for the community. Shears requested a motion to approve the Capital Improvements Plan.

Motion by Fetterley to approve the Capital Improvements Plan – Fiscal Years 2022/23 through 2027/28, supported by Steffes.

Ayes: 4

Nays: 0

Motion approved.

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

Dan Abid asked if the old Rite-Aid building was still going to be a marihuana dispensary. Shears explained that it did receive its site plan approval and should be moving forward. Dan requested that the Zoning Administrator stop by his tobacco store and review plans he has for this store to let him know if they would be possible. Dan then explained that he attended a prior meeting to talk about signs, but upon further review couldn't find the sign regulations that he had complained about and asked if the sign code had been recently amended.

Shears replied that it had not been to her knowledge.

Abid then inquired about lot splits for his property. Wanted to get some clarification on the minimum lot width that would be required for each lot. He would like to do create four lots.

Wallace state that if he would leave his contact info there he would contact him on the next Tuesday.

Abid said he would be there from 11:00 to 6:00 and just to stop by, his shop is at 107 Charles.

J. Correspondence

1. Zoning Report – February 22, 2022

The Zoning Report was accepted as information.

2. Code Enforcement Report – available at meeting

The code enforcement report was not available.

Wallace gave a verbal update on code enforcement cases.

K. Adjournment

Chairperson Shears requested a motion to adjourn at 6:38 p.m.

Motion by Steffes, supported by Fetterley to adjourn the meeting at 6:38

Ayes: 4

Nays: 0

Motion approved.


Lori Shears, Chairperson


John Wallace, Recorder

Approved on: 3-22-22