

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

- A. Call to Order  
Chairperson Shears called the meeting to order at 6:04 p.m.
- B. Roll Call (confirmation of a quorum)  
Wallace gave a roll call for attendance  
Present: Fetterley, Shears Tiernan, and Steffes  
Absent: Johnson  
Others Present: Wallace (zoning administrator)
- C. Invocation and Pledge of Allegiance  
Shears gave the invocation and led the Pledge of Allegiance.
- D. Set/Amend Agenda  
Wallace explained that the code enforcement report is being reviewed by the council and suggested it no longer be a part of the Planning Commission Agendas.  
Motion was made by Steffes, supported by Tiernan to approve the agenda as presented with the deletion of the code enforcement report and the code enforcement report being eliminated from future Planning Commission agendas.  
Ayes: Fetterley, Shears, Tiernan, and Steffes.  
Nays: None  
Motion passed
- E. Public Comment (Comments limited to 2 minutes)  
No public was present.
- F. Approval of Minutes  
1. Regular Meeting Minutes of February 22, 2022  
Motion made by Fetterley, supported by Steffes to approve the Minutes of the Planning Commission of February 22, 2022 as presented.  
Ayes: Fetterley, Shears, Tiernan, and Steffes  
Nays: None  
Motion passed
- G. New Business  
1. Concept Design Small Home Development-Cassie Rickert

*Please bring your Zoning Ordinance Book & Master Plan to each meeting*

Wallace gave a report on his meeting with Cassie Rickert regarding her proposed small home development to be located on her lot at the corner of E. Swain Street and S. North Avenue. He explained that she wanted to do a six-unit small home development that would include a community building. Wallace explained that he drew up a development concept based on Cassie's vision. Wallace also passed around home design concepts which Cassie was considering for the project. The concept design was included in the Planning Commission packet. Wallace explained that if the commission was favorable to the project it would require a rezoning of the property into an R-2 District and depending on final design may also require that it be approved as planned unit development (PUD). If the PUD review process should be needed it would also require amending the zoning ordinance to eliminate a minimum size for a PUD project.

Discussion was held on the project and consensus was reached that the commission was favorable to the project.

A motion was made by Tiernan, supported by Steffes for Wallace to continue to work with Cassie Rickert on developing final plans for the project and to schedule public hearings before the Planning Commission for any necessary zoning amendments which would be needed to move the project forward.

Ayes: Fetterley, Shears, Tiernan, and Steffes

Nays: None

Motion passed

## 2. General Discussion on Multiple-Family Development

Wallace indicated that there was very little land zoned for multiple-family use on the city's zoning map, and that the area allocated for multiple-family development also allowed for single-family development. Wallace further explained with the current housing crisis for affordable housing it may be beneficial to open up more sites for multiple-family development as it would provide for lower cost housing. He also thought it would provide the benefit of preserving much of the tree cover in the city as opposed to single-family development. Wallace suggested doing an overlay zone for multiple-family development which would open up more sites for such development but still allow for single-family development if desired.

Discussion was held on the idea of an overlay zone for multiple-family development. Consensus was reached that the commission preferred doing the overlay zone strategy versus adding more multiple-family zones which would restrict development only to multiple-family units.

A motion was made by Steffes, supported by Tiernan to have Wallace prepare a draft of a multiple-family overlay district and bring it back to the Planning Commission for discussion.

Ayes: Fetterley, Shears, Tiernan, and Steffes

Nays: None

Motion passed.

H. Unfinished Business

1. There was no unfinished business

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

There was no public comment

J. Correspondence

1. Zoning Report – March 22, 2022

Wallace's zoning report which was included in the packet was received as information

K. Adjournment

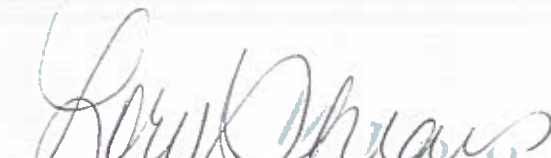
A motion was made by Steffes, supported by Tiernan to adjourn the planning commission meeting at 7:07 p.m.



John Wallace - Minutes Recorder

4-26-2022

Date

  
Lori Shears - Chairperson

Lori Shears - Chairperson

5/26/22  
Date