

**WHITE CLOUD PLANNING COMMISSION**

**Minutes**

White Cloud City Office, 12 N. Charles, White Cloud MI 49349

May 24, 2022

**A. Call to Order**

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

**B. Roll Call (confirmation of a quorum)**

Present: Anthony Johnson, Lori Shears, and Jamie Steffes

Absent: Chad Fetterley and Christine Tiernan

Others Present: City Manager April Storms and Zoning Administrator John Wallace

**C. Invocation and Pledge of Allegiance**

Shears gave the invocation and led the Pledge of Allegiance

**D. Set/Amend Agenda**

Motion by Steffes, supported by Johnson to approve the agenda as written.

Ayes: 3

Nays: 0

Motion approved unanimously

**E. Public Comment (Comments limited to 2 minutes)**

No public in attendance

**F. Approval of Minutes**

**1. Regular Meeting Minutes of March 22, 2022**

Motion by Johnson, supported by Steffes to approve the minutes for the March 22, 2022 meeting.

Ayes: 3

Nays: 0

Motion approved unanimously.

**G. New Business**

There was no new business.

**H. Unfinished Business**

**1. RRC Master Plan Task List**

Storms reported that the master plan task list was complete and that there would be an update in the fall when the master plan was updated. Completion of the master plan task list meets the Redevelopment Ready Communities (RRC) requirements.

Johnson inquired whether all of these items were going to be things that will be done. Storms replied that some of the items no longer meet the city's current vision on what should be in the plan and that our MEDC representative suggested applying for technical assistance funds through their office to update the master plan after October 1, 2022. Up to \$30,000 is available.

Shears indicated that thanks to Storms and Wallace that items on the city's Trello Board with the MEDC are now actually getting accomplished and she thinks that is huge and one of her favorite things that the city is now doing in the community.

Storms indicated that that the consultant the city retains with the MEDC technical assistance funds would assist Wallace in preparing a new master plan which would include a refreshed listing of goals. The master plan is due for an update (required every five years) and Wallace's time on the project would count toward the required match for the project. The master plan update would also allow completion for another few items from the Trello Board.

2. RRC Training Strategy

Storms reported that the training strategy is another requirement to be RRC certified. The city has to report in writing on the training that they are offering to their boards and commissions. The city must also state what they are doing to encourage training and the resources that they offer. With this strategy completed the city is closer to being RRC certified.

3. Update on Property Maintenance Code

Wallace reported that he is working on preparing a new property maintenance code which will replace the city's older version of the property maintenance code and the city's blight ordinance. Wallace reported that the new code will be based on the *2015 International Property Maintenance Code* which is standardized code being used by many communities and is most consistent with the building code. Wallace explained that he purchased a digital copy of the code and transferred it into a Microsoft Word format and is now working on some targeted amendments to the code to address specific problem areas such as abandoned and inoperable vehicles. Adoption of this new ordinance will streamline the enforcement of property maintenance violations using one new and improved code.

Storms added that it will also eliminate conflicts between the two ordinances which are currently in effect.

4. Update on sign ordinance

Wallace reported on the city's activities regarding the current sign ordinance. He reported that he and Storms have been working with Dan Abid on a sign violation and that Mr. Abid has also addressed the Planning Commission on some issues he has

with the current sign ordinance including its prohibition of electronic message boards. Wallace agreed the sign ordinance should allow electronic message boards and that there is a need to amend the city's sign ordinance, but with the number of important issues going on right now it could not be pursued immediately. He reported that he is nearing completion on a new sign ordinance for the City of Cadillac which could form a foundation for a new sign ordinance for White Cloud with some revisions to account for the differences in the two communities. He indicated further that there were some inconsistencies in the current ordinance. Wallace anticipates working on the sign ordinance within the next few months.

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

There was no public in attendance.

J. Correspondence

1. Zoning Report – May 24, 2022

Shears inquired if there were any questions on the zoning report. There were none. Storms added that she included some updated forms which are planned for use in the proposed rental inspection program. It is being supplied to the Planning Commission for information and full proposal for a rental inspection program will be brought to the Planning Commission when it is completed.

Storms reported that there is now free wi-fi at the park and that there will be some landscape improvements.

K. Adjournment

Steffes made a motion, supported by Johnson to adjourn the meeting at 6:19.


Ayes: 3

Nays: 0

Motion approved unanimously.

  
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John Wallace - Minutes Recorder

7-27-22  
Date

  
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Lori Shears - Chairperson

7/26/22  
Date