

WHITE CLOUD PLANNING COMMISSION
Regular Meeting Minutes
White Cloud City Office, 12 N. Charles, White Cloud MI 49349
June 28, 2022
6:00 p.m.

A. Call to Order

Shears called the meeting to order at 6:02 p.m.

B. Roll Call (confirmation of a quorum)

Present: Steffes, Johnson, Fetterley, Tieman, and Shears.

Staff Present: April Storms (city manager), and virtually John Wallace (zoning administrator).

Public Attendance: Judy Maike, Amy Stockwell, and Dan Abid

C. Invocation and Pledge of Allegiance

Shears gave the invocation and led the Pledge of Allegiance.

D. Set/Amend Agenda

Johnson made a motion to approve the agenda as presented, supported by Steffes.

Ayes: 5

Nays: 0

Motion passed.

E. Public Comment (Comments limited to 2 minutes)

There were no public comments.

F. Approval of Minutes

1. Regular Meeting Minutes of May 24, 2022

Steffes made a motion to approve the Minutes of May 24, 2022 with the correction of typos as presented, supported by Johnson.

Ayes: 5

Nays: 0

Motion passed.

G. New Business

1. White Cloud Community Library Rezoning (Public Hearing)

Chairperson Shears opened the public hearing. Shears referred to Planning Commission to Wallace's staff report and the rezoning application submitted by Judy Maike. Johnson inquired as to what would happen to the old library building. Maike

said the county was very interested in the building, however the library was not willing to make a commitment at this time.

Wallace indicated that he had nothing further to add other than what was in his report. He did comment that the zoning for the existing library site should not be considered as part of this rezoning action.

Maike provided an update on the plans for the new library. She said the new library is planned to have a drive-through window which was prompted by the COVID-19 pandemic. She explained that they were going to explore other financing options before any decision would be made to place it on a public ballot.

Shears asked whether there were any further public comments or questions regarding this rezoning application. Hearing none Shears closed the public hearing and requested a motion.

Johnson made a motion to approve the rezoning of parcel number 62-15-05-151-014 (830 E. Wilcox) from R-1 Single-Family Residential to P – Public Use District and to recommend approval of the rezoning to the City Council, supported by Steffes.

Ayes: 5

Nays: 0

Motion passed.

Shears indicated that the new library has been a hot topic and that she appreciates the analysis Wallace has done on this topic and has sorted out for the Planning Commission what we needed to do and the benefits it would provide and the demographics they needed to look at. Maike agreed.

H. Unfinished Business

1. Update on International Property Maintenance Code.

Storms updated the Planning Commission on the city's efforts to adopt a new property maintenance code which would replace both the city current property maintenance code and the city's current blight ordinance. She indicated that Wallace updated the code for specific use in White Cloud. She also stated the need for the city to create a Construction Board of Appeals which would hear any appeals from residents who felt any of the city's decisions relative to enforcing the Code were in error.

Storms updated the Planning Commission on the Rental Inspection Program. She indicated that Wallace was working on drafting the ordinance creating the program and that she was drafting the office operational forms. The city will be advertising for firms to do the housing inspections portion of this program.

After the Property Maintenance Code and the Rental Inspection Program are complete the city will then work on a new sign portion of the zoning ordinance which should be complete in the fall of 2022 and an update to the Peddler/Merchant permit which should be updated in the fall/winter of 2022.

In addition to all these ordinance updates the city will continue to work on achieving Redevelopment Ready Community Status. Another task has been achieved from the Trello Board has been achieved this week. The city will be able to apply for technical assistance grants from the MEDC by October of this year.

Shears explained that the city's proposed rental inspection program will be holding the city's landlords to a standard which will provide for safe and sustainable housing but that the city also has to achieve this with commercial properties.

Storms indicated that the city does not wish to discourage people from renting, nor are they undertaking these programs to make money, but just want to tighten up on junk and blight conditions.

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

Dan Abid inquired whether there would be any public input ahead of time for these new ordinance updates. Shears replied that there would be public hearings, and this would be the time to speak up. Storms indicated that whenever an agenda is made available online that anyone can come in and request information on any of the agenda items.

Storms indicated that when it comes to the sign ordinance she has been discussing with the mayor the idea of having quarterly meetings with the city's businesses. This would provide them with an opportunity to let them know what the city can do to support them or for the city to answer questions they have. The first such meeting would be in July or August.

Amy Stockwell spoke on some library issues. She applauded Storms for participating in a fundraiser and identified upcoming fundraising events.

J. Correspondence

1. Zoning Report – June 28, 2022

There were no questions on the Zoning Report.

K. Adjournment

Johnson made a motion at 6:25 to adjourn the meeting, supported by Tiernan.

Ayes: 5

Nays: 0

Motion passed.

John Wallace
John Wallace - Minutes Recorder

7-27-22
Date

Lori Shears
Lori Shears - Chairperson

7/27/22
Date

