

WHITE CLOUD PLANNING COMMISSION
Regular Meeting Minutes
White Cloud City Office, 12 N. Charles, White Cloud MI 49349
September 27, 2022
6:00 p.m.

- A. Call to Order
Chairperson Shears called the meeting to order at 6:00 p.m.
- B. Roll Call (confirmation of a quorum)
Wallace took roll call for attendance
Present: Anthony Johnson, Chad Fetterley, Lori Shears, Christine Tiernan, and Jamie Steffes.
Absent: None
Others Present: April Storms (City Manager) and John Wallace (Zoning Administrator)
- C. Invocation and Pledge of Allegiance
Shears gave the invocation and led the Pledge of Allegiance.
- D. Set/Amend Agenda
Motion by Fetterley to set the agenda as presented with the addition of an item 6 under New Business regarding discussion of a property, supported by Johnson.
Ayes: 5
Nays: 0
Motion passed unanimously.
- E. Public Comment (Comments limited to 2 minutes)
None.
- F. Approval of Minutes
1. Regular Meeting Minutes of July 26, 2022.
Motion by Steffes, supported by Johnson to approve the regular meeting minutes of September 27, 2022.
Ayes: 5
Nays: 0
Motion passed unanimously
- G. New Business
1. Ord. 2022-04 Amendment to Rental Inspection Program

Johnson asked how this would pertain to older houses. Wallace explained that all houses would be inspected over a three-year period. Initially every rental would be given a temporary certificate of occupancy which would be valid until the rental unit could be inspected and a regular certificate given. The goal would be to have all rental units inspected within the three-year period.

Johnson asked if the idea is to deliver this ordinance to all the rental unit landlords and let them know this is coming. Storms indicated that a letter would be sent out to landlords giving them 90 days to register their property with the city as a rental. The rental inspection checklist would be used for the inspections. Landlords would be given 60-90 days to correct any conditions not up to the property maintenance code. Johnson said good job on the ordinance, that it is well put together. It will raise property values.

Shears inquired about Section 1(A) of the ordinance which states: *Rental Units are generally, in whole or in part, not occupied by their owners, and how it would affect homes like the one on Court Street.* Storms replied that the owner will be fined for not registering, and then cited and still have to register the unit and go through inspections.

Motion made by Johnson, supported by Steffes, to recommend approval by the City Council of Ordinance 2022-04 Amendment to Rental Inspection Program with the addition of defining family and/or tenant to a rental property.

Ayes: 5

Nays: 0

Motion approved unanimously.

2. Rental Inspection Program Fees & Inspection Checklist

Storms explained the fees and inspection checklist associated with the Rental Inspection Program. She indicated that the city is just trying to cover their costs and that the inspections would be \$150.00. Johnson asked if that is a cost to the landlord and Storms replied yes.

Johnson asked who came up with the checklist. Storms replied it came from one of his referrals and also from an area contractor. Wallace indicated that they are inspecting for compliance with the property maintenance code but the checklist is just meant to facilitate that.

Motion by Tiernan to approve the policy and fee schedule with the one change that each fee be increased by \$10.00 and to forward on to the City Council, supported by Johnson.

Ayes: 5

Nays: 0

Motion approved unanimously

3. Community Participation Plan (RRC Compliance)

Shears thought the plan was really cool. She asked whether this plan was just being received for information. Storms responded that this plan must also be approved by the City Council.

Motion made by Steffes, supported by Shears to recommend approval of the Community Participation Plan to the City Council.

Ayes: 5

Nays: 0

Motion approved unanimously.

4. City Tax Incentive Policy (RRC Compliance)

Shears inquired of Storms if these were tax incentives for new business or new development in White Cloud and that have been in place for awhile. Storms replied yes.

Motion made by Steffes to recommend approval of the City Tax Incentive Policy to the City Council, supported by Johnson.

Ayes: 5

Nays: 0

Motion approved unanimously.

5. Business Owner Meeting (CM verbal report)

Storms gave a verbal report on the meeting she and the mayor had with the business community. The meeting was well attended and there was good conversation and relationship building. She said she may make it a regular meeting perhaps every 3 to 6 months. She reported to the businesses the city projects that were coming up. Shears indicated she was in attendance representing Houseman's and she indicated the trouble they were having with employee retention. She thought people are now more comfortable and that the meeting was a good basis for collaboration as business owners and managers about what we want to see happen in the community.

Johnson raised the topic of paid internships and thought they would be a good idea and may draw more people to White Cloud. Steffes concurred that internships work well. Shears said that Jamie and Dan could probably attest to the problem in business about receiving product and tools and finding employees.

6. Property Discussion

Shears indicated that the city already has a large amount of tax-exempt property and inquired as to whether there was any way that you could limit more land from becoming tax exempt. Storms replied that there is not, that she has checked with the city attorney.

Wallace indicated that you could use zoning as tool to track such uses and perhaps require a rezoning for certain uses which at least would require a party to go through a formal process to have them explain the use and their justification for it. He was uncertain if you could deny a rezoning. Storms indicated that it may be possible but that it would likely be challenged.

Shears asked if Community Mental Health had people living in a home whether it would be subject to a rental inspection. Wallace said it would depend on whether the state was inspecting the residential unit, if not it may fall under the city's inspection program.

Johnson asked whether those type of home should have multi-family zoning. Wallace responded no due to the state allowing those types of uses within single-family zoned districts. The state has usurped local control in these cases. Wallace explained that recently the state has been discussing legislation that would usurp local zoning control regarding short-term rentals. This could possibly lead to short-term rentals being allowed in any single-family home.

Additional general discussion was held on this topic. There is a general feeling that White Cloud is getting more than its share of tax-exempt county managed residential dwelling units.

H. Unfinished Business

1. None

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

Dan Abid: With respect to the amount of tax-exempt property you may want to approach John Bumstead or Scott VanSingel. There should be some formula by which if there are too many tax-exempt properties that the state should contribute something to the city. The city is being punished for being helpful to the State of Michigan. You would also have to be concerned about the Americans with Disabilities Act.

J. Correspondence

1. Conceptual Site Plan Review Process
2. RRC Task List Update
3. Zoning Report (9-27-22)

Storms reported on a meeting she had with the Drain Commissioner. There is a potential investor looking at doing an assisted living facility in White Cloud. They also discussed doing a special assessment district at the county complex to assist with funding street improvements within the complex. Storms also reported on the proposed marijuana

retail facility that was to go in at the corner of Charles and Wilcox. The bids came in considerably higher than expected and they have put the project on hold.

K. Adjournment

Motion by Steffes, supported by Johnson to adjourn the meeting at 6:43 p.m.


Ayes: 5

Nays: 0

Motion approved unanimously




John Wallace, Zoning Admin/Recorder



Date



Lori Shears, Chairperson



Date

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MICHIGAN