

**WHITE CLOUD PLANNING COMMISSION**  
Regular Meeting Minutes  
White Cloud City Office, 12 N. Charles, White Cloud MI 49349  
June 27, 2023  
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)

Members Present: Anthony Johnson, Chad Fetterley, Lori Shears, and Jamie Steffes

Members Absent: Christine Tiernan

City Staff Present: April Storms (city manager), John Wallace (zoning administrator), and Andrew Stafford (CEDAM Fellow)

Public Present: Dan Abid, Becky Paige (Holland Engineering), and Stacy Whaler (Wesco)

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 Fetterley to set the agenda.

Ayes: 4

Nays: 0

Motion passed by unanimous vote.

E. Public Hearing regarding rezone of parcel number 62-15-05-179-021 (address 1182 E. Newell Street from C-1 Central Business District to C-3 Commercial business district.

Wallace took a roll call to go into the public hearing. Johnson, Fetterley, Shears, and Steffes were present.

There were no public comments made during the public hearing.

Wallace took a roll call vote to close the public hearing. Johnson, Fetterley, Shears, and Steffes were present.

F. Public Comment (Comments limited to 2 minutes)

There were no public comments.

G. Approval of Minutes

1. Regular Meeting Minutes of May 23, 2023

Motion by Steffes, supported by Johnson to approve the regular meeting minutes of May 23, 2023.

Ayes: 4

Nays: 0

Motion approved unanimously.

#### H. New Business

##### 1. Rezoning for the Subway property.

Wallace introduced this rezoning case. He explained that it was unusual to have a business parcel which falls within two zoning districts which in this case is the C-1 and the C-3 Districts. He indicated that the rezoning was being prompted by the Subway owners desire to add a drive-through window which is allowed by special use permit in the C-3 District but not in the C-1 District. Therefore there is a need to rezone the portion of the property that is in the C-1 District into the C-3 District in order to allow Subway to apply for a special use permit and to submit their site plan for approval. Wallace also indicated that having the entire site within the C-3 District is consistent with the zoning along the Charles Street corridor.

Shears clarified what motion is needed to be passed by the Planning Commission and asked the applicant representatives if they had anything further to add. They indicated that they were just present to answer questions.

Motion by Johnson, supported by Steffes to recommend to City Council the rezoning of parcel number 62-15-05-179-021 from the C-1 Central Business District to the C-3 District Commercial Business District.

Ayes: 4

Nays: 0

Motion passed unanimously.

#### I. Unfinished Business

##### 1. Review of demographic profile for the master plan

Shears indicated that she had read the profile but was too busy to submit comments. Storms indicated that comments were due by June 26<sup>th</sup>, and that the consultant has taken all the comments submitted and will have an updated draft in two weeks.

Shears asked if anyone had found anything significant.

Wallace responded that he thought it would be good to add information on drive times to work so there would be an understanding of where the employment base for the city was geographically.

Johnson found it interesting that there was such a lack of growth over 70 years and hopefully that would pick up.

Shears inquired if there were any questions.

Storms indicated she would get copies of the updated demographic profile when it was completed.

- J. Public Comment (For items discussed on this agenda/3 minutes)  
There were no public comments.

- K. Correspondence  
I. Zoning Report

Storms asked the Planning Commission to mark their calendars for the streetscape design event scheduled for August 8<sup>th</sup>. She indicated that there would be dinner and a band and a community workshop. Everyone will be broken out into small groups to get ideas on what downtown could be. The consultant will take the comments from this event and will present their design ideas based on the comments at a later meeting within a few months.

Shears asked for anyone who has time to volunteer to assist with the Sesquicentennial events to reach out to Andrew Stafford.

- L. Adjournment

Johnson made a motion, supported by Steffes to adjourn the meeting at 6:17 p.m.

Ayes: 4

Nays: 0

Motion passed unanimously.

  
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John Wallace, Zoning Admin/Recorder

8-1-23  
Date

  
\_\_\_\_\_  
Lori Shears, Chairperson

7/25/23  
Date