

WHITE CLOUD PLANNING COMMISSION
Regular Meeting Minutes
White Cloud City Office, 12 N. Charles, White Cloud MI 49349
July 25, 2023
6:00 p.m.

A. Call to Order

Chairperson Lori Shears called the meeting to order at 6:01 p.m.

B. Roll Call (confirmation of a quorum)

April Storms took a roll call for attendance.

Members present: Chad Fetterley, Lori Shears, and Jamie Steffes

Members absent: Anthony Johnson and Christine Tiernan

Staff present: John Wallace (zoning administrator) via Zoom, April Storms (city manager), and Andrew Stafford (CEDAM Fellow)

Others present: Dan Abid (public)

C. Invocation and Pledge of Allegiance

Chairperson Shears gave the invocation and led the Pledge of Allegiance.

D. Set/Amend Agenda

A motion was made by Steffes, supported by Fetterley to set the agenda as presented.

Ayes: 3

Nays: 0

Motion approved unanimously.

E. Public Comment (Comments limited to 2 minutes)

No public comment.

F. Approval of Minutes

1. Regular Meeting Minutes of June 27, 2023

A motion was made by Steffes, supported by Fetterley to approve the regular meeting minutes of June 27, 2023.

Ayes: 3

Nays: 0

Motion was approved unanimously.

G. New Business

1. Review of Chapter 2 Housing Profile of draft master plan.

Shears introduced this topic for discussion and commented on the high percentage of rentals out of the entire housing stock.

Wallace went over five items that struck him in review of the chapter which included:

1. The decrease in housing value between 2010 and 2020. He was curious whether there had been a similar decline in the county or state for the same period.
2. He was curious about the high rate of growth in the City of Newaygo between 2000 and 2020 and what caused it.
3. He felt there would continue to be high demand for affordable housing given the amount of rental housing units in the city and the percent of rent burdened people in the city. This demand will likely have to be addressed through more multiple-family housing construction and the construction of smaller single-family homes.
4. He felt it would be important in the preparation of an existing land use map to identify at least two categories of multiple-family housing units. One category with larger numbers of units and one that would include duplex and tri-plex units.
5. The large amount of rental housing stock stresses the importance of the city establishing the housing rental inspection program and the stepping up of the enforcement of the property maintenance code.

Shears stated that she didn't see anything regarding the homeless. She said there is a large percentage of homeless in the city and gave examples of people living in the campground and people having trouble getting into apartments if they have any specific challenges.

Fetterley asked what the city can do to encourage the building of houses and encouraging home ownership.

Storms said that we will get into that later at the implementation phase of the plan. She stated two things we can do are consider more pilot agreements and identify more places for multiple-family development including duplex and tri-plex development.

Fetterley said people have more pride in owning personal property and they have better long-term community involvement.

Storm commented on the problems associated with the city being the county and the lower income families and individuals that have to be in White Cloud to take advantageous of county services.

Wallace said there are three things you can do through zoning which include not setting a high minimum housing size, reducing minimum parking requirements, and allowing for accessory dwelling units.

Shears said she would like to see smaller homes which would be good for seniors.

Fetterley stated that there is a demand to live in White Cloud but no housing supply. He asked how we can remedy that.

Shears said she thinks we are doing it by rewriting the master plan and improving aesthetics.

Storms commented that the city can assist with the sale of single-family lots.

H. Unfinished Business

There was no unfinished business.

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

Dan Abid made the following comments.

- A lot of rental places charge application fees which are a problem for people
- Encouraged the city to work with HUD, Department of Housing and Urban Development.
- Wonders how the city stacks up by median income versus taxes. He believes the city would be high.

J. Correspondence

1. Zoning Report

Shears inquired about the training session at the county.

Storms indicated that it was training on the proper procedures for writing all citations and what attended by herself, the zoning administrator, and rental housing inspector.

K. Adjournment

A motion was made by Steffes, supported by Fetterley, to adjourn the meeting at 6:27 p.m.

Ayes: 3

Nays: 0

Motion approved unanimously.

John Wallace

John Wallace, Zoning Admin/Recorder

9-26-23

Date

Lori Shears

Lori Shears, Chairperson

9/26/23

Date

THE CITY OF

WHITE CLOUD

A TRAIL FOR EVERY SEASON

MICHIGAN