

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

Andrew Stafford took a roll call for attendance.

Members present: Anthony Johnson, Chad Fetterley, Lori Shears, Jamie Steffes, and Christine Tiernan

Members absent: None

Staff present: April Storms (city manager), Andrew Stafford (CEDAM Fellow)

Others present: Mike Albanes (Wesco Inc.), Rebecca Page (Holland Engineering), Brian Miller (Public), Damon Anuci (Public), John Wallace (Planning Consultant, via Zoom)

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 Johnson, to set the agenda as presented.

Ayes: 5

Nays: 0

Motion approved unanimously.

E. Public Hearing regarding a Special Land Use Application by Land Management, LLC/Attn: Gerald L. Westgate, for a drive-through restaurant located at 267 Charles Street, White Cloud, MI, parcel number 62-15-05-179-021/022.

Roll Call (open the Public Hearing)

Andrew Stafford took a roll call for attendance.

Members present: Anthony Johnson, Chad Fetterley, Lori Shears, Jamie Steffes, and Christine Tiernan

Members absent: None

A motion was made by Steffes, supported by Johnson, to open the public hearing at 6:02 p.m.

Ayes: 5

Nays:0

Motion approved unanimously

Public Comment (Comments limited to 2 minutes)

Rebecca Page, from Holland Engineering, introduced herself and gave a brief overview of the current project. She mentions the property has been rezoned and the project has gone through the use variance process. Holland Engineering has added additional signage to the site plan, specifically, signage stating 'no stacking on Newell,' which was requested in a planner review section. Additionally, lighting has been added to the drive-thru canopy, and a menu board has been added to the plans.

A motion was made by Johnson, supported by Steffes, to close the public hearing at 6:06 p.m.

Ayes: 5

Nays:0

Motion approved unanimously

Roll Call (Close the Public Hearing)

Andrew Stafford took a roll call for attendance.

Members present: Anthony Johnson, Chad Fetterley, Lori Shears, Jamie Steffes, and Christine Tiernan

Members absent: None

End of Public Hearing, 6:06 p.m.

F. Public Comment (Comments Limited to 2 minutes)

Brian Miller- Miller likes the idea of a drive-thru but has questions regarding the potential increase in traffic and if there is a foreseeable chance of the drive-thru causing traffic blocks on Newell St.

G. Approval of Minutes

1. Regular Meeting Minutes of September 26<sup>th</sup>, 2023

A motion was made by Steffes, supported by Johnson, to approve the regular meeting minutes of September 26<sup>th</sup>, 2023.

Ayes: 5

Nays: 0

The motion was approved unanimously.

H. New Business

1. Special Land Use Application, parcel: 62-15-05-179-021 & 62-15-05-179-022

Shears opens the floor for discussion regarding the Special Land Use Application. She mentions that the ZBA approved the Special Land Use Application with conditions, one

condition being that Planning Commission also approves the application. Shears draws attention to the recommendation from the zoning administrator and gives a brief recap of that recommendation.

Wallace points to two actions the Planning Commission could consider when approving Subway's SLU: 1) The screening on the west side of the property if Planning Commission is concerned about sound, 2) ask for a performance guarantee for the landscape. Both actions are optional but are allowed by the zoning ordinance.

Johnson thinks that the drive-thru is a great idea and will help attract more business.

Shears points out that businesses normally have drive-thru build during initial construction, but COVID happened, and she thinks it's a good thing for the community and the business.

Shears asks Wallace if the changes presented by Page align with the recommendation Wallace gave in his memo.

Wallace confirms that the changes to the site plan are in line with his recommendations. Specifically, the addition of lighting to the pull-up parking area.

Johnson asks for clarification, stating if Wallace's recommendation is to add signage indicating where the overflow parking is.

Wallace confirms that part of his recommendation is for signed, overflow parking on the south side of the building.

Johnson asks Page and Albanes if they believe they will have that much business to need overflow parking. Albanes says it's possible.

Fetterley asks if any thought has been given to making one of the entrances an exit-only section. Additionally, Fetterley states that it would be nice if an exit could be more aligned with the drive-thru lane so customers can exit easier. A brief discussion follows about the benefits of adding an exit-only section.

Shears points out this would be the first real drive-thru in White Cloud. She would like to see the verbiage changed on the 'No Stacking on Newell' sign. Also, Shears asks who is responsible for making sure cars do not stack on Newell St. Albanes states that it is the responsibility of the staff.

Page adds that the use of the mobile app will be encouraged, which will make the flow of the line move quicker.

Roll Call (to approve the special land use application)

Andrew Stafford took a roll call for attendance.

Members present: Anthony Johnson, Chad Fetterley, Lori Shears, and Christine Tiernan

Members absent: Jamie Steffes (Abstain from vote)

A motion was made by Johnson, supported by Tiernan, to approve the Special Land Use Application.

Ayes: 4

Nays:

Absent:

Abstain: Steffes (Due to proximity of his business)

The motion was approved unanimously

## 2. Master Plan Zoning Audit

Shears asks if there is any discussion or motion needed to be made on the Zoning Audit.

Wallace is unsure if a discussion needs to be made, but does point out that the Zoning Audit will require changes in the zoning ordinance and should be done after the Master Plan is complete.

Storms indicates that no motion is required, and the Zoning Audit is mostly for discussion. Storms points out that the audit speaks very loudly to the need to amend the zoning ordinance after the Master Plan is complete.

Shears turns attention to Wallace's memo on the Zoning Audit.

Storms discusses the 'homework' that Williams & Works wants the Planning Commission to complete before the next meeting.

### I. Unfinished Business

None.

### J. Public Comment (Comments limited to 3 minutes)

None.

### K. Correspondence

1. Planning & Zoning Report

2. Revised Master Plan Chapter 5: Community Facilities, Services & Infrastructure

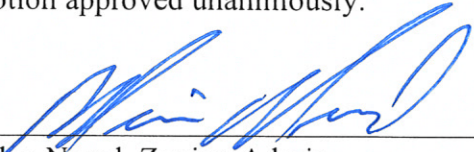
### L. Adjournment

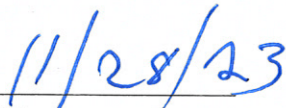
A motion was made by Johnson, supported by Steffes, to adjourn the meeting at 6:37 p.m.

Ayes: 5

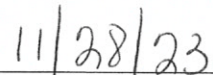
Nays: 0

Motion approved unanimously.

  
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Milan Nerad, Zoning Admin

  
\_\_\_\_\_  
Date

  
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Lori Shears, Chairperson

  
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Date