

CITY OF WHITE CLOUD

Planning Commission Annual Report 2024

Introduction

The Planning Commission is an administrative body of five residents comprised of four appointed officials and one elected official. The Planning Commission (PC) holds regular monthly on the 4th Tuesday of the month. The Planning Commission is tasked with reviewing applications for site plan review, special land uses, and rezoning. The PC also is required to hold the necessary public hearings for zoning text amendments and is entrusted to incorporate the application of policies initiated in the City Master Plan while reviewing development decisions.

The Michigan Planning Enabling Act requires the Planning Commission to prepare an annual report to the City Council: “A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

Planning Commission Members:

Lori Shears, Chair and City Council Representative: term expires 12/31/2025.

Jamie Steffes, Vice-Chair: term-expires 12/31/2026

Richard Dault: term expires 12/31/2025

Anthony Johnson: term expires 12/31/2027

Chad Fetterley: term expires 12/31/2026

A. Meetings

The City of White Cloud Planning Commission held 9 meetings in 2024.

March 26, 2024, Cancelled

August 27, 2024, Cancelled

November 26, 2024, Cancelled

B. Administration

1. Amended agenda to show Christine Tiernan’s resignation under ‘New Business’
2. Review and approval of 2023 Annual Report (02-20-2024)
3. Hiring of Scott Baas as White Cloud’s Zoning Administrator (10-7-2024)
4. Approval of Resolution 2023-1, which set the regular meeting dates for the White Cloud Planning Commission for calendar year 2024 (2-20-2024)

B. Site Plan Reviews

1. Subway Drive-thru

Final Site Plan Review

Parcel: #62-15-05-179-021/022

Date: February 20, 2024

Action Approved with conditions

C. Zoning Ordinance

1. Received the MSHDA funding for rewriting the Zoning Ordinance

D. Programs

1. Façade Improvement Program
 - Harmonized Healing Counseling Services Inc.
 - Houseman's Foods
 - Murphy Caris & Miller P.C.
 - Rosenberg Hardware
 - Bucky's Hair

E. Master Plan

The Master Plan process has consumed most of planning commissions time this year. Significant progress has been made in creating a new Master Plan. Planning Commission chose Williams & Works master plan proposal. The following highlights material reviewed by Planning Commission in 2024 regarding the Master Plan:

- 1.) Williams & Works Downtown Corridor Plan Draft
- 2.) Updated Chapter 8: Economic Development Strategy
- 3.) Updated Chapter 9: Land Use
- 4.) Chapter 10: Implementation
- 5.) Master Plan Kick Draft Review (9-24-2024)

- Wilcox Township Master Plan review/comments

F. Resolutions

1. Resolution of Plan Distribution PC 2024-01

Resolution to rewrite the City of White Cloud Master Plan to guide future development in the city; and distribution of the Plan to entities is required by the Michigan Planning Enabling Act (Act 33 of 2008, as amended).