

WHITE CLOUD PLANNING COMMISSION
Regular Meeting Minutes
White Cloud City Office, 12 N. Charles, White Cloud MI 49349
April 22, 2025
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)

Board Members Present: Anthony Johnson, Lori Shears, Rich Dault, Jamie Steffes

Absent: Chad Fetterley

Others Present: April Storms, Candice Dault

C. Invocation and Pledge of Allegiance

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

D. Set/Amend Agenda

Agenda for April 22, 2025.

Motion made by Steffes, **supported** by Dault to approve the agenda as presented.

Vote: Ayes: 4 Nays: 0

Abs: 1

Motion approved

E. Public Comment

None

F. Approval of Minutes

1. Regular Meeting Minutes of March 25, 2025

Regular meeting minutes of March 25, 2025, were in the packet, a revised set of minutes were presented at the meeting for approval.

Motion made by Johnson, **supported** by Steffes to approve the regular meeting minutes of March 25, 2025, as presented.

Vote: Ayes: 4 Nays: 0

Abs: 1

Motion approved

G. New Business

1. 2025 Façade Grant Applications

The Façade Grant Program is to promote private investment in White Cloud's Central Business District and Commercial Business District. It is a grant opportunity for business owners to utilize grant funds to match 50% of total project cost up to \$10,000.00. The façade program is funded by the Fremont Area Community Foundation (FACF). Final decisions will be made by the Planning Commission.

a. WC Physical Therapy

WC Physical Therapy turned in an application with a total project cost of \$24,741.00 to include windows, doors, electrical work, concrete pad, new front & back canvas awnings, and 4 new flower boxes.

Motion by Dault **supported** by Steffes to approve the WC Physical Therapy Façade Grant Application.

Vote: Ayes 4 Nays: 0 Abs: 1

Motion approved

b. Bill Hamilton/White River Management

Bill turned in a Façade application for 1198 E. Wilcox Avenue, known as the old Rite Aid building. Total project cost exceeds \$20,000.00; it will include a new roofing system, complete pressure wash of metal siding and concrete surfaces, prep of metal siding, paint chip removal, sealant, primer, and exterior painting.

Motion by Steffes **supported** by Johnson to approve the Façade Grant Application for 1198 E. Wilcox.

Vote: Ayes 4 Nays: 0 Abs: 1

Motion approved

c. MCM (Murphy, Caris, Miller) Holdings

An application has been received to consolidate Mr. Miller's first round façade grant, and this round allows for a total grant match of \$15,000.00 for his \$30,000.00 improvement project. The project includes siding, exterior doors, windows, shingle roof, and soffit/fascia.

Motion by Dault **supported** by Johnson to approve the MCM Holdings Façade Grant Application.

Vote: Ayes 4 Nays: 0 Abs: 1

Motion approved

2. Request for Proposals (RFP) of Zoning Ordinance Amendment & Update

The city put out an RFP on April 10, 2025, for the Zoning Ordinance amendments and updates. The proposals are due May 20th, 2025, at 4:00 p.m. The selected consultant will conduct a review and rewrite of the City Zoning Ordinance. The final deliverable should include the following: drafting the document, a summary sheet detailing all changes and additions, a user-friendly format, updated zoning maps and a schedule/timeline for the work.

Motion made by Dault, **supported** by Steffes to approve the Request for Proposal.

Vote: Ayes: 4 Nays: 0 Abs: 1

Motion approved

H. Unfinished Business

None

I. Public Comment (For items discussed on this agenda- maximum of 3 minutes)

J. Correspondence

Enforcement list

Received

K. Adjournment

Motion made by Johnson, **supported** by Steffes, to adjourn the meeting at 6:55.

Vote: Ayes: 4 Nays: 0 Abs: 1

Motion approved


Lori Shears, Chairperson


Date