

WHITE CLOUD PLANNING COMMISSION

Regular Meeting Minutes

White Cloud City Office, 12 N. Charles, White Cloud MI 49349

May 27, 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: Chad Fetterley, Anthony Johnson, Lori Shears, Rich Dault, Jamie Steffes

Absent: None

Others Present: April Storms, Candice Dault, John Wallace

C. Invocation and Pledge of Allegiance

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

D. Set/Amend Agenda

Agenda for May 27, 2025.

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

Vote: Ayes: 5 Nays: 0

Abs: 0

Motion approved

E. Public Comment

None

F. Approval of Minutes

1. Regular Meeting Minutes of April 22, 2025

Regular meeting minutes of April 22, 2025, were in the packet and presented for approval.

Motion made by Johnson, **supported** by Steffes to approve the regular meeting minutes of April 22, 2025, as presented.

Vote: Ayes: 5 Nays: 0

Abs: 0

Motion approved

G. New Business

1. Zoning Ordinance RFP (Request for Proposal)

Review of the two (2) proposals submitted for the City of White Cloud Zoning Ordinance Amendment and updates. Both companies have solid experience in Redevelopment Ready Communities.

a. Progressive Companies

Based upon the RFP deadline of May 20th, the timeline would begin with a kick-off meeting in July and proceed through March 2026 with adoption at a City Council Meeting. The proposal was for 318 hours on the project with a cost of \$45,000.00. Progressive Companies have helped numerous communities to update their master plans and revise their zoning ordinances. Progressive Companies suggest the city could use Municode or E-Code for online zoning for an additional cost.

b. Giffels Webster

The proposal for Giffels Webster is not to exceed 453 hours or \$61,835.00 including formatting Clearzoning which is an interactive copy of the zoning ordinance, approximately 200 hours would be spent on the Clearzoning process. The proposed timeline is approximately 12 months.

Motion by Steffes **supported** by Johnson to recommend using Giffels Webster for the Zoning Ordinance amendment and updates contingent upon clarification of Clearzoning and receiving good solid references.

Vote: Ayes 5

Nays: 0 Abs: 0

Motion approved

2. Verbal update on the White Cloud Dam/Mill Pond following the special Council meeting held on May 19th at Newaygo County Commissioners Board Room. City Manager Storms gave a summary that following the feasibility study done by GEI, EGLE is requiring the city to do a drawdown of the water due to being a high hazard dam. The special meeting was not to decide whether to lower the water, it was to decide if the Council wanted to expend \$40,000.00 in funds for GEI to do the permit process with EGLE for the mandated drawdown. The Council voted no on the funds for GEI and voted in favor of seeking other engineers to assist in the permit process with EGLE for the required drawdown.

H. Unfinished Business

Candice Dault, Chad Fetterley

Received

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

J. Correspondence

Enforcement list

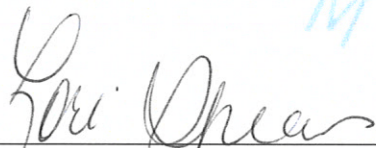
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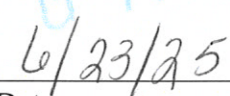
K. Adjournment

Motion made by Johnson, **supported** by Steffes, to adjourn the meeting at 7:09.

Vote: Ayes: 5 Nays: 0 Abs: 0

Motion approved


Lori Shears, Chairperson


Date