

## WHITE CLOUD PLANNING COMMISSION

Regular Meeting Minutes  
White Cloud City Office, 12 N. Charles, White Cloud MI 49349  
June 24, 2025, at 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: Rich Dault, Chad Fetterley, Anthony Johnson, Lori Shears, Jamie Steffes

Absent: None

Others Present: April Storms, Candice Dault, John Wallace, Mindy Mench, Patty Steffes, Brian Miller, Lola Harmon-Ramsey

### C. Invocation and Pledge of Allegiance

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

### D. Set/Amend Agenda

Agenda for June 24, 2025, amended to add New Business, letter C, Dam- water draw down.

**Motion** made by Dault, **supported** by Johnson to approve the amended agenda for June 24, 2025.

**Vote:** Ayes: 5 Nays: 0

Abs: 0

**Motion approved**

### E. Public Comment

None

### F. Approval of Minutes

1. Regular Meeting Minutes of Planning Commission from May 27, 2025.

**Motion** made by Steffes, **supported** by Johnson to approve the regular meeting minutes of May 27, 2025, as presented.

**Vote:** Ayes: 5 Nays: 0

Abs: 0

**Motion approved**

### G. New Business

a. Goodwill Project Collaboration with Fremont Area Community Foundation (FACF)

Lola Harmon-Ramsey (FACF) is working with a group that is comprised of seven individual stakeholders from our community with diverse backgrounds and are working collaboratively to identify a local issue that could benefit from a community driven project. FACF is providing the group with \$10,000 to implement a placemaking project in White Cloud. The committee would like community input on projects, one idea was a food-truck court, or a small amphitheater, determining location is a bit more complicated. Several parcels were discussed; some are private property, they were 134 S. Charles, 1165 & 1167 E. Wilcox, 218 & 220 Williams, and 1087 E. Newell Street (the parking lot facing Wilcox). Members of the group have also worked on some of the core values of White Cloud and came up with 3 core values of what can be said about White Cloud, they were, connection, relationships and home.

**Received**



- b. Giffels Webster – Zoning Ordinance Rewrite verbal update  
City Manager Storms provided an update on the Zoning Ordinance. Discussion following the update included whether the Planning Commission members are interested in being active participants in the Zoning Ordinance rewrite with Giffels Webster or would they rather there be a steering committee? The re-write is about a 12-month process beginning in July with June 2026 the goal deadline. PC members discussed and would like to be active participants throughout the process. **Received**

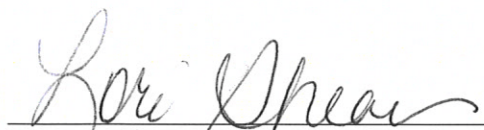
- c. Dam – water draw down update  
City Manager Storms provided an update on the dam water draw-down. The update included the following information: Legal counsel has been retained through Fahey, Schultz, Burzych, Rhodes (FSBR Law) to advise & share legal opinion regarding the next steps for the city with EGLE and the required dam water draw-down. FSBR recommendation is to continue with the permit process for the draw down. FSBR is facilitating the permit process on the City's behalf and will serve as a direct liaison with EGLE. Streamside Eco will provide environmental services, including mussel relocation. Once the drawdown begins, Wednesday, June 25, there is approximately two years before the exposed area would qualify as a wetland. After that point, restoring the water body could become legally and environmentally unfeasible. **Received**

**H. Unfinished Business**  
None

- I. Public Comment** (For items discussed on this agenda- maximum of 3 minutes)  
Brian Miller spoke and submitted a list of recommended changes to the Zoning Ordinance. **Received**

- J. Correspondence**  
Planning & Zoning Report, Zoning and code enforcement report **Received**

- K. Adjournment**  
**Motion** made by Dault, **supported** by Steffes, to adjourn the meeting at 6:54.  
**Vote:** Ayes: 5 Nays: 0 Abs: 0 **Motion approved**

  
Lori Shears, Chairperson

  
Date