

## WHITE CLOUD PLANNING COMMISSION

Regular Meeting Minutes  
White Cloud City Office, 12 N. Charles, White Cloud MI 49349  
August 26, 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: Becci Kolenda, Dan Abid, Brian Miller, Dennis & Cheryl Hult, John Wallace- Zoning Administrator, Andy Aamodt- Giffels Webster

### C. Invocation and Pledge of Allegiance

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

### D. Set/Amend Agenda

Agenda for August 26, 2025, presented to PC members for approval.

**Motion** by Steffes, **supported** by Dault to approve the agenda for August 26, 2025.

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

Abs: 0

**Motion approved**

### E. Public Comment

Dan Abid

Brian Miller

**Received**

### F. Approval of Minutes

1. Regular Meeting Minutes of Planning Commission from June 24, 2025.

**Motion** made by Dault, **supported** by Steffes to approve the regular meeting minutes of June 24, 2025, as presented.

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

Abs: 0

**Motion approved**

### G. New Business

#### a. WC Zoning survey

Survey responses increased from 9 to 44 following the Community Picnic. Most of the participants were residents. According to the survey, many of the users of the zoning ordinance are using online/downloaded PDF's, there may be some vague criteria/review standards on the development process so that should be solidified with the content and process, there were very polarized results on the short-term rentals, an over-whelming desire to permit triplex's in residential neighborhoods and a decent amount to allow accessory units.

**Received**

#### b. WC Zoning Ordinance review & assessment

Discussion and review of definitions in the zoning ordinance, zoning districts, places of worship, accessory units, use standards, home occupations, roof pitch, temporary uses, short



term rentals, site standards, development procedures, administration and enforcement.  
Graphics may be a beneficial addition to zoning ordinance. **Received**

**H. Unfinished Business**  
None

**I. Public Comment** (For items discussed on this agenda- maximum of 3 minutes)  
Brian Miller, Becci Kolenda, Dan Abid **Received**

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

**K. Adjournment**  
**Motion** made by Steffes **supported** by Dault to adjourn the meeting at 8:19 pm.  
**Vote:** Ayes: 5 Nays: 0 Abs: 0 **Motion approved**

  
Lori Shears, Chairperson

9/22/25  
Date