

# WHITE CLOUD PLANNING COMMISSION

Regular Meeting Minutes  
White Cloud City Office, 12 N. Charles, White Cloud MI 49349  
January 27, 2026, at 4:30 pm.

## A. Call to Order

Chairperson Shears called the meeting to order at 4:30 p.m.

## B. Roll Call (confirmation of a quorum)

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

Absent: None

Others Present: John Wallace, Zoning Administrator, Candice Dault, Brian Miller

Via Zoom: Andy Aamodt & Ian Hogg representing Giffels Webster & April Storms, City Manager

## C. Invocation and Pledge of Allegiance

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

## D. Set/Amend Agenda

Agenda for January 27, 2026, presented to PC members for approval.

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

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

**Motion approved**

## E. Public Comment

Brian Miller regarding short term rental

**Received**

## F. Approval of Minutes

1. Regular Meeting Minutes of Planning Commission from November 25, 2025.

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

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

**Motion approved**

## G. New Business

- a. Giffels Webster Discussion Bundle 2, Use Definitions and Standards, and Bundle 3, Commercial District for the Zoning Ordinance re-write

The Planning Commission reviewed Bundle 2&3 of the Zoning Ordinance text amendments. Key changes include

- Child Care definitions based on state act/statute for childcare organizations using consistent language
- Short-Term Rental (STR) definition added; a building, dwelling or portion thereof used for accommodations or lodging of guests, containing not more than five (5) guest rooms, and rented for a fee or other compensation for a period of less than thirty (30) consecutive days. This definition excludes hotels, motels, bed and breakfasts and boarding houses which are separately defined. PC members discussed parking requirements, designated areas for recreational vehicles, allowing STR's in either the principal dwelling or an accessory dwelling unit (ADU) and as a special land use in

R1 and as permitted in R2 with specific standards. A new section on Short-Term Rental requirements will be added.

- Vehicle repair major and minor are now differentiated. Maximum number of vehicles increased to six (6) for major vehicle repair as well as a cap on number of tires for outdoor tire storage.
- Adult Foster Care Facility definition will be looked into to be consistent with the state definition
- Adult Foster Care Home Table of Uses within Residential Districts chart will be updated to align with the updated definitions.
- Home occupations definitions added to include minor and major. Major will require larger lots and can employ one (1) additional employee
- Temporary Uses and Buildings have been expanded, including a provision that Planning Commission may permit temporary use not described. Add a cap on time for travel trailer or motor home to be used while undergoing construction for a principal dwelling undergoing construction.
- Bank/Financial Institution definition add to Commercial-Related Test
- Fueling/Gasoline Service station definition added for clarity
- Office, Professional was not defined previously, a definition has been added
- Outdoor Display previously had no definition, has been added for clarity
- Places of Worship were previously not defined, and have been added for clarity
- Retail definition has been added
- Table of Uses for Commercial District were discussed
- Giffels Webster will work to develop language limiting vehicle sales in commercial lot(s)
- Discussion of Design standards, Lot, Yard and Building requirements

**Received**

**H. Unfinished Business**

None

**I. Public Comment (Comments limited to 2 minutes)**

Brian Miller – temporary housing/permit and parking during health crisis **Received**

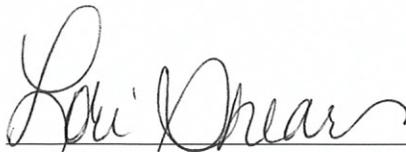
**J. Correspondence**

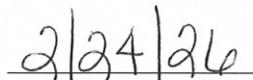
Planning & Zoning Report **Received**

**K. Adjournment**

**Motion** made by Steffes **supported** by Johnson to adjourn the meeting at 6:18 pm.

**Vote:** Ayes: 5 Nays: 0 Abs: 0 **Motion approved**

  
Lori Shears, Chairperson

  
Date