

WHITE CLOUD PLANNING COMMISSION

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

Absent: Anthony Johnson

Others Present: John Wallace, Zoning Administrator, April Storms, City Manager, Candice Dault, Brian Miller

Via Zoom: Andy Aamodt & Ian Hogg representing Giffels Webster, iPhone

C. Invocation and Pledge of Allegiance

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

D. Set/Amend Agenda

Agenda for February 24, 2026, presented to PC members for approval.

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

Vote: Ayes: 4 Nays: 0 Abs: 1

Motion approved

E. Public Comment

F. Approval of Minutes

1. Regular Meeting Minutes of Planning Commission from January 27, 2026.

Motion made by Dault, **supported** by Steffes to approve the regular meeting minutes of January 27, 2026, as presented.

Vote: Ayes: 4 Nays: 0 Abs: 1

Motion approved

G. New Business

- a. Giffels Webster Discussion Bundle 4, Miscellaneous Site Standards, and Bundle 5, Parking and Transportation for the Zoning Ordinance re-write

The Planning Commission reviewed Bundle 4 & 5 of the Zoning Ordinance updates.

Key changes include

- Screening & Buffering requirements for land uses. All development for non-residential zones requiring a 15-foot natural buffer with evergreens planted 10 feet apart. Planning Commission (PC) can waive that and allow a 6-foot-high obscuring wall or fence instead.
- Frontage greenbelts provide landscaping, shade, and tree canopy for site frontages. PC can waive street frontage requirements and may require street trees in the right-of-way margin strip instead.
- Parking lot buffer requirements to screen headlights from the street.

- Roof signs will require PC approval and must be integral to building design.
- Electronic message board sign regulations will focus on recommendations rather than strict enforcement.
- Signs projecting into the right-of-way will require City Council approval.
- New non-residential and multi-family developments must include a waste management plan.
- Dumpsters must be screened by enclosures, and curb cart bins must be stored within enclosures or inside buildings.
- Provisions for Edison bulb string lighting for ambiance in downtown areas and outdoor cafes were introduced.
- When calculating parking requirements, we will use gross floor area (gfa) rather than usable floor area (ufa).
- Parking requirements will be reduced across various use categories.
- Vehicle repair facilities will need additional space for drop-offs.
- Paved surfaces will be defined as concrete or asphalt.
- Snow storage requirements will be added to site plans.
- Off-premises A-frame/ temporary signs will be researched.

Received

H. Unfinished Business

None

I. Public Comment (Comments limited to 2 minutes)

Brian Miller – signage & parking on private property

Received

J. Correspondence

Zoning Admin Report, Smith Park update, WC Business funding opportunity, miscellaneous

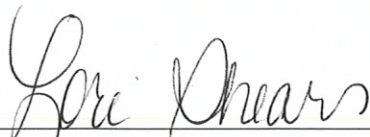
Received

K. Adjournment

Motion made by Steffes **supported** by Dault to adjourn the meeting at 6:35 pm.

Vote: Ayes: 4 Nays: 0 Abs: 1

Motion approved



Lori/Shears, Chairperson

3-24-24

Date