

**WHITE CLOUD PLANNING COMMISSION**  
Regular Meeting Minutes  
White Cloud City Office, 12 N. Charles, White Cloud MI 49349  
March 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: Chad Fetterley, Lori Shears, Jamie Steffes, Anthony Johnson

Richard Dault resigned March 15.2026

Absent: None

Others Present: John Wallace, Zoning Administrator, 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 March 24, 2026, presented to PC members for approval.

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

**Vote:** Ayes: 4 Nays: 0 Abs: 0

**Motion approved**

**E. Public Comment**

None

**F. Approval of Minutes**

1. Regular Meeting Minutes of Planning Commission from February 24, 2026.

**Motion** made by Steffes, **supported** by Johnson to approve the regular meeting minutes of February 24, 2026, as presented.

**Vote:** Ayes: 4 Nays: 0 Abs: 0

**Motion approved**

**G. New Business**

- a. Giffels Webster Discussion Bundle 6 (PUD, Development Review and Administration/Enforcement)

The Planning Commission reviewed Bundle 6 of the Zoning Ordinance updates. Key changes include:

- New classification system for nonconformities allowing flexibility for community uses while maintaining control over problematic nonconformities. Class A includes all residences, vehicle repair stations in C1 district fronting M37, and Wesco gas station.
- Class A allows rebuilding in full if destroyed, expansion into existing building areas and PC can authorize structure enlargement, protecting residences from losing rebuild rights due to disasters. Can be revoked if property owner proves non-compliant or expands improperly.

- Class B nonconformities follow stricter regulations where structures destroyed by more than 50% cannot be rebuilt for same use.
- Nonconforming structures can expand but only in ways compliant with current ordinance.
- Nonconforming structure replacement cost determined by property tax assessment unless applicants request third-party builder estimates.
- Establish a clear order of operations for structures with nonconforming uses.
- Abandonment of nonconforming uses language added to meet legal requirements.
- Planned Unit Developments (PUD) approval process changes include PC being sole approval authority for PUD.
- City Council will input which types of PUD's are allowed in each district.
- Three proposed PUD categories include 1. Residential-only for subdivisions, apartment complexes or cottage court villages with amenities; 2. Mixed-use for R2 or C1 districts with public sewer, allowing commercial/office with housing; 3. Standard PUDs for single-use developments like industrial buildings needing flexibility for special features.
- Waterfront setback approach to replace yard reversal method.
- Water and floodplain overlay district to be based on FEMA maps rather than arbitrary distances.
- Zoning Board of Appeals (ZBA) modifications to include Use variances to be prohibited in favor of rezoning process.
- ZBA jurisdiction expanded to include site plan appeals.
- ZBA appointment timeframe be made more reasonable than one month.
- Site Plan Review Procedures to include hybrid digital/paper packet approach, site plan approvals to expire after two years with possible extension by Zoning Administrator.
- Conditional rezoning language to be cleaned up and clarified, provide alternative to use variances for appropriate use changes and limitations on scope to prevent misuse.
- Public hearing notice requirements changed to match state law; reduces liability and ensures consistent treatment.

**Received**

**H. Unfinished Business**

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

Brian Miller – clarification on Planning Commission versus City Council approval and language for ZBA appointment.

**Received**

**J. Correspondence**

Zoning Admin Report

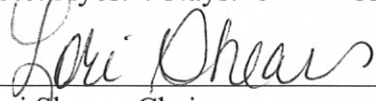
**Received**

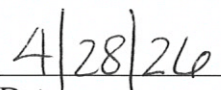
**K. Adjournment**

**Motion** made by Steffes **supported** by Johnson to adjourn the meeting at 5:54 pm.

**Vote:** Ayes: 4 Nays: 0 Abs: 0

**Motion approved**

  
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 Lori Shears, Chairperson

  
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 Date