



**MINUTES**  
**Newaygo City Planning Commission**  
**November 4, 2021**

**CALL TO ORDER**

Chairman Chambers called the meeting to order at 6:31 pm at City Hall located at 28 N. State Road, Newaygo, MI 49337.

Roll Call: Present: Chambers, DeVries, Faulkner, Fedell, Westcott, Wight, Williams  
Absent: Fetterley  
Also Present: Jon Schneider: City Manager, Sgt. Lloyd Walerczyk, Kim Goodin:  
Recording Secretary

Motion by Fedell, second by Wight to excuse absent members. AIF/MC

Motion by Fedell, second by Wight to approve the amended agenda adding Site Plan approval for 40 Quarterline Rd. as letter "A" under Board Business and moving remaining agenda items down. AIF/MC

**PUBLIC COMMENTS**

**APPROVAL OF MINUTES**

Motion by Fedell, second by Williams to approve 08/05/2021 meeting minutes. AIF/MC

**BOARD BUSINESS**

Motion by Fedell, second by Faulkner to approve Site Plan for 40 Quarterline Rd to be used as retail business. AIF/MC Sgt. Walerczyk explained that the retail business planning to move into 40 Quarterline Rd. is an existing business in White Cloud that is relocating to Newaygo. He said that the business will rent out space to multiple small businesses and individuals, similar to a few other businesses in Newaygo. Sgt. Walerczyk said that the building has been empty for 10-15 years and the only concern is parking. Tammy Johnson, potential new business owner, was present and described business model and said that she will not allow vendors to come in on weekends to work on their booths to help the parking situation. Schneider said that there are approximately 4 parking spots in back of the building with a potential of a few more spots if some leveling is done behind the building. On-street parking on Quarterline Rd. and Justice St. is an appropriate place to park for patrons of business. Schneider and Board discussed parking options. Fedell explained Principal Shopping District (PSD), and PSD dues. Fedell also explained sign permit process.

Schneider gave an update on the Social District stating that the Chamber had received a grant for the project and that the Chamber is working with the businesses to get their input on the concept drawings and to discuss maintaining the Social District. Faulkner stated a few of the businesses and the Chamber had recently met and discussed: timeline of project, trees, lighting and maintaining the area. Faulkner said that a group is being created to discuss the pros and cons of the plans.

Motion by Fedell, second by Faulkner at 7:01 pm to open public hearing to discuss and take comment on Zoning Ordinance Amendment Chapter 14-Community Business District (B-1) and Chapter 21-Special Land Uses. AIF/MC Schneider stated that Ordinance Amendments to Chapter 14 were related to mix use for Community Business District (B-1). Currently the City allows mixed use, but requires a special use application and with the amendments, a special use application would only be required if

requesting only residential without commercial in B-1 District. He stated that the Ordinance Amendments to Chapter 21 were related to Special Land Uses Scope, Application Process, Design Standards for residential projects in the business districts and Approval Process. Schneider stated that red line versions of both chapters showing the amendments were included in packets. Motion by Fedell, second by Williams at 7:06 pm to close public hearing. AIF/MC

Motion by Faulkner, second by Westcott to recommend to City Council the approval of Zoning Ordinance Amendment Chapter 14-Community Business District (B-1) and Zoning Ordinance Amendment Chapter 21-Special Land Uses. AIF/MC

Motion by Faulkner, second by Williams to approve updated Planning Commission Bylaws. AIF/MC Mayor Fedell said that he and Schneider had discussed establishing bylaws for all of the City Boards and having as much consistency as possible between the various City Boards. Schneider stated that Planning Commission Bylaws already existed and there was nothing brand new in these updated bylaws with the exception of adding electronic meeting section.

Schneider stated that the City needs to work on updating the Sign Ordinance and asked board for ideas and feedback. Board discussed electronic signs.

Schneider discussed Economic Development Collaboration information and Redevelopment Ready Communities documents that were included in packets.

Mayor Fedell gave an update on the museum project stating that it should be complete in the spring of 2022.

Schneider gave an update on Christian Healthcare Center, River Run Apartments, Biggby and River Hills Estates Phase 2. He stated that Sandmold had been purchased and is currently for lease. Schneider gave an update on the M37 Rehab Project and discussed pavement markings. He gave an update on the watermain project and said they hope to have the project completed by Thanksgiving. Schneider gave an update on 2020 census data stating that the city had an increase of approximately 500 people since the previous census.

## **PUBLIC COMMENTS**

## **BOARD COMMENTS**

Motion by Williams, second by Wight to adjourn the meeting at 7:37 pm. AIF/MC

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Secretary-Sandy Williams