



MINUTES
Newaygo City Planning Commission
April 6, 2023

CALL TO ORDER

Chairman Chambers called the meeting to order at 8:00 am at City Hall located at 28 N. State Road, Newaygo, MI 49337.

Roll Call: Present: Chambers, DeVries, Faulkner, Fedell, Francis, Williams, Wight
Absent: None
Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary

Motion by Fedell, second by Williams to approve the agenda as presented. AIF/MC

PUBLIC COMMENTS

APPROVAL OF MINUTES

Motion by Fedell, second by Wight to approve 03/09/2023 meeting minutes. AIF/MC

BOARD BUSINESS

Motion by Fedell, second by Williams to approve Site Plans for 65 W. State Road. AIF/MC Rachelle Nausadis, representing Downtown Threadz at 65 W. State Rd., was present and stated that the building is classified as a multi-use building and that there are two (2) apartments on the second floor in the back of the building. She said that the previous owner utilized current empty space on the second floor for retail space and they would like to convert the space and utilize for short-term rental. Nausadis stated that the apartments and proposed short-term rental have an outside entrance and said if the short term rental does not go well that they would convert the area into a third apartment. Schneider stated that the capacity limit is up to 6 people if utilized as a short-term rental and up to 3 people if utilized as an apartment (permanent rental).

Motion by Fedell, second by Francis to approve Site Plans for 361 S. Adams Street. AIF/MC Erik Block and his wife were present and said they currently own Andrea's Pizza in Grant and that they had purchased the building at 361 S. Adams St. and would like to open a restaurant at this location. He said that they are proposing an addition to the back of the building located at 361 S. Adams St. for a larger kitchen and said that if approved they hope to open this summer.

Motion by Fedell, second by Faulkner to approve Site Plans for 30 Quarterline Road. AIF/MC Susan Gray, representing 30 Quarterline Rd., was present and stated that the original use of 30 Quarterline Road was a Church and said that the building had been utilized for various other uses over the years and they are proposing to change the use back to a church. She discussed parking plans for the church and said she plans to hold services on Sunday evening to help with any parking challenges. Fedell said that Gray had submitted a letter to the State Liquor Control Board stating that the church was in support of community businesses and would not stand in the way of 14 W. State Rd. obtaining a liquor license. Gray discussed the goals of the church and said that they plan to host weddings to help monetize the church. She said that they are waiting for information on the capacity limit of the church and will limit guests to the capacity and will submit that information once received. She said that she anticipates the capacity to be approximately 40 people. Fedell discussed parking areas available around Brooks Park and the City and his views regarding business parking. Schneider said that coordination of parking services, including on street parking, should not be a problem most of the time, but was concerned with parking challenges during festivals and City events should a wedding or event be held at the church at the same time. Faulkner expressed her views regarding business parking. Gray said that she plans to contact Family of God and the Episcopal Church to see about utilizing their parking lots during church events if they do not have events at their churches at that time.

Motion by Fedell, second by Williams at 8:32 am to open public hearing to discuss and take comments on Zoning Ordinance to amend Chapter 6 entitled "Landscaping & Buffering." AIF/MC Schneider said that the Zoning Ordinance and General Code of Ordinance had different heights listed that grass and similar vegetation need to

be maintained. He said that with the proposed change the Zoning Ordinance and General Code of Ordinance both state that all grass, weeds and similar vegetation shall be maintained at a height not to exceed six (6) inches unless specifically approved by the Planning Commission. Motion by Fedell, second by Wight at 8:35 am to close the public hearing. AIF/MC

Motion by Fedell, second by Wight to recommend to City Council amending Chapter 6 entitled “Landscaping & Buffering” of the Zoning Ordinance as listed in packets. AIF/MC

Schneider said that the City and Brooks Township were working on contributing dollars towards a study for Public Safety needs in the community. He gave updates on the Powerhouse Building and various water/sewer projects. Schneider said that the City will be resuming property maintenance code inspection of rental units in the near future. He stated that the State submitted plans for E-Vehicle Charging Stations and they will focus on locations along Interstates and said that the City may have to start thinking about E-Vehicle Charging Stations in the future. Board Member comments related to E-Vehicle Charging Stations were:

- Do not feel that the City should be involved in E-Charging Stations, prefer private sector to handle.
- Do not feel that there is high enough demand yet.
- New generation and E-Vehicles are becoming more popular.
- Feel enough E-Vehicle Stations in the City at this time. (4 behind Bed & Breakfast and 2 at Great Lakes Energy)

PUBLIC COMMENTS

BOARD COMMENTS

Motion by Williams, second by Fedell to adjourn the meeting at 8:55 am. AIF/MC

Secretary-Sandy Williams