

**City of Newaygo**  
**Planning Commission Annual Report**  
*Covering activity in 2024*



## Introduction

The [Michigan Planning Enabling Act](#) (MPEA) allows for the establishment of local Planning Commissions, master plans, and other associated activities. The City of Newaygo’s Planning Commission is established in local ordinance and consists of 7 members. The Planning Commission is responsible for:

- Developing the community’s master plan which provides a framework for orderly growth and redevelopment.
- Creating a zoning ordinance to translate master planning goals to land use regulations.
- Reviewing and approving development requests
- Studying special topics or conducting other special projects as requested by the governing body

This report contains a record of the Planning Commission’s activity over the past year. Besides items highlighted throughout the report, the following activities also took place:

- Discussion on Powerhouse building improvements: next step is address safety/structural items
- Discussion on areas of town that could benefit from sidewalk installation (i.e. Brooks St, Mundy Ave, Division St)
- Discussion on short-term rentals: Reviewed ordinances from other communities. Discussed desired regulations.
- Discussion and review of 2019 Master Plan and whether it needs any updating.
- Discussion on concepts for the proposed Pocket Park at 8 State Rd
- Reviewed updates on various projects: M82 Lift Station upgrade, Pocket Park project at 8 State Rd, Skate Park collaboration on improvements with Newaygo High School, Disc Golf course status, Social Zone expansion project, and Croton Rd repaving project.
- Discussion on sidewalk repair in front of Newaygo Brewing Co.
- Discussion on sign ordinance updates and ideas for revised regulations
- Discussion on water service line replacement project. Also proj to replace old water main on Wood St

## Membership

Planning Commission members for this reporting period were:

Name	Term Expires	Voting Member
Dave Chambers, Chair	12/31/2026	Yes
Ed Fedell, Vice Chair	12/31/2024	Yes
Sandy Williams, Secretary	12/31/2024	Yes
Robbin Faulkner	12/31/2026	Yes
Luke Francis	12/31/2024	Yes
Ron Wight	12/31/2025	Yes
Steve DeVries	12/31/2025	Yes
Jon Schneider – Zoning Administrator		No
Kim Goodin – Recording Secretary		No

## Meetings

The MPEA requires that local Planning Commissions meet at least four times a year. Meetings of the City of Newaygo Planning Commission are scheduled for the Thursday preceding the second Monday of each month. The Planning Commission met 7 times during this reporting period.

## Master Plan Status

The Planning Commission is responsible for regularly reviewing and updating the master plan to ensure it continues to be relevant to the community's needs. The community's current [master plan](#) was adopted on 3/11/2019. The MPEA requires a formal review (and update or reaffirmation) occur at least every five years. In 2024, the current Master Plan was reviewed and deemed still relevant. Moving forward the plan will be reviewed as needed or required.

Some accomplishments relating to the Master Plan include:

- Partnered with developer and local and state governments to increase community housing stock. 100-unit apt complex expected to break ground in 2025.
- For downtown, enhanced walkability and increased on-street parking.
- Pedestrian lanes striped on Cooperative Center Dr. New sidewalks planned in 2025 for Brooks St, Mundy Ave, and Division St.
- Completed building assessment for old Powerhouse building located on Muskegon River along Riverfront Trail. Plan is to rehab the building and use it as an open air pavilion. Some structural work and an overlook deck planned for 2025.
- Pocket park project located at corner of M37 & Quarterline Rd to begin in 2025.
- Disc golf course – 18 holes complete. Next steps are signage and tee pads.
- Façade improvements at 41 W State Rd, 38 W State Rd, 34 W State Rd, 1 State Rd, 65 W State Rd, 73 W State Rd, 47 N State Rd, and 56 W State Rd.
- Medical center on downtown development site
- New businesses on South Gateway sites

The City of Newaygo continues to look for developers interested in a 200 acre piece of land located in the southwest region of the City as identified in the City's Master Plan.

## Zoning Ordinance Amendments & Rezoning

Zoning is the legal mechanism which turns planning goals into reality via development regulations. It is imperative that a community maintain an up-to-date zoning ordinance which aligns with those goals and addresses emerging trends. Throughout the year, the Planning Commission discussed or acted on the following ordinance amendments:

Topic	Summary	Status
Cargo/Shipping containers	Amended Chapter 3 of Zoning Ordinance to establish regulations regarding cargo/shipping containers as an accessory building use.	Recommended: Yes Adopted by Council: Yes

The Planning Commission is also responsible for making recommendations on **rezoning requests**. Such requests must align with the master plan’s future land use map.

Address	Existing Zoning	Requested Rezoning	Planning Rec.	Council Decision
120 Pine Lake Dr	B-2	PUD	Yes	Approved

**Site Plan Reviews & Variances**

Site plan review is a primary role of the Planning Commission and helps ensure that new development in the community aligns with the zoning ordinance requirements. Prior to Planning Commission review, staff conducts an internal review process as well. When needed, variances are considered by the Zoning Board of Appeals.

Project Type	Location	Description	Status
Site Plan Review	8005-8115 Mason Dr	Newaygo Auto Mall: bldg. expansion	Approved by Planning Commission
Site Plan Review	8123 Mason Dr	GB Lawncare	Approved by Planning Commission
PUD	120 Pine Lake Dr	100 unit apartment project	Approved by PC and Council.

**In Closing & Looking Forward**

The Planning Commission had a typical year in terms of work load. Besides required actions, the PC received updates on various projects in progress during each of their meetings. This afforded an opportunity to ask questions or give input.

Looking forward, the Planning Commission aims to accomplish the following:

- Update sign ordinance.
- Develop regulations regarding short-term rentals.
- Work with willing developers to develop 200 acre site in southwest region of City.