



MINUTES

Newaygo City Planning Commission

September 10, 2020

CALL TO ORDER

Chairman Chambers called the Planning Commission meeting to order at 6:32 pm at City Hall located at 28 State Road, Newaygo, MI 49337

Roll Call: Present: Chambers, R. Faulkner, Fedell, Fetterley, Hikade, Westcott
Absent: Wight, Williams
Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary, Scott Faulkner: Economic and Community Development Coordinator

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

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

PUBLIC COMMENTS

APPROVAL OF MINUTES

Motion by Westcott, second by R. Faulkner to approve 07/09/2020 meeting minutes. AIF/MC

RESERVED TIME

UNFINISHED BUSINESS

NEW BUSINESS

Motion by Fedell, second by Hikade to recommend to City Council tentative approval of the preliminary plat for River Hills Estates # 2 along with the proposed variances for sidewalks, sanitary sewers, street lighting, and street trees. AIF/MC Schneider discussed letter he wrote, included in packets, outlining the review process and steps required for River Hills Estates #2 to receive final approval of the preliminary plat. Also, included in the packets were responses from various departments relating to River Hills Estate #2 project. Todd Stuiwe, Exxel Engineering, Inc, was present and stated that River Hills Estates #2 would add 15 additional lots. Stuiwe explained reasons for variances requested related to sidewalks, sanitary sewers, street lighting, and street trees. Variances would allow Phase 2 to be constructed the same as Phase 1. Schneider stated in City Manager report: he finds these requested variances to be reasonable, and congruent with how River Hills plat #1 is constructed. These variances would also support the City's need for affordable housing by reducing construction expenses thereby avoiding unnecessary inflation of the home prices. It does not appear that the variances would cause adverse effects or be detrimental to public welfare or adjacent property owners, especially since design of the new plat (plat #2) would mimic the design of the original plat (plat #1). The proposed single-family residential use of the new plat and the lot dimensions, width, and setbacks meet City Zoning Ordinance regulations. Board and public asked questions related to fire hydrants, lot sizes, and type of heating that would be utilized for homes, which Stuiwe and Schneider answered.

Schneider gave an update on Disc Golf Course discussing the preliminary draft map received from designers. He stated that seven bids were received from vendors for Disc Golf Course design work and that Leonard Johnson at Ferris State University had been awarded the bid. Schneider said that final plans would probably be available in 2-3

months. Schneider gave an update on projects that NCRA had approved relating to Henning Park: Tennis/Pickleball Courts and Henning Park Baseball Fields. He said that the Tennis/Pickleball Courts and Henning Park Baseball Fields are contingent on final approval from the Newaygo County Parks Board.

S. Faulkner discussed information in packets explaining various NEDO project updates. He said that the City received permits from EGLE to build a potential pedestrian bridge over the Muskegon River at Wood St. right of way and that an Economic Impact Analysis is being done and results should be available in 2-3 months. S. Faulkner stated that the board of Christian Healthcare Centers gave approval to move forward on a new facility in Newaygo behind The Stream along Wood St. and that building may start in the spring of 2021. He gave an update on IAmNewaygo Public Engagement meeting held on August 11th regarding trailways and Walkability. There was some discussion also on the M-37 Pilot Program to test a new lane configuration. S. Faulkner discussed potential apartments that United Church of Christ has been discussing.

PUBLIC COMMENTS

BOARD COMMENTS

Schneider stated that he received a phone call and an email from MDOT regarding the M-37 Pilot Program. He said that MDOT is fine with the configuration north of Quarterline along M-37, but feel the pilot between Quarterline Rd. and River St. was unsuccessful. MDOT stated that parked vehicles cross the white edge line and most of the larger vehicles cross the yellow line into the center turn lane. Schneider stated that he is waiting for a formal letter, but MDOT said that the City needs to return pavement markings to the original configuration by October 8, 2020. R. Faulkner stated that she has not heard any negative comments, but concerns with the mid-block pedestrian crosswalk. Hikade stated that he and Chief Kroll drove a fire truck through M-37 Pilot area with no problems, but the center lane is definitely needed for emergency vehicles. Hikade stated that he would like to see a light installed at M-37 and Cooperative Dr. that only functions when Fire Department gets a call. Hikade to contact MDOT in Cadillac to discuss M-37 Pilot Program and possibility of light being installed at Cooperative Drive as discussed above. Schneider said he will forward formal letter from MDOT, once received, to downtown businesses and indicate that they contact MDOT with their thoughts. Schneider stated that M-37 Pilot Program is on Council Agenda for discussion and their recommendations with next steps.

Motion by Hikade, second by R. Faulkner to adjourn the meeting at 7:31 pm. AIF/MC

Secretary-Mike Hikade