



MINUTES
Newaygo City Planning Commission
February 10, 2022

CALL TO ORDER

Chairman Chambers called the meeting to order at 6:30 pm at City Hall located at 28 N. State Road, Newaygo, MI 49337.

Roll Call: Present: Chambers, DeVries, Fedell, Francis, Wight, Williams
Absent: Faulkner, Fetterley
Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary

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

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

PUBLIC COMMENTS

APPROVAL OF MINUTES

Motion by Fedell, second by Williams to approve 11/04/2021 meeting minutes. AIF/MC

BOARD BUSINESS

Motion by Fedell, second by Wight to reappoint Dave Chambers as Planning Commission Chair, Fedell as Planning Commission Vice-Chair, and Williams as Planning Commission Secretary. AIF/MC

Motion by Fedell, second by Williams to approve Resolution P22-01 setting the regular meeting dates of the Planning Commission for the Year 2022. AIF/MC

Motion by Fedell, second by Wight at 6:35 pm to open public hearing to discuss and take comment on request by Charlie Kao to allow for an outdoor storage area along with proposed storage garages at 7981 S. Linden Ave., Parcel # 62-19-19-400-003. AIF/MC Schneider stated that the special use request was needed because of the request for outdoor storage and said that site plans were included in packets. Dave Hanko, Engineer from Feenstra & Associates, Charlie Kao, applicant, and others were present at the meeting. Hanko gave an overview of proposed storage buildings and outside storage area. He said that the outdoor storage area would be gravel and discussed the retention pond. Hanko, Kao, Board and Schneider discussed the following:

1. Access to storage garages will be off Linden Ave.
2. Retention pond begins at the right-of-way at Industrial Dr. and is approximately 50 ft. from edge of curve.
3. Retention pond is sloped and slope areas are mowable.
4. Current trees along Industrial Dr. will remain to be a buffer between the road and outside storage area. Planning Commission requested that as many trees remain standing as possible on the property to serve as noise and visual barrier to the industrial park. Kao said that they had discussions with the neighbor and are hoping to put a berm in for a visual and noise barrier.
5. Kao discussed the number of units, unit sizes, and driveway area between storage garages stating that this area would be paved. He said the sole purpose of the facility is storage and stated that they will have a gate system along with lighting throughout.

Schneider stated that they would have to keep grass areas mowed along Linden Ave., Industrial Dr. around the retention pond, and anywhere they would have grass per City Ordinance. Schneider also

said, per City Ordinance, that light cut-off fixtures would be required as lights must shine down. Kao said that they will work with Wight on lighting and all necessary items. Motion by Williams, second by Wight at 6:50 pm to close the public hearing. AIF/MC

Motion by Williams, second by Fedell to recommend to City Council the approval for a special land use to allow for an outdoor storage area along with proposed storage garages at 7981 S. Linden contingent that light cut-off fixtures are utilized that direct light downward per City Ordinance. AIF/MC

Schneider discussed 2020 census numbers for the City and County that were included in packets and stated that Bigby should be opening in the near future. He gave an update on Christian Healthcare Center, River Run Apartments, and River Hills Estates Phase 2. Schneider discussed a list of tasks that MDOT will need to complete in the spring on the M37 Rehab Project. He said that the National Canoe Races would be held in Newaygo in mid-August and stated that the City will be looking to rehab the sidewalk along Wood Street. Schneider answered Board questions related to: The Stream, potential tenant next to Bigby, and building located at 18 State Rd.

Fedell discussed a building downtown whose property owner is interested in selling and approached the City. He gave an update on the museum project.

PUBLIC COMMENTS

BOARD COMMENTS

Motion by Fedell, second by Williams to adjourn the meeting at 7:20 pm. AIF/MC

Secretary-Sandy Williams