



MINUTES
Newaygo City Planning Commission
November 9, 2023

CALL TO ORDER

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

Roll Call: Present: Chambers, DeVries, Faulkner, Fedell, Francis, Wight
Absent: Williams
Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary,
Amy Dalman: City Code Enforcement Officer

Motion by Wight, second by Faulkner 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 DeVries to approve 06/08/2023 meeting minutes. AIF/MC

BOARD BUSINESS

Motion by Fedell, second by Faulkner at 6:32 pm to open public hearing to discuss and take comments on special land use request by Jeanne Leaver to allow her residence at 611 Quarterline Rd. to be utilized as a short-term rental. AIF/MC Dalman stated that Leaver was interested in the option to utilize her residence at 611 Quarterline Rd. as a short-term rental. Dalman said that currently there is nothing related to short-term rentals listed in the City's Zoning Ordinance and that the closest similarity listed was a bed and breakfast. Schneider explained that for special land use requests that the City is required to hold a public hearing, post the hearing in the paper, post on the City notice board, post on the City website, and also mail the public hearing notice to residents, businesses, and parcel owners within 300 ft. of the address applying for a special land use request. Fedell stated that the City contacted legal counsel because the City Zoning Ordinance does not list or define short-term rentals and that the City had received a few phone calls from neighbors that were concerned with short-term rentals being allowed in their residential neighborhoods because of potential noise levels. Schneider said that the City attorney stated that because short-term rentals are not addressed in the City Ordinances that they are not allowed in the City, but did recommend that the City should address short-term rentals. Board and Schneider discussed:

- Reviewing Ordinances related to short-term rentals in other communities
- Noise level issues with current residential homes occupied by owners of the homes
- Rating system with short-term rentals found on popular websites such as AirBnB or VRBO
- Potential rules and regulations for the future of short-term rentals in the City
- Potential Zoning locations in the City that might allow for short-term rentals
- Shortage of overnight accommodations in the Newaygo community

Leaver said that she currently has a renter at her residence on Quarterline with a lease of approximately one year, but would like the option to utilize the residence as a short-term rental in the future. Motion by Fedell, second by Francis at 6:57 pm to close the public hearing. AIF/MC

Motion by Fedell, second by DeVries to recommend, per City legal counsel, to City Council that the special land use request by Jeanne Leaver to allow her residence at 611 Quarterline Rd. to be utilized as a short-term rental be denied at this time as the Zoning Ordinance does not allow them in a residential zone and that Council review the City's Zoning Ordinance regarding the future of short-term rentals in the City. AIF/MC

Schneider discussed a list of current projects, future projects, and potential projects in the City that was included in packets. He discussed developers that are looking at property behind Leppinks for additional apartments stating that they will have a Preliminary PUD Plan ready for the December Planning Commission Meeting. Schneider discussed a potential canoe rental business that was interested in purchasing a parcel in the City stating that there is nothing listed in the City Ordinance about this type of rental/open-air business. Board discussed and said they are not opposed to this type of business and this should be reviewed while looking at short-term rentals. Faulkner and Schneider discussed Match on Main Street Grant that the River Stop Café had received. Faulkner said that they finished the basement at the café and it will be used for rental space and future overflow space. Francis and Schneider discussed the Skate Park stating that the Newaygo High School Engineering Science Class was working on rehabbing the park. Francis said that they are making good progress and should be about a third of the way completed by the end of November. Board members asked questions about some of the future and potential projects listed on the Project Update List which Schneider answered.

PUBLIC COMMENTS

BOARD COMMENTS

Motion by Fedell, second by Faulkner to adjourn the meeting at 7:45 pm. AIF/MC

Secretary-Sandy Williams