



MINUTES
Newaygo City Planning Commission
December 7, 2023

CALL TO ORDER

Vice-Chair Fedell called the meeting to order at 6:30pm at City Hall located at 28 N. State Road, Newaygo, MI 49337.

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

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

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

PUBLIC COMMENTS

APPROVAL OF MINUTES

Motion by Wight, second by Faulkner to approve 11/09/2023 meeting minutes. AIF/MC

BOARD BUSINESS

Schneider stated that the Preliminary Review for a potential Planned Unit Development (PUD) at 120/160 Pine Lake Drive was to get public and board thoughts and comments about the proposed project. Schneider stated that a public hearing would be held at the January Planning Commission Meeting and that final action would occur at that meeting and the January Council Meeting for Final PUD and Rezoning approval. Jeff Edwards, representing Vision Real Estate Investments, was present and stated that a written statement of the PUD Preliminary Plan Review was included in the Planning Commission Packets. Edwards discussed how the proposed project of approximately 100 market-rate apartments aligns with the City's Master Plan. He discussed meetings that he had with local business/factory owners to understand their needs for additional housing options in the community. Edwards said that they like the site and that a PUD allows them more flexibility with the ability to offer amenities such as dog fenced area, storage units, walking path, and outdoor gathering areas. Chuck Hoyt, Engineer with Nederveld, discussed building placement stating that they tried to reflect Jeff Speck's Walkability Study that was done for the City. Hoyt discussed the design of the building stating that initial indications are good related to storm water detention, but a little more research needs to be completed. George Heartwell, previous Mayor of Grand Rapids, stated that he had been chair of the NEDO Housing Committee and that he was in total support of this project and discussed the need for additional housing in our community. Blake Prewitt, Newaygo County RESA Superintendent, stated that he is very supportive of this project and discussed the need for affordable housing for teachers and staff in Newaygo County. Edwards discussed potential Brownfield incentives and the timeline related to Brownfield incentives. Schneider stated that a PUD allows the building to be closer to the road than the normal Zoning setbacks which will also give them the ability to have more green space and storage for the apartment units. Board asked questions related to rent price of units, timeline of project, and parking for apartments which Edwards answered. Board had no major concerns regarding project and supported project moving forward to final approval.

Schneider discussed list of current projects, future projects, and potential projects in the City that was included in packets. He answered board questions related to various projects.

PUBLIC COMMENTS

Scott Faulkner said that these potential new apartments are a great project for our community.

BOARD COMMENTS

Motion by Williams, second by Faulkner to adjourn the meeting at 7:16 pm. AIF/MC

Secretary-Sandy Williams