



MINUTES
Newaygo City Planning Commission
January 4, 2024

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

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

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

PUBLIC COMMENTS

APPROVAL OF MINUTES

Motion by Fedell, second by Wight to approve 12/07/2023 meeting minutes. AIF/MC

BOARD BUSINESS

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

Motion by Fedell, second by DeVries to approve Resolution P24-01 setting the regular meeting dates of the Planning Commission for the Year 2024. AIF/MC

Motion by Fedell, second by Francis at 6:35 pm to open public hearing to discuss and take comments on approval for Planned Unit Development (PUD) to accommodate a multi-family housing development to be located at Parcel #62-19-30-130-014 (120 Pine Lake Drive) and #62-19-30-130-005 (160 Pine Lake Drive). AIF/MC Schneider stated that the Preliminary PUD for 120/160 Pine Lake Drive had been discussed at the previous Planning Commission Meeting and said that he did not have any concerns. Jeff Edwards, representing Vision Real Estate Investments, was present and stated that he did not have any additional information to present from last month's meeting and said that Schneider and the City staff have been great to work with. Schneider displayed site plan on screen and stated that the following contingencies should be included in motion if Board approves recommendation of the PUD: 1. Written acceptance of PUD approval and contingencies is submitted by Developer to the City. 2. Parcels 62-19-30-130-005 and 62-19-30-130-014 are combined into one parcel. 3. PUD Agreement is executed between the City and Developer. Motion by Fedell, second by Williams at 6:38 pm to close the public hearing. AIF/MC

Motion by Fedell, second by Francis at 6:39 pm to open public hearing to discuss and take comments on rezoning Parcel #62-19-30-130-014 (120 Pine Lake Drive) and Parcel #62-19-30-130-005 (160 Pine Lake Drive) from B-2 Highway Business District to Planned unit Development (PUD). AIF/MC Schneider stated that he did not have any reasons why the Board should not recommend rezoning to Council. Leslie Krum, HR Manager with Magna, was present and stated that Magna employees would benefit from the additional apartments. Krum stated that she had a conversation with Edwards regarding the needs of Magna employees and Edwards said they took all the conversations they had

with local business/factory owners into consideration when designing apartments. Motion by Fedell, second by Williams at 6:43 pm to close the public hearing. AIF/MC

Motion by Francis, second by DeVries to recommend to City Council Final Approval of Planned Unit Development (PUD) for apartments at Parcel #62-19-30-130-014 (120 Pine Lake Drive) and Parcel #62-19-30-130-005 (160 Pine Lake Drive) with the following contingencies: 1. Written acceptance of PUD approval and contingencies is submitted by Developer to the City. 2. Parcels 62-19-30-130-005 and 62-19-30-130-014 are combined into one parcel. 3. PUD Agreement is executed between the City and Developer. AIF/MC

Motion by Williams, second by Wight to recommend to City Council to approve Rezoning Parcel #62-19-30-130-014 (120 Pine Lake Drive) and Parcel #62-19-30-130-005 (160 Pine Lake Drive) from B-2 Highway Business District to Planned Unit Development (PUD). AIF/MC

Schneider discussed list of current projects, future projects, and potential projects in the City that was included in packets. He stated that the roof on the Powerhouse Building was complete and the next step would be to get some of the safety concerns completed. He answered board questions related to various projects.

PUBLIC COMMENTS

Leslie Krum representing Magna, inquired about the possibility of sidewalks along Division Street between Magna and Brookhaven. Schneider stated that he and the City's DPW Superintendent would look into this.

BOARD COMMENTS

Motion by Fedell, second by Williams to adjourn the meeting at 6:55 pm. AIF/MC

Secretary-Sandy Williams