



**MINUTES**  
**Newaygo City Planning Commission**  
**April 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: Chambers, Faulkner (arrived 6:46 pm), Fedell, Francis, Wight, Williams  
Absent: DeVries  
Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary, Amy Dalman: City Code Enforcement Officer

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

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

**PUBLIC COMMENTS**

**APPROVAL OF MINUTES**

Motion by Fedell, second by Wight to approve 01/04/2024 meeting minutes. AIF/MC

**BOARD BUSINESS**

Motion by Fedell, second by Williams to approve Zoning Compliance Permit to replace current fence at 47 N. State Road, Donna Friar, with a new 10' fence. AIF/MC Schneider discussed project at 47 N. State Road stating that currently there is a 6' fence in the back of the building. (Project Details and Pictures were included in packets.) He said that a 6' fence is the highest fence allowed according to the City Ordinance, but the Ordinance does give the Planning Commission the authority to allow for a higher fence. Schneider stated that the visible components of the project will require PSD Board approval. Donna Friar was present and discussed her project stating that she would like a taller fence to eliminate people coming over the fence into her back area.

Motion by Fedell, second by Williams to approve Site Plan for 8115 Mason Drive, Newaygo Auto Mall expansion contingent that the owner of 8115 Mason Dr. works with the Zoning Administrator to get approval of parking layout and traffic circulation. AIF/MC Schneider displayed County GIS Map on the screen showing location of properties being discussed stating that Newaygo Auto Mall is potentially selling 3 parcels to G.B. Lawncare Services. He said that Newaygo Auto Mall is proposing additions to two current buildings on parcels not being sold and adding a fenced in area for impound vehicles.

Motion by Wight, second by Williams to approve Site Plan for 8123 Mason Drive, G.B. Lawncare Service, contingent that the proposed fenced area serves only the business and is not rented out for storage. AIF/MC Schneider displayed County GIS Map on the screen showing parcels being discussed stating that G.B. Lawncare is potentially purchasing three parcels from Newaygo Auto Mall. Schneider said that G.B. Lawncare would initially clean up the area and utilize the current building on the property for storage of lawncare equipment and in the future they would potentially add a new building and a fenced in area for storage.

Schneider stated that a resident had previously made a request to the City to use their home as a short-term rental and the request had been denied because the City Ordinance does not address short-term rentals in residential zones. He said that the City is receiving more inquiries from residents about short-term rentals. Schneider said that short-term rental Ordinances from two Cities in the area had been included in packets for the board to review along with a list of regulation questions to be discussed. Board and Schneider discussed:

- Potential location of short-term rentals (residential zones and commercial zones)
- Economic Viability of short-term rentals
- Noise levels from current residential homes
- Short-term rental rating system
- Occupancy limits based on size of house
- Limit on number of short-term rentals in the City or specific areas in the City
- Requirement of annual license

Schneider will email additional short-term rental Ordinances from area communities for the Board to review prior to the next meeting.

Schneider stated that the City Master Plan had been approved in 2019 and that it is a requirement that it be reviewed every five years to make sure the plan is still relevant. He said that he feels the plan is still relevant and could be good for a few more years and asked for board member comments and thoughts. Board will review plan prior to the next meeting.

Schneider discussed M82 Lift Station, Townsquare Project, Powerhouse Building, Skate Park, Disc Golf Course, Social Zone curb changes and Croton Rd. repaving project.

## **PUBLIC COMMENTS**

## **BOARD COMMENTS**

Motion by Williams, second by Wight to adjourn the meeting at 7:31 pm. AIF/MC

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Secretary-Sandy Williams