



**Newaygo City Planning Commission
September 5, 2024**

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

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

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

PUBLIC COMMENTS

Buck Chapman, a City resident, spoke about a shipping cargo container that he has on his property in the City that he utilizes for storage. He said that he had utilized a shipping cargo container for storage at his residence in Florida for approximately 20 years and recently moved to Newaygo and would like to be allowed to keep the container at his residency in Newaygo. Chapman said that he has painted the container and will do additional enhancements, if required, once he is sure that he will be able to keep the shipping cargo container at his residency.

Fedell stated that the City Ordinance does not have anything listed about shipping cargo containers and that the Planning Commission has been discussing this for numerous months.

APPROVAL OF MINUTES

Motion by Faulkner, second by Williams to approve 08/07/2024 meeting minutes. AIF/MC

BOARD BUSINESS

Schneider stated that shipping/cargo/storage containers had been discussed at previous meetings and at the last Planning Commission Meeting the board had made a motion to have Schneider work on “draft” rules and regulations regarding shipping/cargo/storage containers to potentially allow for them in the City. Schneider said that at the previous meeting information from the City attorney had been presented and that the City has three general options for regulating shipping/cargo/storage containers: 1. Ban or prohibit them. 2. Allow them with regulations 3. Allow them with little or no regulations. Schneider discussed proposed list of regulations for shipping/cargo/storage containers which were included in the packets. He discussed the definition of shipping/cargo/storage containers and stated that the definition does not include portable moving containers, truck and semi-truck tractor trailers, cardboard or wood boxes, metal tanks, or similar items. Schneider stated that shipping/cargo containers definition also does not include office and storage trailers of building contractors uses in association with the construction of a legally permitted use. He said that proposed regulations would allow shipping/cargo containers in Rural Residential (RR), Single Family Residential (R-1), Highway Business District (B-2), and Industrial (I-1) Zoning Districts. Schneider went through the list of proposed regulations, included in packets, for RR, R-1, B-2, and I-1 Zoning Districts discussing the differences in regulations between residential districts and business/industrial districts. Proposed regulations listed included: size of parcel, number of containers allowed per parcel, maximum height and length of containers, location of container on parcel, aesthetics of container and stated that a

principal building must be on the parcel before a shipping/cargo/storage container could be installed. Schneider said that no hazardous materials may be stored in any shipping/cargo containers and they cannot be used for human habitation. He said proposed regulations included safety rules and stated that zoning and building permits would be required. Schneider said that he had a conversation with the building department and they were vague on requirements for shipping/cargo containers. Board Members discussed the proposed regulations, if there was a need for a slab of some type to be required underneath containers, and if a public hearing should occur to get resident opinions and comments. Schneider stated that a public hearing would be required should an Ordinance Amendment be drafted.

Motion by Fedell, second by Faulkner to move forward with the Ordinance Amendment process allowing shipping/cargo/storage containers in the City with the proposed regulations presented and discussed.
AIF/MC

Schneider discussed list of current definitions and regulations related to temporary signs, which were included in packets that he had compiled from the City Sign Ordinance. He stated that a business off Mason Dr. has had a temporary sign, along Mason Dr., for approximately a year and that the current Ordinance allows temporary signs to be in place for 60 days. Schneider stated that the entire Sign Ordinance needs to be reviewed and amended and was looking for board input on temporary signs. He said that signs can no longer be regulated on content and the section related to content would need to be removed from the Sign Ordinance when amended. Board Members and Schneider discussed the following:

- Definition of community events-need to clarify definition and make as specific as possible
- Temporary signs for community events
- Signage for events held in Brooks Park
- Off-premise signs and challenges that off-premise signs could create
- Flag style signs/banners
- Multiple signs at one location
- Reader board signs-possibly allowing temporarily under special events permit

Schneider stated that the developer working on potential apartments along Pine Lake Dr. behind Leppinks has been working on construction drawings and hopes to submit them to the City this fall. Schneider said that the original design of the proposed apartments had been approved by the Planning Commission a number of months ago for 102 apartments and the developer would like to increase design to have approximately 122 apartments stating that they plan to change the mix of apartments to include more studio apartments rather than 1 or 2 bedroom apartments. Schneider asked Board Members if they would consider this a minor or major change stating that if considered a minor change that the developer would be subject to approval of final drawings and if considered a major change that the developer would have to go through entire process again, which would include a public notice, public hearing, and approval at Planning Commission and City Council. Schneider said that without seeing the final drawings, the main concern he would have would be parking and he stated that the developer was working on adjustments to allow for additional parking and would have that in the final drawings. Consensus of Board Members was that the change in the number of apartments would be a minor change.

Schneider gave updates on striping projects that will be done in the coming weeks and said that the Social District expansion project should begin in the next few weeks. He said that bids should go out in the next few months for demolition of 8 State Rd. Schneider and Wight discussed trees being removed in the South Parking lot.

PUBLIC COMMENTS

BOARD COMMENTS

Motion by Wight, second by Williams to adjourn the meeting at 7:40 pm. AIF/MC

Secretary-Sandy Williams