

# MINUTES Newaygo City Planning Commission June 5, 2025

#### **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, Williams

Absent: Francis, Wight

Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary,

Amy Dalman: City Code Enforcement Officer

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

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

### **PUBLIC COMMENTS**

#### APPROVAL OF MINUTES

Motion by Fedell, second by Williams to approve 05/08/2025 meeting minutes. AIF/MC

# **BOARD BUSINESS**

Motion by Fedell, second by Williams at 6:33 pm to open public hearing to discuss and take comments on Special Land Use request by J&H Family Store to construct an Automobile Service Station (Gas Station) with an attached restaurant with drive-thru at 40 E 82<sup>nd</sup> St. (Parcel #62-19-30-160-026) AIF/MC Joe Grochowalski, representing J&H Family Store, was present and stated that J&H would like to purchase the property at 40 E 82<sup>nd</sup> St., demolish the current building and construct a J&H Family Store/Gas Station with a quick serve restaurant with a drive-thru. Grochowalski stated that the parcel is located in Brooks Township and they need to have City water and sewer services to construct the store/gas station. Schneider said that in order for J&H to receive City water and sewer services that the parcel would need to be annexed into the City. Grochowalski said that he had attended the most recent Brooks Township Board Meeting and discussed the reasoning why the store/gas station needs City water and sewer services and answered many questions from their board. Grochowalski said that they are working with MDOT on driveway construction details and discussed the storm water system and infiltration pond that they planned to have. Grochowalski said that the restaurant to be located in the J&H Family Store would be a quick serve restaurant and that they were still working on details as to which restaurant it would be stating that it would be one that is currently not available in the area. Schneider stated that gates and doors around the dumpster enclosure must comply with City Ordinance and said that site plans had included irrigation in the green areas along M37 and M82. Schneider said that he and Ron Wight, DPW Superintendent, had vetted the project stating that additional details would be worked out between the City and J&H should annexation and site plans be approved. Site Plans were included in packets. Motion by Fedell, second by Faulkner at 6:44 pm to close the public hearing. AIF/MC

Motion by Fedell, second by Faulkner to recommend to City Council to approve Special Land Use request by J&H Family Store to construct an Automobile Service Station (Gas Station) with an attached restaurant with drive-thru at 40 E 82<sup>nd</sup> St. contingent that transfer of jurisdiction from Brooks

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Township to the City for parcel #62-19-30-160-026 was approved and that the gates and doors around the dumpster enclosure must comply with City Ordinance. AIF/MC

Motion by Fedell, second by Faulkner at 6:45 pm to open public hearing to discuss and take comments on Special Land Use request by La Tropicana at 361 S Adams St. for an outdoor table service area on the side of the restaurant at Parcel # 62-18-24-463-010 and for Rezoning of Parcel # 62-18-24-463-012 (located behind 361 S. Adams St) from Residential (R-1) to Commercial (B-2). AIF/MC Dalman stated that LaTropicana Restaurant at 361 S Adams St. would like to add outdoor seating to the backside of the restaurant, away from traffic, and add additional parking. Esmeralda and Roy Alvarez, representing LaTropicana Restaurant, were present and said that they would like to add the outdoor seating to provide additional seating at the restaurant. Schneider displayed site plan of restaurant that gave a view of proposed seating and additional parking area. Schneider stated that the parcel behind 361 S Adams St., where the proposed additional parking was planned, was currently zoned R-1, so this parcel would need to be rezoned to B-2. Alvarez answered Board member questions stating that they would take some trees out for the additional parking and that they would serve the outside seating area. Site Plan was included in packets. Motion by Fedell, second by Williams at 6:52 pm to close the public hearing. AIF/MC

Motion by Faulkner, second by Fedell to recommend to City Council to approve Special Land Use request by LaTropicana at 361 S Adams St. for an outdoor table service area on the side of the building to be used for seating and serving food and drinks to patrons contingent on the following: 1. A survey is completed to ensure correct setbacks and check for any potential easements. 2. Rezoning of parcel #62-18-24-463-012 from R-1 to B-2 must be approved. 3. A buffer must be placed between LaTropicana and neighboring residents and be a minimum of 6 feet in height. (Privacy fence or vegetation) AIF/MC

Motion by Faulkner, second by Fedell to recommend to City Council to approve Rezoning Parcel # 62-18-24-463-012 (located behind 361 S. Adams St) from Residential (R-1) to Commercial (B-2). AIF/MC Schneider stated that a project update sheet was included in packets. He gave updates on the Powerhouse Building, Pocket Park, Water Service Line Project and the Wood Street Water/Sewer Main Project.

## **PUBLIC COMMENTS**

#### **BOARD COMMENTS**

Motion by Williams, second by Fed	ell to adjourn the meeting at 7:00 pm. AIF/MC
Secretary-Sandy Williams	<del></del>

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