



MINUTES
Newaygo City Planning Commission
June 4, 2026

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, Fedell, Gunneson, Wight, Williams
 Absent: Faulkner, Francis
 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 Williams, second by DeVries to approve the agenda as presented. AIF/MC

PUBLIC COMMENTS

No public comments.

APPROVAL OF MINUTES

Motion by Wight, second by Williams to approve 05/07/2026 meeting minutes. AIF/MC

BOARD BUSINESS

Schneider displayed a map of property at 465 S Clay St. which is located in the Industrial Park stating that currently the property and building are owned by Newaygo County Regional Educational Service Agency (NCRESA). Schneider said that a church is interested in purchasing this property and building stating that the current City Ordinance does not allow a church as a permitted use in the Industrial Zone. Clint Abbott, pastor at Better Life Church, was present and said that they are interested in purchasing this property and building from NCRESA stating that this building and property would be a good fit for their church. Abbott said that NCRESA has accepted their purchase offer contingent on financing and the City amending the Zoning Ordinance to allow churches as a permitted use in the Industrial Zone. Schneider said that he wanted direction from the board before starting the process of amending the Zoning Ordinance to add churches as a permitted use in the Industrial Zone. Schneider stated that should the Zoning Ordinance be amended to allow a church as a permitted use in the Industrial Zone that the church would have to go through the Zoning approval process which would include a site plan and parking plan for the building and property. Schneider said that the parcel does not have the potential for much growth and discussed the City Ordinance related to parking requirements. Abbott discussed the potential parking plan stating that he did not think that parking would be an issue and said that the Industrial Park does not have a lot of traffic on Sundays. Board discussion included:

- NCRESA building and property is currently tax exempt so no loss of tax revenue if a church was allowed at this location.
- Safety concerns with truck traffic.
- Buildings in Industrial Zones usually create jobs and revenue for the community and a church does not fit that model.

Motion by Fedell, second by Williams for Schneider to proceed with steps to amend the Zoning Ordinance to allow a church as a permitted use in the Industrial Zone. Roll Call: Yeas: DeVries, Fedell, Wight, Williams Nays: Gunneson Absent: Faulkner, Francis MOTION CARRIED Schneider said that he will proceed with the process stating that a public hearing for Zoning Ordinance Amendments will need to be held at a future Planning Commission meeting and City Council would have final approval.

Motion by Williams, second by Wight at 6:54 pm to open the public hearing to discuss and take comments on proposed amendments to the Zoning Ordinance Chapter 18A "Planned Unit Development-the Rezoning PUD". AIF/MC Schneider discussed Riverbank Parcels located along Mundy Ave and the desire to rezone these parcels from

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Rural Residential (RR) to Planned Unit Development (PUD). He said that normally PUD rezoning and site plans are done at the same time and he discussed changes provided by the City Attorney to the City's current Zoning Ordinance which would allow a "Shell PUD." A "Shell PUD" would allow the City Council to approve rezoning a parcel or lot as PUD without a corresponding site plan noting that a site plan would eventually have to be approved before construction could occur. Schneider said that the other proposed amendment would possibly allow accessory dwelling units and tiny houses in PUD areas. Fedell said that it is unknown what all areas of Riverbank Property will need over the years as this will potentially be a 10-15 year project and the market may change over the years. Motion by Williams, second by Wight at 7:03 pm to close the public hearing. AIF/MC Motion by Fedell, second by Wight to recommend to Council to approve amendments to the Zoning Ordinance Chapter 18A "Planned Unit Development-the Rezoning PUD". AIF/MC

Schneider displayed pictures of multiple businesses that display feather flags at their business location stating that currently the City's Sign Ordinance does not allow feather flags. He asked Board for their thoughts and comments on feather flags. Board comments and discussion included:

- Good way to draw attention to business.
- Setbacks should be required as to not obstruct vision for pedestrians and motorists.
- Number of feather flags allowed at each business-should it be based on amount of road frontage?
- Potential exemption of feather flag usage for special events.
- Different rules/guidelines for different business zones.
- Should feather flags be considered temporary signage?
- Hard to enforce temporary signage.

Schneider will begin to work on rules/guidelines for feather flags stating that a public hearing for Zoning Ordinance Amendments will need to be held at a future Planning Commission meeting and City Council would have final approval.

Schneider said that J&H Gas Station wants to install an additional Freestanding Pole Sign along M37 stating that they currently have one Freestanding Pole Sign along M82. He said that the City Sign Ordinance only allows a business to have one Freestanding Pole Sign and he wanted board input on their thoughts and comments of amending the Sign Ordinance to allow additional Freestanding Pole Signs. Consensus of Board was that a second Freestanding Pole sign would be appropriate for J&H location because they are on the corner of two major highways, but would not be appropriate for many businesses based on the location of their property. Schneider said that he will work on amendments to the Sign Ordinance stating that a public hearing for Zoning Ordinance Amendments will need to be held at a future Planning Commission meeting and City Council would have final approval.

Schneider discussed property at 409 Mundy Ave which is currently a church stating that the church would like to donate their property and building to the Alano Club. Currently the property is zoned Multiple Family Residential (R3) and the Alano Club Service is not a permitted use or special land use in this zone. Board did not have any objections with Schneider moving forward with a Zoning Ordinance Amendment for this service to be a Special Land Use in the (R3) Zone. Schneider said that he will proceed with the process stating that a public hearing for Zoning Ordinance Amendments will need to be held at a future Planning Commission meeting and City Council would have final approval.

Schneider provided updates on several projects, including the Pocket Park, Highbank Apartments under construction behind Leppink's, J&H Gas Station, the City Welcome Sign and fiber optics internet project planned throughout town. He said that design work will begin on the watermain north of the river in the coming months.

PUBLIC COMMENTS

No public comments.

BOARD COMMENTS

No board comments.

Motion by Williams, second by Wight to adjourn the meeting at 7:48 pm. AIF/MC

Secretary-Sandy Williams