



MINUTES
Newaygo City Planning Commission
September 11, 2018

CALL TO ORDER

Chairman Chambers called the meeting to order at 6:30 pm, with the Pledge of Allegiance, at City Hall located at 28 N. State Road, Newaygo MI 49337

Roll Call: Present: Black, Chambers Fetterley, Hikade, Westcott, Wight
Absent: Kroll, Faulkner, Williams
Also Present: Jon Schneider: City Manager, Kim Goodin: Recording Secretary

Motion by Hikade, seconded by Wight to excuse absent members. AIF/MC

Motion by Black, seconded by Westcott to approve the agenda as presented. AIF/MC

PUBLIC COMMENTS

APPROVAL OF MINUTES

Motion by Wight, seconded by Hikade to approve 07/10/18 meeting minutes. AIF/MC

RESERVED TIME

Motion by Hikade, seconded by Westcott at 6:32 pm to open public hearing to discuss and take comment on request by River Run Center LLC, located at 222 M-82/201 E. 82nd St., for special use approval to convert their existing commercial structure to dwelling units and also create other multifamily dwelling units on the property. AIF/MC Greg Bol, representative from Visser Brothers, owner of River Run Center, was present and said they have struggled over the last 8-10 years to fill River Run Center with commercial businesses. He stated they would like to turn current strip mall in to multi-family residential units. Bol stated that they would work with current tenants on relocation and current lease agreements. Board and public asked questions related to fire safety, size of units, storage availability, rental amounts, public safety and storm water drainage. Bol answered all questions and stated they would work with the City, Police Department, and Fire Department. Schneider stated that Visser will still need to meet all building code requirements. Questions and discussions occurred relating to owner vs. rental ratio for residential housing in the City and the future of Airbnb's in the City. Motion by Westcott, seconded by Hikade at 7:03 pm to close public hearing. AIF/MC

Motion by Westcott, seconded by Hikade at 7:04 pm to open public hearing to discuss and take comment on request from North Woods General Store seeking zoning approval for a sales office with shipping and receiving at the building located on Division Street behind Brooks Township Hall next to the area where dumpsters for recycling are located. Chad Miller, owner of North Wood General Store was present and updated Board on the history and growth of his business. He stated that he would be keeping his store in downtown Newaygo and this building would be for storage, shipping and receiving of products sold in the store and on-line. Board asked questions which Miller answered. No public comments. Motion by Hikade, seconded by Black at 7:14 pm to close public hearing. AIF/MC

UNFINISHED BUSINESS

NEW BUSINESS

Motion by Hikade, seconded by Fetterley to approve the request by River Run Center LLC for special approval to convert their existing commercial structure to dwelling units and also create other multifamily dwelling units on

the property with the following contingencies: having our police department provide a Crime Prevention through Environmental Design (CPTED) review of their plans, having their engineer verify that storm water drainage is sufficiently handled if more buildings and parking lots are added to the property, providing storage for tenants in carport/garage, and phase 2 and 3 requiring site plan approval before permitted to construct.

Motion by Hikade, seconded by Wight approving the request by North Woods General Store for zoning approval for a sales office with shipping and receiving at the building located on Division Street behind Brooks Township Hall.
AIF/MC

Schneider discussed information in packets related to NEDO Updates.

PUBLIC COMMENTS

BOARD COMMENTS

Motion by Hikade, seconded by Black to adjourn the meeting at 7:42 pm. AIF/MC

Secretary-Mike Hikade