

- Organizations which specialize in establishing pathways.

Board and Schneider response comments and discussion included:

- Walkability is important and sidewalks would be done in phases due to funding
- Trail along the river connecting to Riverfront Phase 1 Park has been discussed. The biggest obstacles will be that easements are needed from private individuals along proposed trail and funding.
- Sable Homes will be the developer for the first phase. No final decisions on remaining phases.
- Plans for entire property will probably be mixed use. Developers will build what is needed and what will sell in the market area.
- Schneider said that initial thoughts are that the entire project would take 10-15 years to complete, but cannot give exact timeline.
- The City will follow regulations which may be required on development along the river.
- Schneider said that the City does not have projected tax revenues on potential growth yet. He said along with tax revenue growth, the City will have increased expenses such as infrastructure, maintenance and public safety.
- Schneider stated that the City would work with developers on phases of the property over the years.

Schneider said that this public hearing was a high level discussion to get public and board comments and answer questions. He said that another public hearing for rezoning of the property would be held at a future Planning Commission meeting and final approval would be needed by City Council. Motion by Williams, second by DeVries at 7:16 pm to close the public hearing. AIF/MC

Schneider stated that a project update sheet was included in packets. Schneider and Dalman discussed plans that the property owner of 47 W State Rd would like to make. (A survey was included in packets) The property owner would like to retain the existing short-term rental building located at 47 W State Rd and build in the undeveloped area in front of the current short-term rental to relocate her hair salon. Schneider noted that an egress sidewalk may need to be constructed dependent on rules of the building department relating to multiple exits. Board members asked questions related to setbacks and if there is enough room on this parcel. Schneider said that he and Dalman would outline the parameters for the property owner.

Schneider displayed a map which displayed the location of 215 Adams St and stated that there has been interest in the property for potential uses including an event venue, boat storage, and office space. He asked the Board for their thoughts and comments on this property. Concerns regarding access to the property off M37 were discussed. Schneider and Board discussed the right-of-way off Brooks St and access off Washington St, which is currently undeveloped, as possible alternative access points to the property.

Schneider gave an update on potential plans that the owners of River Stop Café have been working on stating that this would come back to a future meeting. He said that Newaygo Brewing Company may be changing hands in the future and he has been working with the potential new owner on apartments on the second floor and façade improvements.

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 the fiber optics internet project planned throughout town

PUBLIC COMMENTS

No public comments.

BOARD COMMENTS

No board comments.

Motion by Williams, second by Wight to adjourn the meeting at 7:34 pm. AIF/MC

Secretary-Sandy Williams