



MINUTES
Newaygo City Planning Commission
July 9, 2026

CALL TO ORDER

Chairman Francis called the meeting to order at 6:31pm at City Hall located at 28 N. State Road, Newaygo, MI 49337.

Roll Call:	Present:	DeVries, Faulkner, Fedell, Francis, Gunneson, Wight, Williams
	Absent:	None
	Also Present:	Jon Schneider: City Manager, Kim Goodin: Recording Secretary

Motion by Faulkner, second by Wight to approve the amended agenda adding “Corrigan’s Auto Repair & Sales” discussion under “Board Business after letter A.” AIF/MC

PUBLIC COMMENTS

No public comments.

APPROVAL OF MINUTES

Motion by Fedell, second by Williams to approve 06/04/2026 meeting minutes. AIF/MC

BOARD BUSINESS

Motion by Gunneson, second by Faulkner stating that the painted concrete barriers located next to the outdoor seating at Tiny’s Tasty Treats (98 N State Rd) qualify as a mural under the Zoning Ordinance definition. AIF/MC Schneider stated that the Principal Shopping District (PSD) Board had approved the Facade Permit (deck and painted concrete barriers) for Tiny’s Tasty Treats (98 N State Rd) as they are responsible for the aesthetics of the PSD. He requested guidance from the Board to determine if the painted concrete barriers would be considered a sign or a mural stating that the definition of a mural was included in packets. He said if they were considered a sign that a sign permit would be required and no permit would be required if they were considered a mural. Board discussed the definition of a mural and agreed the barriers aligned closer with a mural. Jeff Hilliker, owner of Tiny’s Tasty Treats, said the barriers were an insurance requirement and the painting was intended to improve their appearance.

Schneider said he and Dalman, City Code Enforcement Officer, had been corresponding with Corrigan’s Repair and Sales (8115 S Mason Dr) regarding potential events being held at their business. He said that the correspondences between the City and Corrigan’s were included in packets. Schneider said that initial discussions identified three main focus areas: food trucks, accessory uses and events. Schneider said that the City already has a transient merchant license process in place for food trucks. Lisa Toth, representing Corrigan’s, said that they had a previous “burnout” event and had advertised for “young entrepreneurs” to hold lemonade stands and have received positive feedback and interest from the community. Schneider said that the City’s goal is to support their good endeavors through compliance with current ordinances or potential future ordinance amendments while ensuring community safety and protecting community character and preventing problems for neighbors. Schneider recommended a meeting between the City and Corrigan’s to discuss events they would like to have.

Motion by Fedell, second by Faulkner at 7:11 pm to open the public hearing to discuss and take comments on Rezoning of parcels generally known as Mundy Ave Properties along Mundy Ave from Rural

Residential (RR) to Planned Unit Development (PUD). Includes Parcel #62-18-25-300-009, #62-18-26-400-012, #62-18-26-200-014, #62-18-26-200-018, #62-18-26-200-017, #62-18-26-200-16, #62-18-26-200-15, #62-18-23-400-023, #62-18-25-100-024, #62-18-25-100-027, and #62-18-25-100-026. AIF/MC Schneider stated that this was the second public hearing being held regarding rezoning of Mundy Ave properties with the first hearing introducing the idea and to get feedback, and this public hearing is the final one before final approval. He displayed a map of the parcels being discussed stating the initial thoughts were that the development of the entire property (approximately 200 acres) would take at least 10-15 years. Schneider discussed the first phase of the development consisting of 20 acres along Mundy Ave stating that this phase could include up to 100 dwelling units consisting of single homes, duplexes, quadplexes and condos. He said that the first phase is estimated to take approximately three to four years for completion. Schneider answered question from public stating that rezoning the property to PUD is the first step and that the second step will include detail site plans which will have to be presented to the Planning Commission for final approval. Motion by Fedell, second by Faulkner at 7:20 pm to close the public hearing. AIF/MC

Motion by Fedell, second by Wight to recommend to Council to approve Rezoning parcels generally known as Mundy Ave Properties from Rural Residential (RR) to Planned Unit Development (PUD). AIF/MC

Motion by Fedell, second by Faulkner at 7:22 pm to open public hearing to discuss and take comments on proposed amendments to Zoning Ordinance Chapter 17 "Industrial (I-1)." AIF/MC Schneider said that the proposed amendments allowing a church as a "permitted use" in the Industrial (I-1) District had been discussed at the June Planning Commission meeting. Schneider said that the property and building at 465 S Clay St, which is located in the Industrial District, is currently owned by Newaygo County Regional Educational Service Agency (NCRESA) and that Better Life Church is interested in purchasing the property and building. Schneider said that the property and building are currently tax exempt so there would not be a loss of tax revenue to the City if a church was allowed at this location. Board discussed parcels currently for sale in the Industrial District. It was also stated by a board member that if the City approves this Ordinance amendment it would allow other churches, if interested, to locate in the industrial park and is that what the City wants? Clint Abbott, pastor at Better Life Church, stated that this is a good location for a church as it is close to residential homes and the school. Abbott said as a pastor he would not be interested if this property and building were further in the Industrial District. Motion by Fedell, second by Wight at 7:32 pm to close public hearing. AIF/MC

Motion by Fedell, second by Wight to recommend to Council to approve proposed amendments to Zoning Ordinance Chapter 17 "Industrial (I-1)". AIF/MC

Motion by Fedell, second by Faulkner at 7:35 am to open public hearing to discuss and take comments on proposed amendments to Zoning Ordinance Chapter 13 "Multiple Family Residential (R-3)." AIF/MC Schneider said that currently a church located at 409 Mundy Ave, located in the R-3 District, would like to donate their property and building to the Alano Club, which our current Ordinance does not allow for in the R-3 Zone. Schneider said that the proposed amendments allowing a Non-Medical Counseling or Group Counseling Center as a "Special Land Use" in the R-3 District had been discussed at the June Planning Commission meeting. Schneider said that the Alano Club currently uses a building outside of the City and that the Police Department did not have any concerns with the Alano Club being located at this location in the City. Motion by Fedell, second by Gunneson at 7:37 pm to close public hearing. AIF/MC

Motion by Fedell, second by Faulkner to recommend to Council to approve proposed amendments to Zoning Ordinance Chapter 13 "Multiple Family Residential (R-3)." AIF/MC

Schneider discussed, in detail, proposed amendments to Zoning Ordinance Chapter 5 "Signs & Billboards." Proposed amendments were displayed on the screen and also included in packets. He said that the main proposed changes are:

- Per a previous Supreme Court case, signs can no longer be regulated by content.
- Temporary signs without a permit can total up to twenty (20) square feet in area with provisions.
- Electronic signage.

No comments or concerns from Board Members. Schneider said that a public hearing will be held in August for Ordinance Amendments to Zoning Ordinance Chapter 5.

Schneider provided updates on several projects, including the Pocket Park, Highbank Apartments, the City Welcome Sign and 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 8:14 pm. AIF/MC

Secretary-Sandy Williams