

**CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES**

December 14, 2023

T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Seyferth, K. Johnson, J. Montgomery-Keast, E. Hood, J. Doyle, T. Michalski, B. Mazade, S. Blake

MEMBERS ABSENT:

MEMBERS EXCUSED: J. Seyferth, D. Keener

STAFF PRESENT: M. Franzak, S. Pulos

OTHERS PRESENT: D. Masterman

APPROVAL OF MINUTES

A motion to approve the Minutes of the Planning Commission meeting on November 16, 2023, was made by J. Montgomery-Keast, supported by E. Hood, and unanimously approved.

OLD BUSINESS

None.

NEW BUSINESS

None.

PUBLIC HEARINGS

Hearing, Case 2023-33: Request to rezone the property at 1993 Austin St from B-4, General Business to R-2, Single-Family Medium Density Residential, by Derek Masterman.

SUMMARY

1. The property is zoned B-4, General Business. However, there is an occupied residential house on the lot, which makes the building and use legally non-conforming. The parcel measures 15,360 sf (formerly three parcels) and the house measures 1,000 sf.
2. The property is located along Keating Ave between the Medindorp Industrial Center and a business corridor along Getty St.
3. The application has requested to rezone the property because he would like it to have the proper zoning for the use and he also mentioned that he wanted accurate comparables for assessments.

4. Notice was sent to everyone within 300 feet of the property. At the time of this writing, staff did not receive and comments.

PUBLIC COMMENTS

None.

CLOSE PUBLIC HEARING – MOTION

A motion to close the public hearing was made by J. Doyle, supported by J. Montgomery-Keast and unanimously approved.

MOTION

J. Montgomery-Keast moved, seconded by J. Doyle moved, that the request to rezone the property at 1993 Austin St from B-4, General Business to R-2, Single-Family Medium Density Residential be recommended to the City Commission for approval.

ROLL CALL VOTE

K. Johnson: Yes

T. Michalski: Yes

J. Montgomery-Keast: Yes

E. Hood: Yes

B. Mazade: Yes

S. Blake: Yes

J. Doyle: Yes

MOTION PASSES

Hearing, Case 2023-34: Staff initiated request to amend Section 401 of the zoning ordinance to allow multi-family residential units in previously existing commercial buildings not already converted to residential, as a special use permitted.

SUMMARY

1. Many neighborhoods, especially those in close proximity to downtown, have small commercial buildings located within residential blocks. These may be retail buildings or small mixed-use buildings, but are often times zoned for single-family residential. There is a clause in the zoning ordinance that allows certain business uses in these buildings with the issuance of a special use permit.
2. Most of these buildings were constructed when commercial businesses were more popular within neighborhoods. Residents still request for a return of these commercial businesses, but the establishment of large business corridors and internet commerce make it difficult to find success at these locations. The current housing crisis also suggests that there may better uses for these existing assets. In the recent past, the Planning Commission has allowed for additional residential units at these buildings with the issuance of a special use permit. This ordinance amendment request would codify standards to approve such requests.
3. Ultimately, staff encourages these types of buildings zoned Form Based Code, which would allow flexibility for multi-family housing and small commercial businesses as a use by right. However, if these neighborhoods are going to continue to be zoned for single

family housing, we must amend the zoning ordinance to allow for flexibility of uses at these types of buildings.

PUBLIC COMMENTS

None.

CLOSE PUBLIC HEARING – MOTION

A motion to close the public hearing was made by J. Montgomery-Keast, supported by J. Doyle and unanimously approved.

MOTION

J. Doyle moved, seconded by E. Hood moved, that the request to amend Section 401 of the zoning ordinance to allow multi-family residential units in previously existing commercial buildings not already converted to residential be recommended to the City Commission for approval as proposed.

ROLL CALL VOTE

K. Johnson: Yes

T. Michalski: Yes

J. Montgomery-Keast: Yes

E. Hood: Yes

B. Mazade: Yes

S. Blake: Yes

J. Doyle: Yes

MOTION PASSES

UPDATES ON PREVIOUS CASES

None.

OTHER

None.

ADJOURN

There being no further business, the meeting was adjourned at 4:17 pm.