

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, December 12, 2024 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of the minutes from the regular meeting of November 14, 2024.
- III. Public Hearings
 - A. Hearing, Case 2024-35: Request to rezone 1727 Beidler Street from R-1, Neighborhood Residential, to Form-Based Code, Neighborhood Edge, FBC-NE.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

**AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES
OR SUBCOMMITTEES**

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. clerk@shorelinecity.com

Planning Commission Staff Report

December 12, 2024

Hearing, Case 2024-35: Request to rezone 1727 Beidler Street from R-1, Neighborhood Residential, to Form-Based Code, Neighborhood Edge, FBC-NE.

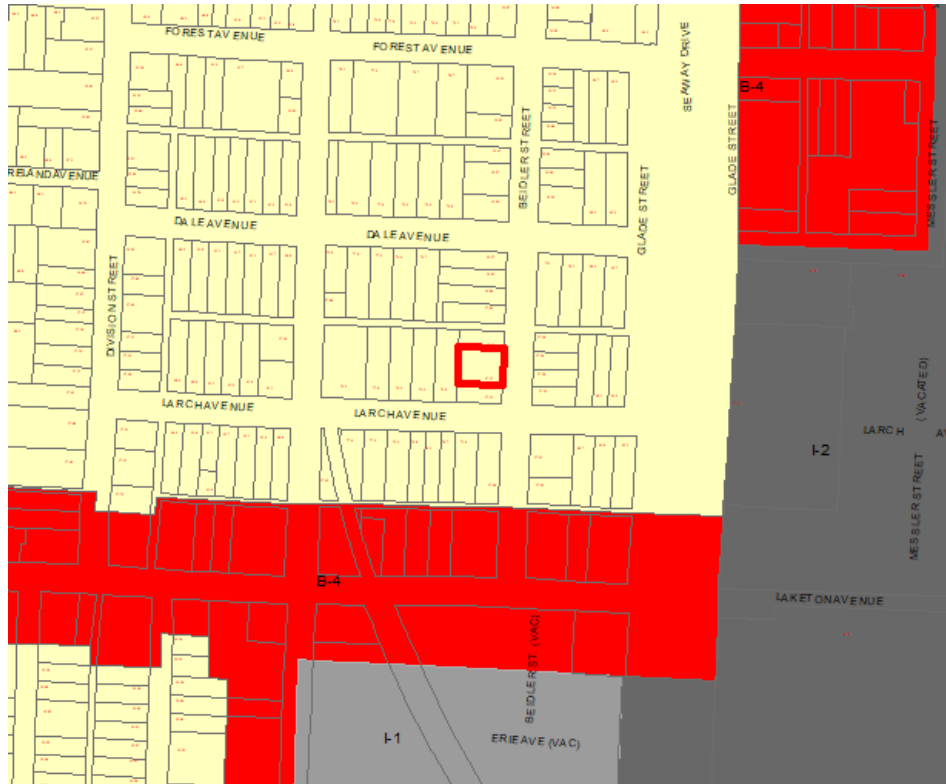
SUMMARY

1. The property measures 84' wide x 100' deep (8,400 sf).
2. The property is zoned R-1, Neighborhood Residential, but it contains a commercial structure on site. The building measures 1,472 sf and is used for storage for a construction company. The use is considered legally, non-conforming.
3. The zoning allows for legally non-conforming uses to be increased in size with a special use permit, but only up to 25% of the size of the existing building. The property is considered a double lot and has enough space for a larger addition. The applicant would like to at least double the size of the building.
4. The FBC, NE designation would allow this retail-type building to be expanded as long as it meets the setback requirements (10 feet rear/ 3 feet sides). The rezoning would also make the storage use legally conforming.
5. The property is located just north of the business district on Laketon Ave and is near other mixed-use buildings on Beidler St.
6. Please see the enclosed zoning ordinance excerpt for FBC, NE.
7. Notification was sent to every property within 300 feet of this address. At the time of this writing, staff had not received any public comments.

1727 Beidler St



Zoning Map



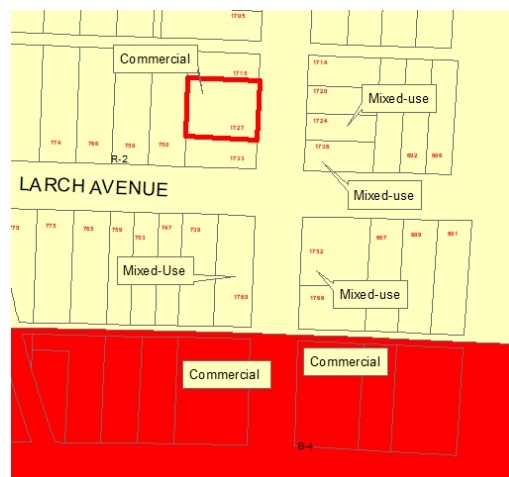
Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the rezoning request. This legally, non-conforming use is located near other legally, conforming uses just north of the main business district. These historically commercial and mixed-use buildings should be protected by a zoning designation that allows for their continued uses, while also protecting the neighborhood from unreasonable uses and expansions. Staff believes the FBC, NE designation is a great fit for this entire section of Beidler St and recommends approval of this request as well as looking into rezoning the other mixed-use buildings across the street to create a northern leg to the business district. The master plan recommends increasing neighborhood commercial options throughout the City, specifically in this identified commercial node.

Improperly Zoned Commercial Properties on Beidler between Laketon and Dale



DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to rezone 1727 Beidler Street from Neighborhood Residential to Form-Based Code, Neighborhood Edge be recommended for approval to the City Commission.