

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, December 12, 2019
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of November 14, 2019.
- III. Public Hearings
- IV. New Business
 - A. Hearing, Case 2019-27: Request to rezone the property at 190 Wood St from RM-1, Low Density Multi-Family Residential to B-4, General Business District, by SYP Leasing, LLC.
- V. Old Business
- VI. Other
 - a. Review of Chapter 5 of “Suburban Nation”
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

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, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:
Ann Meisch, City Clerk
933 Terrace Street

STAFF REPORT

December 12, 2019

Hearing, Case 2019-27: Request to rezone a portion of the property at 190 Wood St from RM-1, Low Density Multi-Family Residential to B-4, General Business District, by SYP Leasing, LLC.

SUMMARY

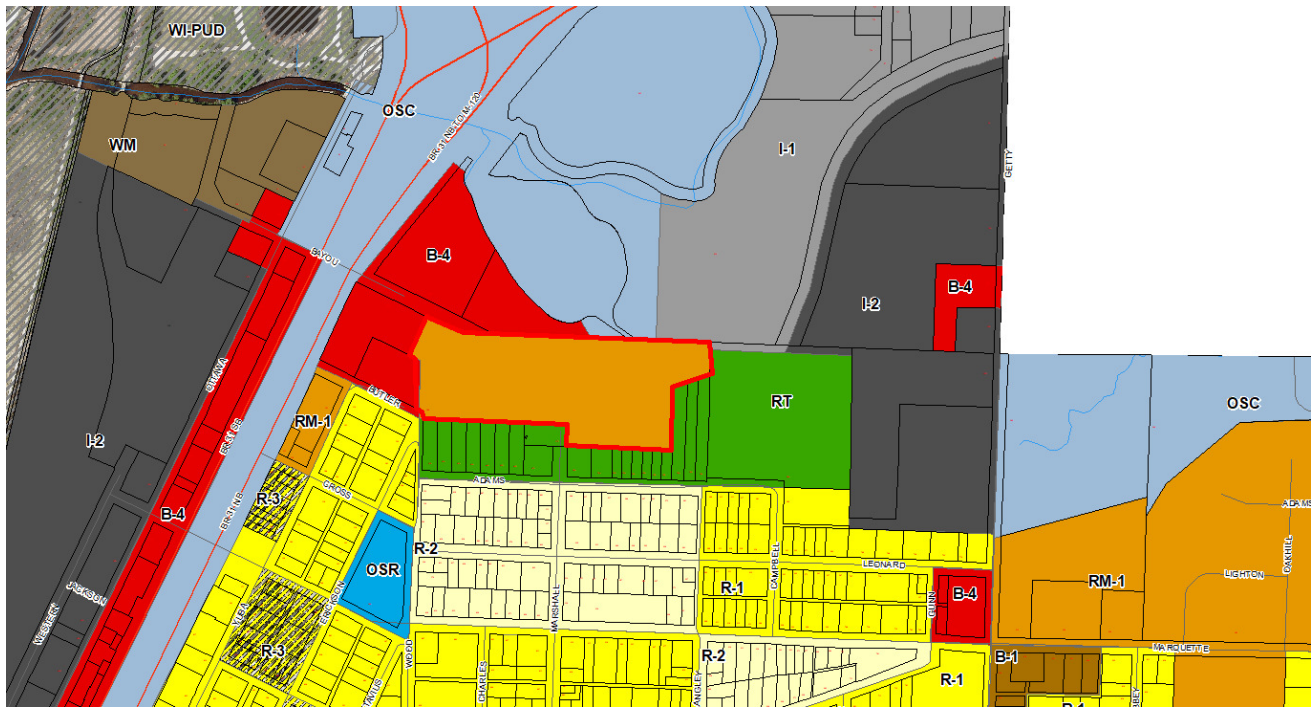
1. The property is accessible from Bayou St, which is located off the Moses Jones Parkway.
2. The parcel measures 12.5 acres and is zoned RM-1, Low Density Multi-Family Residential.
3. The property has been mostly vacant in the recent past, only being used for indoor storage with the existing buildings on site. However, one of the buildings is on the dangerous buildings list and the potential buyer would plan to demo it. He would only keep the steel frame building.
4. The potential buyer is proposing to use the remaining building for indoor storage and would also like to store a fleet of business vehicles outside. The outdoor storage of fleet vehicles in conjunction with a business is considered a change of use, so the rezoning is required.
5. The applicant is only requesting to rezone a portion of the property to B-4. Please see the map on the following pages that depicts the portion to be rezoned.
6. A portion of the property is located in the flood zone, please see the Flood Map on the following pages.
7. Please see the zoning ordinance excerpt on B-4 Zones.

190 Wood St





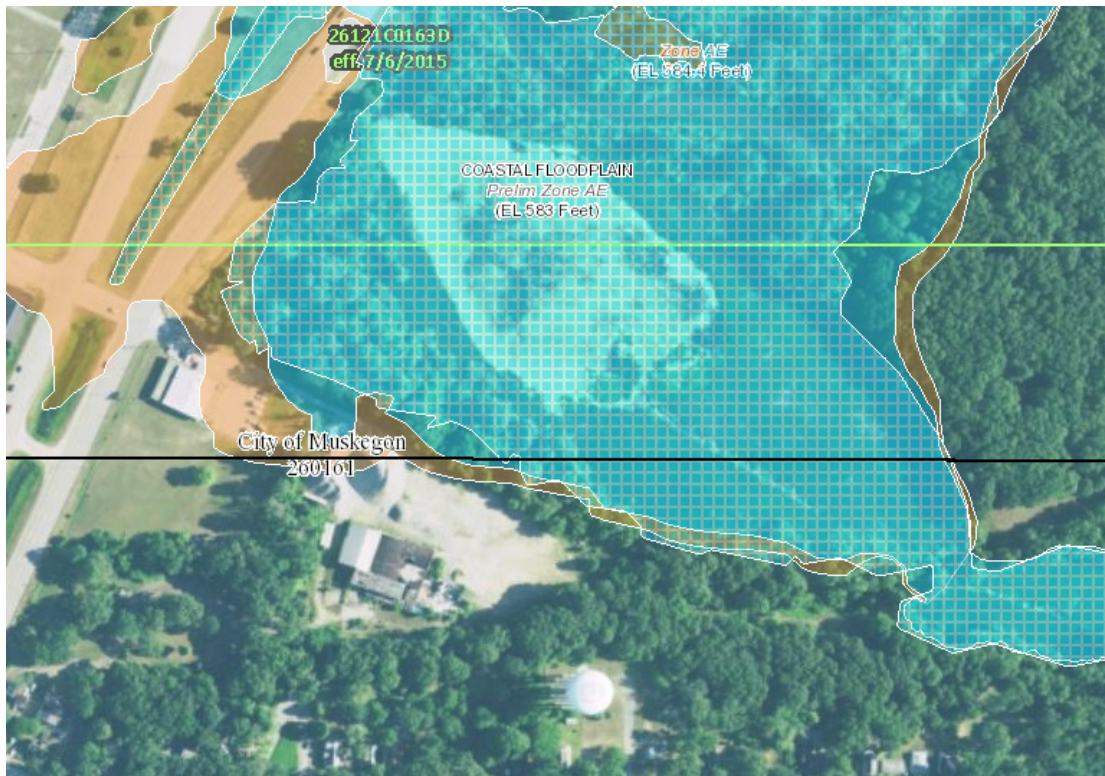
Zoning Map



Aerial View



Flood Map



Portion to be Rezoned



STAFF RECOMMENDATION

Staff recommends approval of the rezoning. The property is not very conducive to residential development. The developable footprint is severely reduced by the flood zone to the north and the steep hill to the south

DELIBERATION

Motion for consideration:

I move that the request to rezone a portion of the property at 190 Wood St from RM-1, Low Density Multi-Family Residential to B-4, General Business District be recommended to the City Commission for (approval/denial).