

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, November 14, 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 October 10, 2019.
- III. Public Hearings
- IV. New Business
 - a. Case 2019-26: Request for a site plan review for a new building at 541 Young Ave.
- V. Old Business
- VI. Other
 - a. Review of Chapter 4 of “Suburban Nation”
- VII. Adjourn

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CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

October 10, 2019

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

MEMBERS PRESENT: T. Michalski, B. Mazade, E. Hood, M. Hovey-Wright, J. Montgomery-Keast, J. Doyle, B. Larson

MEMBERS ABSENT: F. Peterson, excused; S. Gawron, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: C. Slater, Catholic Charities of West Michigan

APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Planning Commission meeting of September 12, 2019 was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

Case 2019-25: Request for a site plan review for two new buildings at 1713 7th St, by Catholic Charities of West Michigan. M. Franzak presented the staff report. The property measures 2.7 acres and was recently rezoned to B-4, General Business and MC, Medical Care (northeast corner). Park Street Storage, which was demolished in 2018, was previously located on this site; the City now owns the property. The City has been working with Catholic Charities of West Michigan (CCWM) on a land swap deal that would give this property to them in exchange for their current building at the corner of 3rd St/Houston Ave. CCWM planned to construct a new office building on the new parcel in the area zoned B-4, and a rehab center in the area zoned MC. The City would work with developers to create a mixed-use development on the corner of 3rd St/Houston Ave. The proposed office building is two stories high and has 11,300 square feet (sf) per floor. The proposed rehab center is one story and measures 4,187 sf. The landscaping plan is mostly complete; however, the zoning ordinance requires 180 sf of landscaping islands for every 5,000 sf of parking. This plan depicts over 25,000 sf of parking, but only provides about 600 sf of landscaping islands. At least 300 feet of additional landscaping islands should be incorporated into the plan. Also, at least three trees should be added to the median near Park St. All existing curb cuts that will not be used will be removed. The plan states that they will be removed and restored with top soil and seed. However, it should also state that new curbing will be installed. The zoning is listed incorrectly on the site plan; however, the buildings to meet all applicable setback requirements. The applicant is working with the Muskegon County Drain Commissioners office to obtain a stormwater permit. All approvals should be contingent upon receiving that permit. Staff recommends approval site plan, with the following conditions: 1) An addition 300 sf of landscaping islands and the required landscaping must be added; 2) Three trees must be added to the median near Park St; and 3) It must be noted on the site plan that all unused curb cuts will be reinstalled with new curbing.

M. Hovey-Wright asked if there were other tenants in the current CCWM building. C. Slater stated that there were two other tenants, but they had been notified of the move over a year ago. He discussed the CCWM organization and the plans for the new buildings. Their organization currently offered outpatient substance

abuse services, but the new facility would allow them to provide inpatient treatment. J. Doyle asked if they would still have the food pantry. C. Slater stated that he wasn't sure yet, as the new location was adjacent to the Rescue Mission who also had a food pantry. They didn't want to duplicate services and planned to coordinate with the Mission on the food pantry issue.

A motion that the site plan for the new buildings at 1713 7th St be approved with the conditions that 1) An addition 300 sf of landscaping islands and the required landscaping must be added, 2) Three trees must be added to the median near Park St; 3) It must be noted on the site plan that all unused curb cuts will be reinstalled with new curbing, and 4) that Planning Commission approval is contingent upon approval of a stormwater plan by the Drain Commissioner, was made by J. Doyle, supported by M. Hovey-Wright and unanimously approved, with T. Michalski, B. Mazade, E. Hood, M. Hovey-Wright, J. Montgomery-Keast, J. Doyle, and B. Larson voting aye.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

Review of Chapter 3 of "Suburban Nation" – L. Mikesell and board members reviewed and discussed the third chapter of the book.

There being no further business, the meeting was adjourned at 4:45 p.m.

DR

STAFF REPORT

November 14, 2019

Case 2019-26: Request for a site plan review for a new building at 541 Young Ave.

SUMMARY

1. The property measures 1.6 acres and has 266' of road frontage. It is zoned I-1, Light Industrial and is located in the Marihuana Overlay District.
2. The applicant is seeking approval for a new 12,000 sf grow facility. They plan on applying for medical marihuana grow facility application with the City, but are first seeking approval for a site plan review on the new building.
3. The building will be placed diagonally on site to work around the storm drain easement. The parking lot will be placed over the easement. The City will not be held responsible for any costs associated with maintenance on the easement.
4. The Fire Marshall has recommended denial of the application until the following items are addressed:
 - a. Emergency access around structure exceeds 150 ft code requirements for non-sprinkled buildings.
 - b. Fire Department access results in a dead end, exceeding 150 ft and must have an approved turn around.
 - c. Need more information on building type and fire hydrant locations.
5. The applicant is missing the following required items on the site plan (They may elect to place these off-site, anywhere within the Marihuana Overlay District):
 - a. Sidewalk must be installed the entire road frontage with at least 13 canopy trees planted in the terrace.
 - b. Two decorative streetlights.
 - c. There shall be at least one bench, bike rack, trash can or bus shelter located on site.
 - d. There must be a minimum of 18 canopy trees and 35 shrubs located in the front setback.
6. The applicant is working with the Muskegon County Drain Commissioners office to obtain a stormwater permit. All approvals should be contingent upon receiving the stormwater permit.
7. The address has recently been assigned is not entered into any database as of yet.

541 Young Ave



Zoning Map



Aerial View



STAFF RECOMMENDATION

Staff recommends approval of the site plan, with the following conditions:

1. The Fire Marshall approves an amended site plan that addresses the access/fire suppression requirements.
2. The Planning Director approves a revised site plan that addresses comments in number 4 above.

DELIBERATION

Motion for consideration:

I move that the request for a site plan review for a new building at 541 Young Ave be approved with the following conditions:

1. The Fire Marshall approve an amended site plan that addresses the access/fire suppression requirements.
2. The Planning Director approves a revised site plan that addresses comments in number 4 above.