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