

CITY OF MUSKEGON
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES

September 14, 2021

Chairman W. Bowman called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Witmer, W. Bowman, T. Puffer, J. Montgomery-Keast, V. Taylor, W. German (arrived at 4:09pm)

MEMBERS ABSENT: M. Ribesky

STAFF PRESENT: M. Franzak, C. Cashin

OTHERS PRESENT: C. Mattson (1812 Lakeshore Dr), B. Meyer (3561 Woodlawn Ct)

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of August 19, 2021, be approved was made by J. Montgomery-Keast, supported by J. Witmer and unanimously approved.

PUBLIC HEARINGS

Hearing Case 2021-04

Request for a variance from Section 2334 of the zoning ordinance to allow for off-premise signage at 1812 Lakeshore Drive, by Christine Mattson.

Summary

1. Section 2334.4 of the zoning ordinance prohibits off-premise signage. Businesses may not have signage on other properties, other than billboards.
2. The applicant is seeking a variance to allow the names of other businesses in Lakeside to be able to be painted on the new mural on the building at 1812 Lakeshore Dr.
3. This mural will be visible to tourists exiting the Cross Lake Ferry property.
4. Please see the responses below to page two of the application.
5. Notice was sent to properties within 300 feet of the property. At the time of this writing, staff had not received any comments.

ZBA had a short discussion. C. Mattson stated that the property owner would like to place the mural/sign on the rear of the building, facing the bike path and ferry driveway.

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

A motion that the request for a variance from Section 2334 of the zoning ordinance to allow for off-premise signage at 1812 Lakeshore Drive be approved based on the review standards in Section 2502 of the Zoning Ordinance was made by J. Montgomery-Keast, supported by W. Bowman and approved with W. Bowman, T. Puffer, J. Montgomery-Keast, W. German, V. Taylor voting aye, and J. Witmer voting nay.

Hearing Case 2021-05

Request for a variance from Section 2310 of the zoning ordinance to allow electrical lines to be buried on a steep slope at 3561 Woodlawn Court, by Bruce Meyer.

Summary

1. This property is located in a critical dune and must follow the regulations in section 2310 (critical dunes) of the zoning ordinance.
2. The critical dune ordinance prohibits (unless a variance is granted) a use on a slope within a critical dune area that has a slope steeper than a 1-foot vertical rise in a 3-foot horizontal plane.
3. The slope of the dune in this area is greater than a 1-foot vertical rise in a 3-foot horizontal plane.
4. Please see the responses below to page two of the application.
5. Notice was sent to properties within 300 feet of the property. At the time of this writing, staff had not received any comments.

ZBA had a short discussion. B. Meyer discussed the location of the buried lines and confirmed the old wires would be removed from the pole and buried.

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

A motion that the request for a variance from Section 2310 of the zoning ordinance to allow electrical lines to be buried on a steep slope at 3561 Woodlawn Court be approved based on the review standards in Section 2502 of the Zoning Ordinance was made by V. Taylor, supported by J. Montgomery-Keast and unanimously approved.

OLD BUSINESS

None

OTHER

None

ADJOURN

There being no further business, the meeting was adjourned at 4:23 p.m.