

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, August 15, 2024 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of minutes from the meeting of July 11, 2024.
- III. Public Hearings
 - A. Hearing, Case 2024-18: Request to rezone 349 W. Webster Avenue from Form-Based Code – Urban Residential (FBC-UR) to Form-Based Code – Neighborhood Core (FBC-NC), by Reset Ventures.
 - B. Hearing, Case 2024-19: Request for a special use permit to allow for two residential units and two commercial units at 309 Jackson Avenue, by A & R World Industries.
 - C. Hearing, Case 2024-20: Request to rezone 1700 Oak Avenue from Medical Care (MC), to Low-Density Multiple Family Residential (RM-1), by Krimson Development, LLC.
- IV. New Business
 - A. Case 2024-21: Request for a site plan review for a multi-family residential development at 1700 Oak Ave (contingent upon the successful rezoning of the property), by Krimson Development, LLC.
 - B. Case 2024-22: Request for a site plan review for a new commercial building at 2055 & 2081 Marquette Ave, by Midwest V, LLC.
- V. Old Business
- VI. Other
- VII. Adjourn

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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

Staff Report
August 15, 2024

Hearing, Case 2024-18: Request to rezone 349 W. Webster Avenue from Form-Based Code – Urban Residential (FBC-UR) to Form-Based Code – Neighborhood Core (FBC-NC), by Reset Ventures.

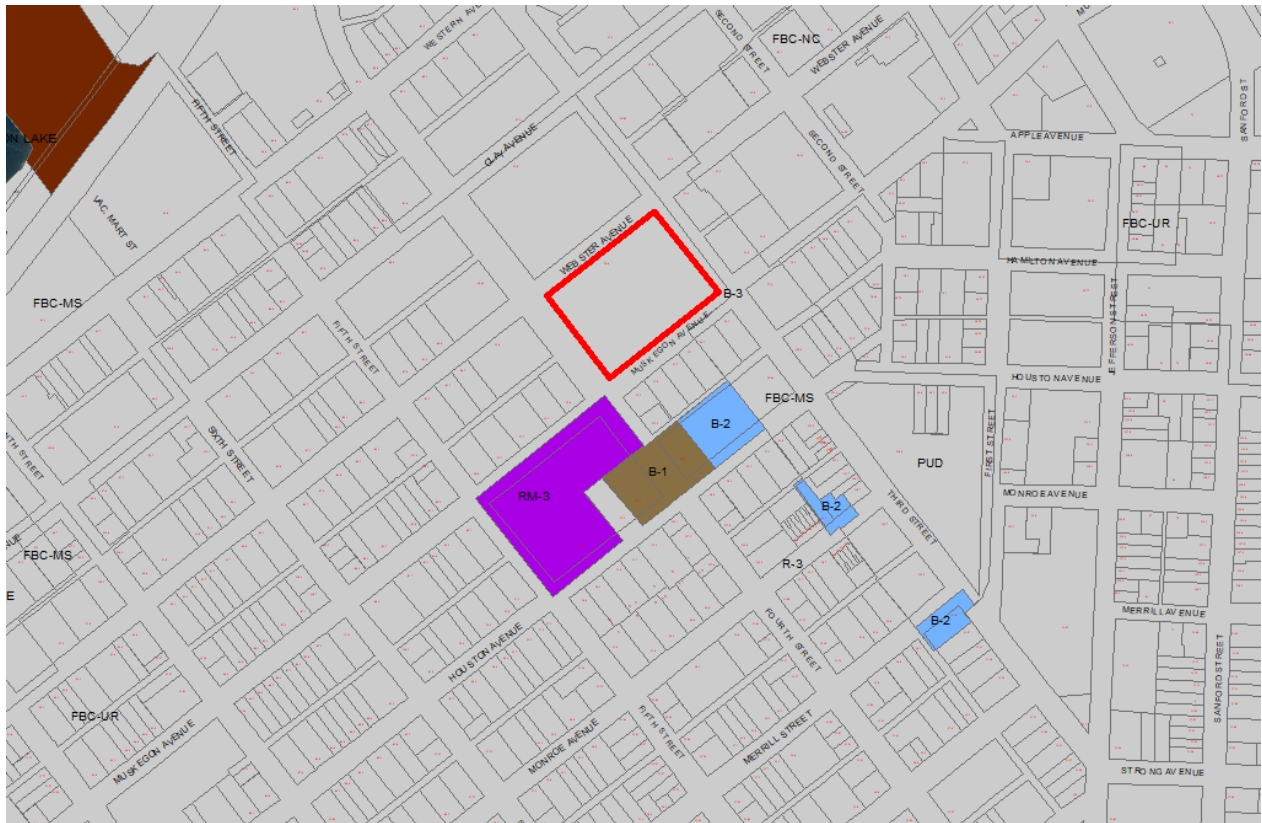
SUMMARY

1. The property is currently zoned Form Based Code, Urban Residential.
2. This property is the former location of the Muskegon Public Schools Administration building. It has been privately owned since 2021.
3. The applicant is requesting a rezoning to allow the building to be converted into a hotel, with retail and other mixed-uses.
4. Please see the enclosed zoning ordinance excerpt for Form Based Core, Neighborhood Core.
5. Notice was sent to all properties within 300 feet, at the time of this writing staff has not received any comments.

349 W Webster Ave



Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the rezoning. The FBC, NC designation allows hotels in mixed-use buildings. It also limits buildings to five stories, which would match the scale of the buildings that currently surround Hackley Park.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to rezone 349 W. Webster Avenue from Form-Based Code, Urban Residential to Form-Based Code, Neighborhood Core, be recommended to the City Commission for approval.

Hearing, Case 2024-19: Request for a special use permit to allow four residential units and one commercial unit at 309 Jackson Avenue, by A & R World Industries.

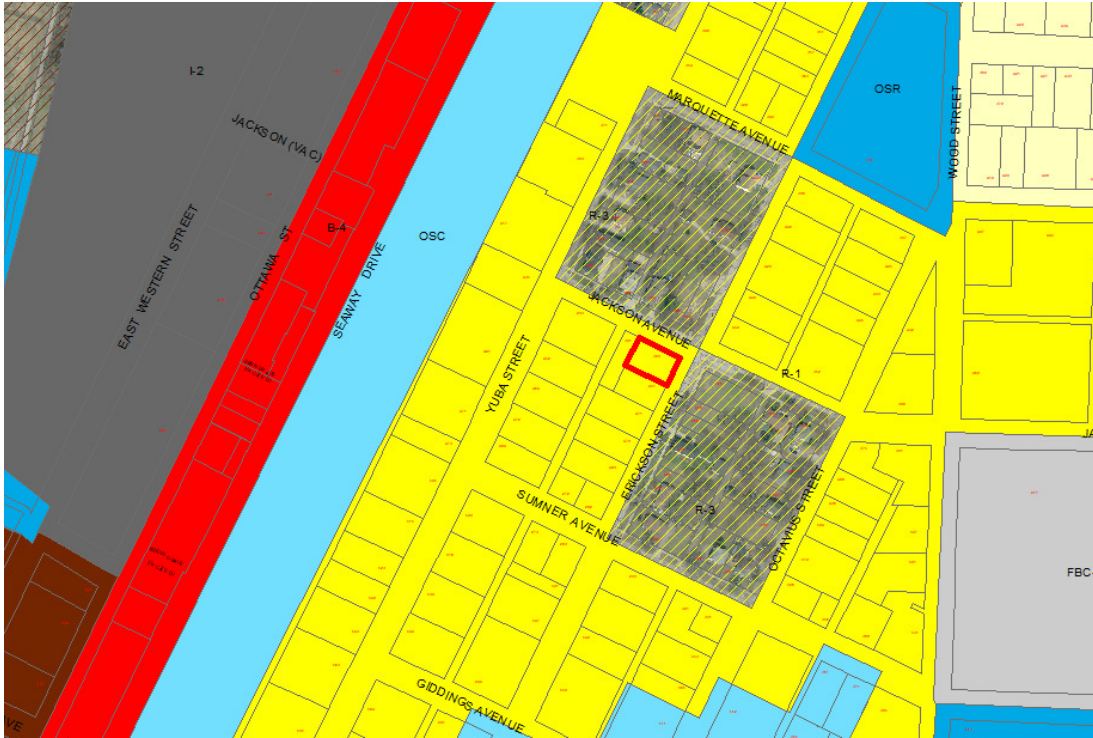
SUMMARY

1. The property is zoned R-1, Low-Density Single-Family Residential. The building has been vacant for many years, with various commercial uses being the last know use.
2. The owner of a previously existing commercial building, not already converted to residential may apply for a special use permit for certain neighborhood-friendly uses. Please see the enclosed “Single-Family Districts” document.
3. The applicant is requesting permission for four apartments and one retail suite. Please see the enclosed site plan/floor plan.
4. There are six parallel parking spaces located in the terrace in front of the building and a significant amount of available street parking spaces in the general vicinity of the property.
5. While not a formally-recognized historic site, the building is considered historically significant within the neighborhood and is known as the Freddy Townsend Center.
6. Notice was sent to all properties within 300 feet, at the time of this writing staff has not received any comments.

309 Jackson Ave



Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the special use permit.

The Master Plan calls for protecting the remaining historic sites in the Jackson Hill neighborhood and mentions the Freddy Townsend Center specifically. Please see “Project 3” listed in the Jackson Hill neighborhood section of the Master Plan [here](#).

DELIBERATION

The following proposed motion is offered for consideration:

I move that request for a special use permit to allow four residential units and one commercial unit at 309 Jackson Avenue be approved.

Hearing, Case 2024-20: Request to rezone 1700 Oak Avenue from Medical Care (MC), to Low-Density Multiple Family Residential (RM-1), by Krimson Development, LLC.

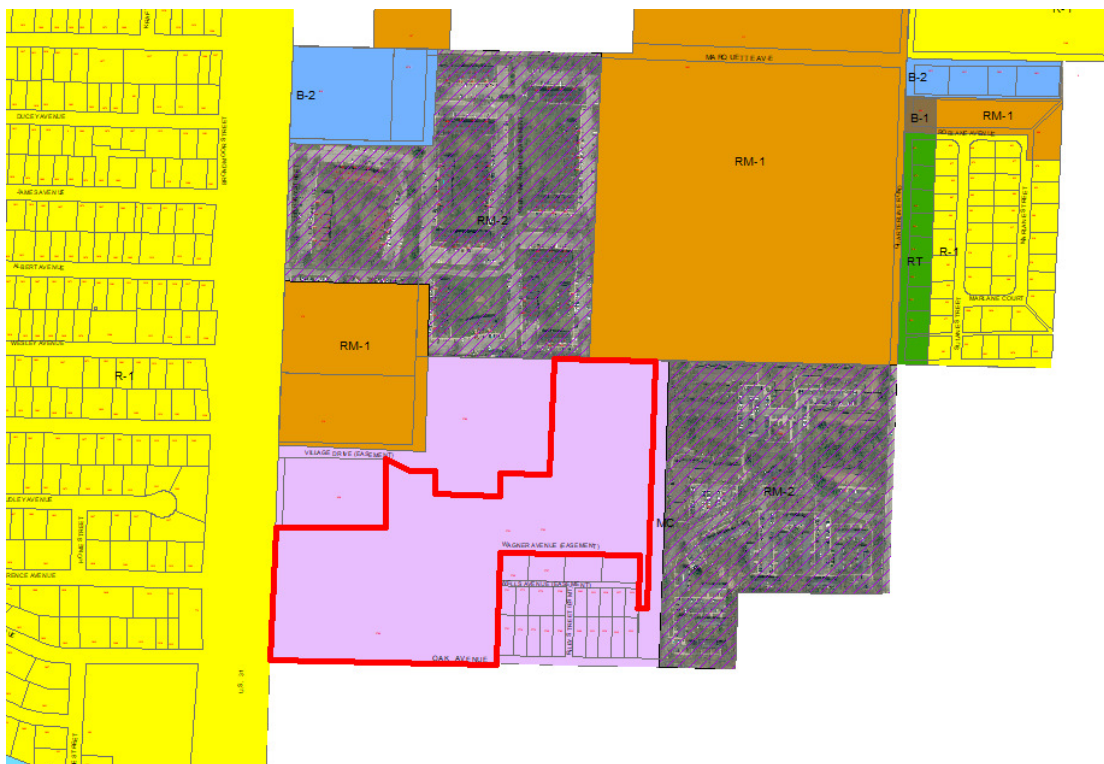
SUMMARY

1. The property is the site of the former Muskegon General Hospital and is still zoned MC, Medical Care. The site measures just under 26 acres.
2. The applicant is seeking a rezoning to RM-1, Low-Density Multi-Family Residential to allow for a 144-unit “work force” apartment development. The plans include the demolition of the existing hospital buildings. The applicant would utilize about 14 acres of the 26 acre site.
3. Notice was sent to all properties within 300 feet of the subject property. At the time of this writing, staff had not received any comments from the public.

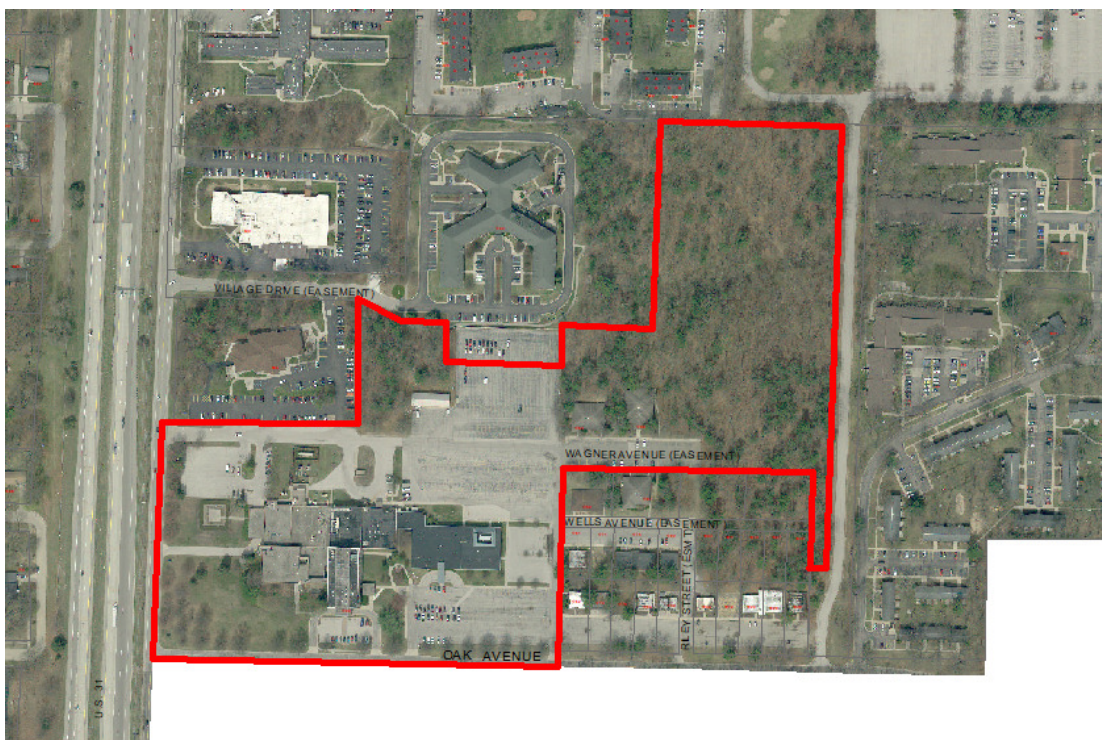
Former General Hospital Building on Site



Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the rezoning. The size of the development fits with the density requirements of the zoning district and the development will help address the critical housing shortage.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to rezone 1700 Oak Avenue from MC, Medical Care to RM-1, Low-Density Multiple Family Residential be recommended to the City Commission for approval

Case 2024-21: Request for a site plan review for a multi-family residential development at 1700 Oak Ave (contingent upon the successful rezoning of the property), by Krimson Development, LLC.

SUMMARY

1. This site plan review is contingent upon the successful rezoning of the property to RM-1.
2. The applicant is proposing to utilize about 14 acres of the 26-acre site to develop a 144-unit apartment complex for “work force” housing.
3. The development would include seven apartment complexes that measure three stories each, an office building, playground, dog park and an existing maintenance building.
4. There is a total of 245 parking spaces, which is adequate for this type of development.
5. The applicant is proposing to keep most of the mature trees that front Harvey St and Oak Ave. Additional trees will be planted throughout the development that satisfy the landscaping requirements, including parking lot landscaping.
6. There appears to be a question of how wide the ingress/egress easement is off of Oak Ave. This has led to some confusion on how the extra pavement will be developed on the east side of the development. The applicant is currently looking into the situation and should be able to answer any questions during the meeting.
7. A stormwater permit must be obtained from the Engineering Department.
8. Please see the enclosed site plan and elevation drawings.
9. Please see the enclosed zoning ordinance excerpt for RM-1 districts.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning as long as the issue regarding the size of the easement is resolved. There should be no stiped parking spaces on the west side of the easement.

The size of the development fits with the density requirements of the zoning district and the development will help address the critical housing shortage.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request for site plan approval at 1700 Oak Ave be approved with the following conditions:

1. A stormwater permit is obtained from the Engineering Dept.

Case 2024-22: Request for a site plan review for a new commercial building at 2055 & 2081 Marquette Ave, by Midwest V, LLC.

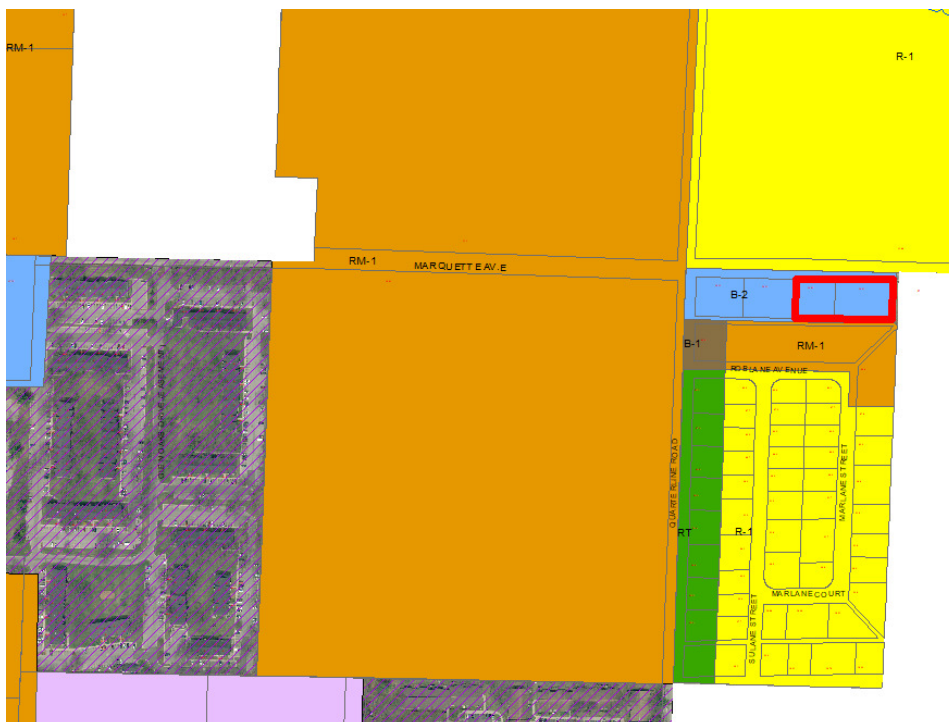
SUMMARY

1. The properties are zoned B-2, Convenience & Comparison Business. Together, they measure just under one acre in size.
2. The applicant is requesting site plan approval for a new 10,640 sf retail building (Dollar General).
3. There are 30 parking spaces proposed, which is adequate for this type of development. The applicant worked closely with staff for the appropriate placement of the parking lot on site.
4. Deliveries will access the site from Marquette Ave and will egress from the existing alley to the east.
5. The building is setback 15 feet from the front property line, helping to create a walkable development.
6. Please see the enclosed site plan.
7. A stormwater permit is required from the Engineering Dept.

2055/2081 Marquette Ave



Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the site plan, contingent upon the issuance of a stormwater permit from the Engineering Dept.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request for site plan approval for a new commercial building at 2055 & 2081 Marquette Ave be approved with the following conditions:

1. A stormwater permit is obtained from the Engineering Dept.