

**CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES**

August 15, 2024

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

MEMBERS PRESENT:	J. Seyferth, K. Johnson, S. Gawron, L. Willett-LeRoi, B. Mazade, J. Montgomery-Keast, D. Keener, L. Simmons II, and S. Blake
MEMBERS ABSENT:	None
MEMBERS EXCUSED:	None
STAFF PRESENT:	M. Franzak, S. Romine
OTHERS PRESENT:	None

APPROVAL OF MINUTES

A motion to approve the Minutes of the Planning Commission meeting on July 11, 2024, was made by J. Montgomery-Keast, supported by D. Keener, and unanimously approved.

PUBLIC HEARINGS

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.

PUBLIC COMMENTS

None

CLOSE PUBLIC HEARING – MOTION

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

MOTION

J. Montgomery-Keast moved, seconded by D. Keener, 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.

ROLL CALL VOTE

K. Johnson: Yes	S. Gawron: Yes	D. Keener: Yes
L. Willett-LeRoi: Yes	J. Seyferth: Yes	
S. Blake: Yes	B. Mazade: Yes	
L. Simmons II: Yes	J. Montgomery-Keast: Yes	

MOTION PASSES

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 known 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.

PUBLIC COMMENTS

D. Chapman, Jackson Hill Neighborhood: Is against the project and is concerned with traffic issues, and parking, and does not like all of the houses being built in the Jackson Hill neighborhood.

S. Vandrunen, 280 Jackson Ave: Spoke about parking/traffic concerns if this project were to move forward.

CLOSE PUBLIC HEARING – MOTION

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

MOTION

D. Keener moved, seconded by J. Montgomery-Keast, that the request for a special use permit to allow four residential units and one commercial unit at 309 Jackson Avenue be approved.

ROLL CALL VOTE

K. Johnson: Yes	S. Gawron: Yes	D. Keener: Yes
L. Willett-LeRoi: Yes	J. Seyferth: Yes	
S. Blake: Yes	B. Mazade: Yes	
L. Simmons II: Yes	J. Montgomery-Keast: Yes	

MOTION PASSES

L. Willett-LeRoi moved, seconded by J. Montgomery-Keast, to amend the motion to include that no alcohol sales will be allowed as a condition of the special use permit at 309 Jackson Avenue.

ROLL CALL VOTE

K. Johnson: Yes	S. Gawron: Yes	D. Keener: Yes
L. Willett-LeRoi: Yes	J. Seyferth: Yes	
S. Blake: Yes	B. Mazade: Yes	
L. Simmons II: Yes	J. Montgomery-Keast: Yes	

MOTION PASSES

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.

PUBLIC COMMENTS

B. Hansen, 1685 Oak Avenue: Had questions about what workforce housing is, whether sidewalks will be added, and if there could be speed limit signs added on Harvey Street.

CLOSE PUBLIC HEARING – MOTION

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

MOTION

J. Montgomery-Keast moved, seconded by S. Gawron, 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.

ROLL CALL VOTE

K. Johnson: Yes	S. Gawron: Yes	D. Keener: Yes
L. Willett-LeRoi: Yes	J. Seyferth: Yes	
S. Blake: Yes	B. Mazade: Yes	
L. Simmons II: Yes	J. Montgomery-Keast: Yes	

MOTION PASSES

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, a 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.

MOTION

K. Johnson moved, seconded by D. Keener, 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.
2. Sidewalks are added along the boundary on Oak Avenue and Harvey Street, with pedestrian access connections to internal sidewalks.

ROLL CALL VOTE

K. Johnson: Yes	S. Gawron: Yes	D. Keener: Yes
L. Willett-LeRoi: Yes	J. Seyferth: Yes	
S. Blake: Yes	B. Mazade: Yes	
L. Simmons II: Yes	J. Montgomery-Keast: Yes	

MOTION PASSES

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.

MOTION

D. Keener moved, seconded by J. Seyferth, 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.

ROLL CALL VOTE

K. Johnson: Yes	S. Gawron: Yes	D. Keener: Yes
L. Willett-LeRoi: Yes	J. Seyferth: Yes	
S. Blake: Yes	B. Mazade: Yes	
L. Simmons II: Yes	J. Montgomery-Keast: Yes	

MOTION PASSES

OLD BUSINESS

None.

ADJOURN

There being no further business, the meeting was adjourned at 5:35 pm.