

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, August 15, 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 June 13, 2019.
- III. Public Hearings
 - a. Hearing, Case 2019-21: Staff-initiated request to amend section 2310 (critical dunes) of the zoning ordinance.
- IV. New Business
 - a. Case 2019-22: Request for site plan review for a new boat storage building at 550 Ottawa St.
- V. Old Business
- VI. Other
 - a. Review of Chapter 1 of “Suburban Nation”
- VII. Adjourn

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CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

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, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk
933 Terrace Street

STAFF REPORT

August 15, 2019

Hearing, Case 2019-21: Staff initiated request to amend section 2310 (critical dunes) of the zoning ordinance.

SUMMARY

1. The Michigan Department of Environment, Great Lakes & Energy (EGLE) had requested two final amendments to our local critical dune ordinance before they will grant us approval.
2. The Site Plan Review requirements were previously moved to the Application Requirements sections. Those requirements have been moved back to their original location as a separate number.
3. Also, language was added to the Site Plan Review section that states “the permit shall be approved unless the use will significantly damage the public interest on the privately owned land, or, if the land is publicly owned, the public interest in the publicly owned land, by significant and unreasonable depletion or degradation of any of the following: the diversity, quality or functions of the critical dune areas within the local unit of government.”
4. Please see the enclosed critical dune ordinance with proposed amendments included.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance amendments

DELIBERATION

Motion for consideration:

I move that the request to amend section 2310 (critical dunes) of the zoning ordinance be recommended to the City Commission for (approval/denial).

Case 2019-22: Request for a site plan review for a new boat storage building at 550 Ottawa St.

SUMMARY

1. The property measures 0.68 acres and is zoned B-4, General Business.
2. The parcel is currently vacant and the applicant is requesting to build an 11,900 sf boat storage building.
3. The project is currently under review for a stormwater permit from the Muskegon County Drain Commissioners office. Any approval by this board should be contingent upon the issuance of the stormwater permit from the County.
4. Another fire hydrant is required to be located on site.
5. Crushed concrete is not allowed in the City, unless the businesses uses large equipment that will crack concrete. Boat storage does not require this large of equipment, as all marinas in the City have concrete or asphalt. The driveway material that is approved must meet a weight limit of at least 75,000 lbs for fire apparatus.
6. Any outdoor boat storage must be screened with a privacy fence from the street.
7. The existing curb cuts located in front of the new building must be closed and re-curbed. The plan only shows that they will be removed and replaced with grass.
8. The landscaping requirements call for one canopy tree for every 30 linear feet of a new building. At least five canopy trees should be planted in the right-of-way, in addition to the landscaping shown.

Aerial View



Zoning Map



STAFF RECOMMENDATION

Staff recommends approval of the site plan with the following amendments:

1. A fire hydrant is located on site.
2. The new driveways are either concrete or asphalt and must meet a 75,000 weight limit.
3. Any outdoor boat storage must be screened with a privacy fence from the street.
4. The existing curb cuts located in front of the new building must be closed and re-curbed
5. Five new canopy trees must be planted between the sidewalk and street.
6. A stormwater permit must be obtained from the County.

DELIBERATION

Motion for consideration:

I move that the site plan for a new boat storage building at 550 Ottawa St be approved with the following amendments, to be approved by staff:

1. A new fire hydrant is located on site.
2. The new driveways are either concrete or asphalt and must meet a 75,000 weight limit.
3. Any outdoor boat storage must be screened with a privacy fence from the street.
4. The existing curb cuts located in front of the new building must be closed and re-curbed
5. Five new canopy trees must be planted between the sidewalk and street.
6. A stormwater permit must be obtained from the County.