

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

July 13, 2023

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

MEMBERS PRESENT: J. Seyferth, J. Montgomery-Keast, L. Spataro, J. Doyle, T. Michalski,
E. Hood

MEMBERS ABSENT: D. Keener

MEMBERS EXCUSED: K. Johnson, B. Mazade

STAFF PRESENT: M. Franzak, S. Pulos, J. Pesch

OTHERS PRESENT: None

APPROVAL OF MINUTES

A motion to approve the Minutes of the Regular Planning Commission meeting on June 15, 2023 was made by J. Montgomery-Keast, supported by J. Doyle, and unanimously approved.

OLD BUSINESS

None.

PUBLIC HEARINGS

Hearing, Case 2023-15:

Staff initiated request to amend Section 2333 of the zoning ordinance to modify the requirements on fencing.

SUMMARY

1. Staff is proposing certain modifications to Section 2333 (Landscaping, Fencing, Walls, Screens and Lighting) of the zoning ordinance.
2. The amendments clarify which types of fencing are allowed. Vinyl is typically an acceptable type of stockade fence. Picket, split-rail, and wrought iron are also acceptable types of open fencing that is typically allowed. Specifically identifying these types of allowed fences will assist staff with enforcement on home-made fencing.

3. Staff has proposed to prohibit metal slats and screening tarps that can be incorporated into chain link or other types of fencing. These measures rarely assist in screening and usually become a blight.

CLOSE PUBLIC HEARING – MOTION

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

MOTION

L. Spataro moved, seconded by J. Doyle, that the request to amend Section 2333 of the zoning ordinance to modify the requirements on fencing be recommended to the City Commission for approval as proposed.

ROLL CALL VOTE

J. Seyferth: Yes

T. Michalski: Yes

J. Montgomery-Keast: Yes

J. Doyle: Yes

L. Spataro: Yes

E. Hood: Yes

MOTION PASSES

Hearing, Case 2023-16:

Staff initiated request to amend Section 2319 of the zoning ordinance to modify the residential design criteria.

SUMMARY

1. Staff is proposing certain modifications to Section 2319 (Residential Design Criteria) of the zoning ordinance. Some changes are minor and are just for clarification.
2. Many of the requirements that are proposed for removal are for redundancy because they are already covered by the building codes. Building codes can also be amended so this will ensure we are following the most recent codes.
3. Some changes were made to clarify between a building unit and the actual building.
4. Staff has proposed the elimination of the 15% storage space requirement. Recent amendments to this section included the requirement for either a garage or shed for every property, so storage should not be an issue. There are also existing codes that prohibit outdoor storage. Storage needs vary by family and requiring more storage than needed can add additional costs to housing.

5. The ordinance currently requires that lots that are at least 35 feet wide have a house that is at least 24 feet wide and lots that are under 35 feet wide must have a house that is at least 20 feet wide. Many city lots are 33 feet wide and staff has seen many challenges when working with developers on developing houses that can fit on these lots. With setback requirements, fire protection requirements and driveway placement, it can be very difficult to properly fit everything on the lot. Staff is proposing to eliminate the minimum width for houses on all lots under 40 feet wide. It should also be noted that many of the 33-foot wide lots are very deep. Elimination of this requirement would allow more flexibility with how houses can be positioned on these narrow lots.

CLOSE PUBLIC HEARING – MOTION

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

MOTION

J. Doyle moved, seconded by J. Montgomery-Keast, that the request to amend Section 2333 of the zoning ordinance to modify the requirements on fencing be recommended to the City Commission for approval as proposed.

ROLL CALL VOTE

J. Seyferth: Yes

T. Michalski: Yes

J. Montgomery-Keast: Yes

J. Doyle: Yes

L. Spataro: Yes

E. Hood: Yes

MOTION PASSES

UPDATES ON PREVIOUS CASES

Minor amendment to the Adelaide Point PUD was approved by the City Commission.

OTHER

None.

ADJOURN

There being no further business, the meeting was adjourned at 4:18 pm.