

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING

DATE OF MEETING: Tuesday, July 11, 2023 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Old Business
- III. Public Hearings
- IV. New Business
 - A. Case 2023-17: Request to amend the Planned Unit Development at Adelaide Point (1148 and 1204 W Western Ave), by Adelaide Point QOZ.
- V. Other
 - A. Update on previous cases
- VI. Adjourn

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Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. clerk@shorelinecity.com

STAFF REPORT

July 11, 2023

Case 2023-17: Request to amend the Planned Unit Development at Adelaide Point (1148 and 1204 W Western Ave), by Adelaide Point QOZB.

SUMMARY

1. The applicant is seeking approval for the following amendments to the PUD:
 - Removal of one of the condominium/retail buildings. This will eliminate 55 residential units from the plan.
 - Changing the other condominium/retail buildings to a hotel. This will eliminate another 55 residential units from the plan, but will add 125 hotel rooms.
 - Repositioning of a condominium building (noted as R1 on new plans).
 - Slight modification of Adelaide Circle.
2. Please see the attached copies of the “Proposed AP Site Plan” and the “Current AP Site Plan (approved February 2023).”
3. The original PUD was approved in September 2021. It was amended in June 2022 and again in February 2023.
4. Incidental or minor changes may be approved by the Planning Commission if the proposed modifications do not alter the basic design or land uses of the plan. If the Planning Commission determines that the proposed modifications are significant or major, a public notice and public hearing in accordance with Section 2332 must be conducted prior to approval or denial.

STAFF RECOMMENDATION

Staff recommends approval of the amendments. Staff considers these changes minor as they are creating less density and the changes to the street do not alter the basic design of the plan. In addition, all publicly accessible places and amenities will remain unchanged.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to amend the Planned Unit Development at Adelaide Point (1148 and 1204 W Western Ave) be approved as presented.