

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

JUNE 29, 2022

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

MEMBERS PRESENT: B. Mazade, L. Mikesell, K. Johnson, J. Doyle, J. Montgomery-Keast
MEMBERS ABSENT: E. Hood, T. Michalski, L. Spataro, D. Keener
STAFF PRESENT: M. Franzak, S. Pulos
OTHERS PRESENT: Debbie Null, MPS

APPROVAL OF MINUTES

None.

PUBLIC HEARINGS

Hearing, Case 2022-18:

Request for special use permit to operate a pregnancy services office at 1275 Peck St.

SUMMARY

1. The property is zoned RM-1, Low Density Multifamily Housing. Most of the allowed principal uses by right include housing and home offices.
2. Offices for physicians, dentists, architects, attorneys, etc. are allowed with the issuance of a special use permit.
3. This building has been historically used for insurance offices, however, there is no special use permit on file. These businesses were considered legally non-conforming.
4. The applicant states that this office would be used for pregnancy testing, ultrasounds and STD testing and treatment for low income women. From a zoning standpoint, these services do not differ significantly from any other type of office use and staff does not interpret this request as needing to be located in a medical district. The issuance of a special use permit would allow this business to be considered a legal conforming use.
5. The lot measures about 13,000 sf and the building on site measures 3,540 sf. There is adequate parking on site for office uses.
6. Notice was sent to everyone in a 300-foot radius of this property. At the time of this writing, staff had not received any comments from the public.

STAFF RECOMMENDATION

Staff recommends approval of the special use permit.

PUBLIC COMMENTS

1. Debbie Null, 605 Lakeshore Blvd, Norton Shores: identified herself as the Executive Director of Muskegon Pregnancy Services (MPS), for 38 years, stated that MPS was 3 doors down for 20 years (1994-2014), and the area was known as “Medical Mile” and that are many medical facilities in the near proximity. She passed out a packet to the Planning Commissioners that outlined the mission, operating staff, services, and history of MPS. The packet contained a list of nearby medical facilities and two letters of support from Hope Network and Catholic Charities of West Michigan.
2. Alicia Wiggins, 1319 Peck St, Muskegon: she stated that she is in support of MPS being located at 1275 Peck. She said that they have been good neighbors, they have taken good care of the property since owning, and that the precedence set by previous use as a medical office should be considered.
3. Lynn Kamps, MPS board member, is in support of approving the special use permit.

CLOSE PUBLIC HEARING – MOTION

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

MOTION

Motion by L. Mikesell and supported by K. Johnson:

I move that the request for special use permit to operate a pregnancy services office at 1275 Peck St be approved.

ROLL CALL VOTE

B. Mazade: Yes

L. Mikesell: Yes

K. Johnson: Yes

J. Doyle: Yes

J. Montgomery-Keast: Yes

MOTION PASSES

OLD BUSINESS

None

OTHER

None

ADJOURN

There being no further business, the meeting was adjourned at 4:16 pm.