

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, June 18, 2020
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Zoom/ City of Muskegon Government Facebook Page

AGENDA

- I. Roll Call
- II. Approval of Minutes from the special meeting of June 11, 2020.
- III. Public Hearings
 - A. Hearing, Case 2020-11: Request to amend the Planned Unit Development at 1875 Waterworks Rd; 1490 Edgewater St; and 3400, 3460, 3474 Wilcox Ave, by Damfino Development, LLC.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE
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

June 18, 2020

Hearing, Case 2020-11: Request to amend the Planned Unit Development at 1875 Waterworks Rd; 1490 Edgewater St; and 3400, 3460, 3474 Wilcox Ave, by Damfino Development, LLC.

SUMMARY

1. The Docks PUD was approved by the City Commission on June 25, 2019.
2. The proposed changes in this plan are:
 - The elimination of the boardwalk and platform in Muskegon Lake.
 - The beach will be removed and be replaced with a buildable lot.
 - Lot #70 (Now #71) is increased in size.
 - A new beach would be placed where lots 114-116 were previously located.
 - The south wall of the channel is being moved with a reduction in width from 140' to 120'. .
3. No parking spaces are proposed for the beach, nor were any proposed for the beach in the plan that was already approved. Street parking is currently not allowed on Edgewater St.
4. Please see the enclosed PUD plan.

STAFF RECOMMENDATION

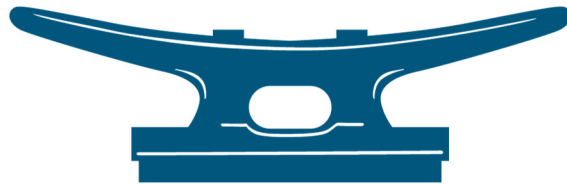
Staff recommends approval of the PUD. The amended plan reduces the density and increases the open space.

DELIBERATION

Motion for consideration:

I move that the request to amend the Planned Unit Development at 1875 Waterworks Rd; 1490 Edgewater St; and 3400, 3460, 3474 Wilcox Ave be recommended to the City Commission for (approval/denial).

THE DOCKS



MUSKEGON, MICHIGAN

Planned unit Development

Application for Amendment to PUD

May 21, 2020

Table of Contents

The Docks Development

- Executive Summary
- Amendment to PUD
- Impact on Density and Open Space Requirements

EXHIBITS

- A. Identification of changes to the approved PUD plan
- B. Revised site plan

Executive Summary

This is a request for a minor change to the Planned Unit Development (PUD) for The Docks that was approved by the City Commission on June 25, 2019. Damfino Development, LLC is requesting to relocate the beach amenity from the north side of the proposed channel to the south side of the channel, increasing size and accessibility to neighboring residents. This change will result in an increase in open space and a decrease in residential units.

Amendment to PUD

The locations of the items in the following list are identified on EXHIBIT A.

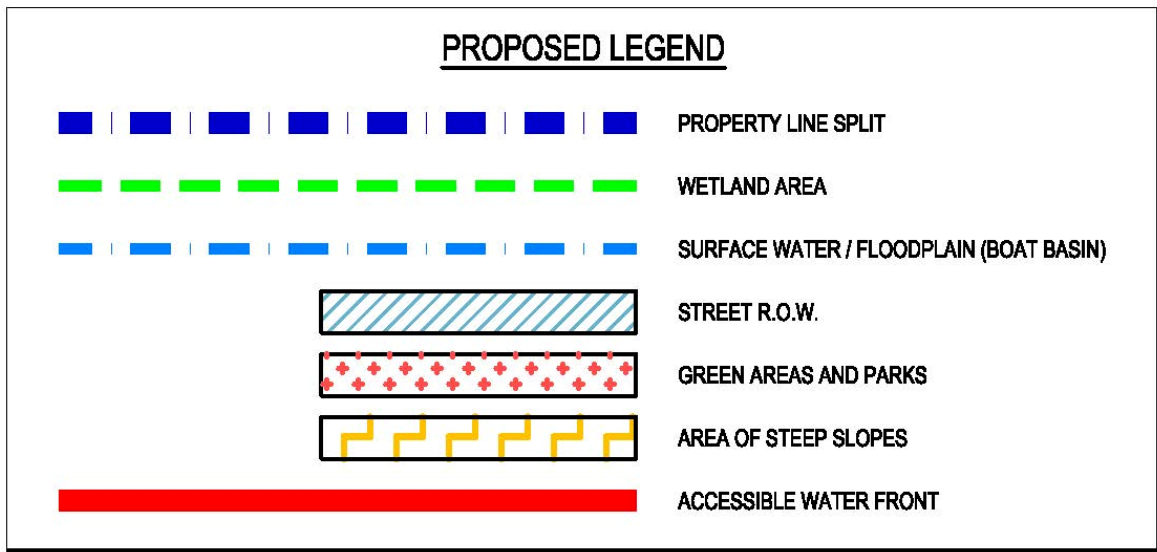
- A. The proposed boardwalk and platform in Muskegon Lake will be eliminated from the plan. A permit application with the United States Army Corps of Engineers will include a request to remove all remnants of the old sand load out conveyor.
- B. The beach/open space will be removed from the plan and replaced with a buildable lot, new #66. All lot numbers above 65 have been renumbered.
- C. Lot #70 (now #71) is increased in size.
- D. Lots 114 – 116 are removed from the plan and a beach will be created in this area. A permit application with the United States Army Corps of Engineers will include a request to remove the rip rap from the shoreline except as needed to protect the willow tree and the relocated cul-de-sac.
- E. The south wall of the channel is being moved with a consequent reduction in width from 140' to 120'.

EXHIBIT B is a revised site plan reflecting the above changes.

Impact on Density and Open Space Requirements

On the following page are the calculation of the density, open space and waterfront access requirements of the zoning ordinance.

Below is the legend for the drawing.



DATE: May 21, 2020

POST DEVELOPMENT DENSITY CALCULATION

	TOTALS	NOTES
UNDEVELOPABLE AREAS		
Wetland Area	3.63 Acres	Provided Wetland Area
Surface Water/Floodplain	12.18 Acres	Boat Basin
Street R.O.W	11.85 Acres	
Area of Storm Ponds	1.50 Acres	
Area of Steep Slopes	9.52 Acres	Includes CDA and Banks above wetland
TOTAL UNDEVELOPABLE AREAS	38.68 Acres	
OVERALL AREA OF PROPERTY	76.68 Acres	This is the proposed PUD Boundary.
NET DEVELOPABLE AREA	38.00 Acres	
ALLOWED NO. OF DWELLING UNITS =	275	NET DEVELOPABLE AREA / MINIMUM LOT SIZE
NET DENSITY	7.2 units per acre	MINIMUM LOT SIZE = 6,000 SFT FOR R-1

OPEN SPACE CALCULATION

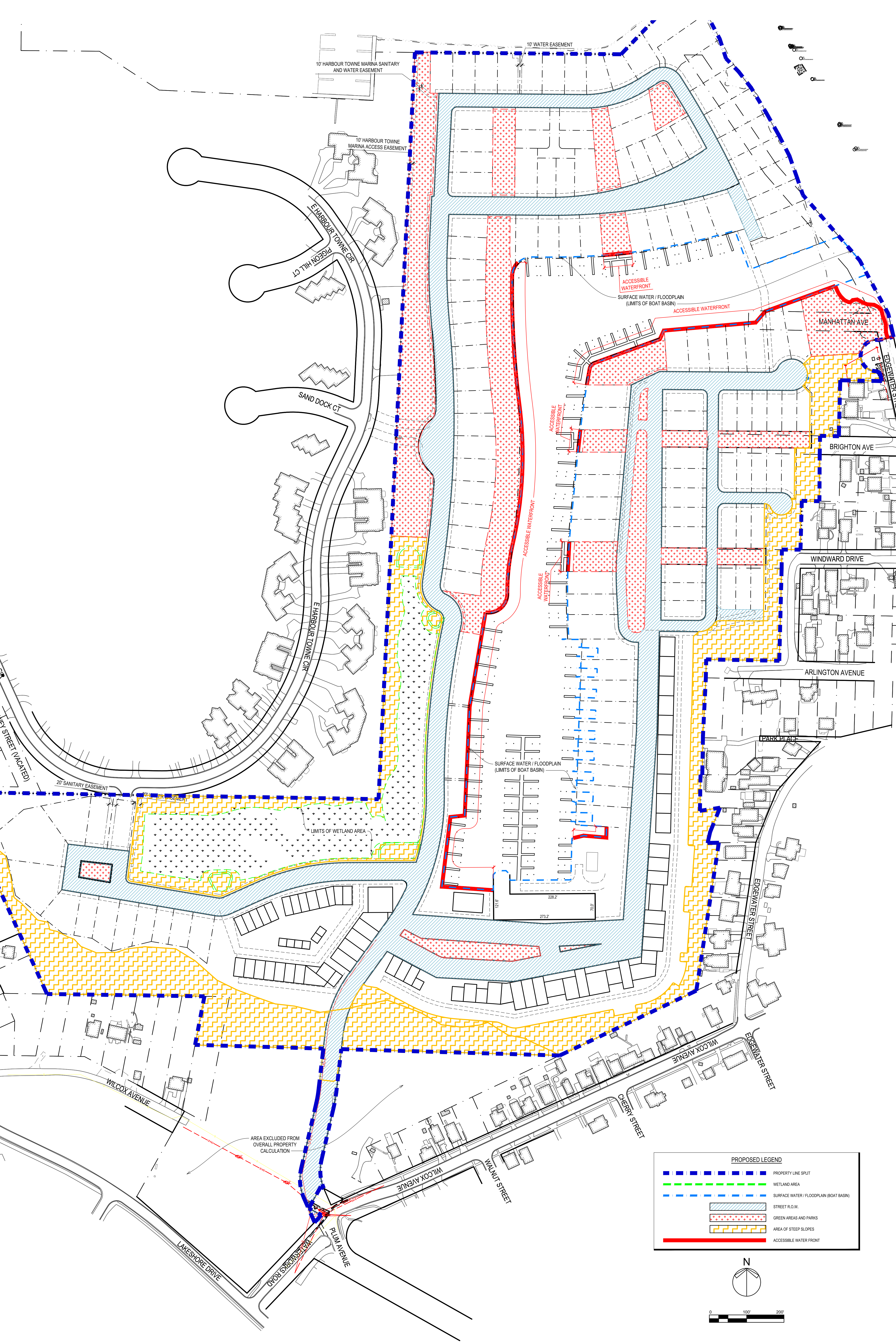
Section 403.4 requires a minimum of 15% of the site to be dedicated common open space.
At least one third of the dedicated open space shall be usable open space.

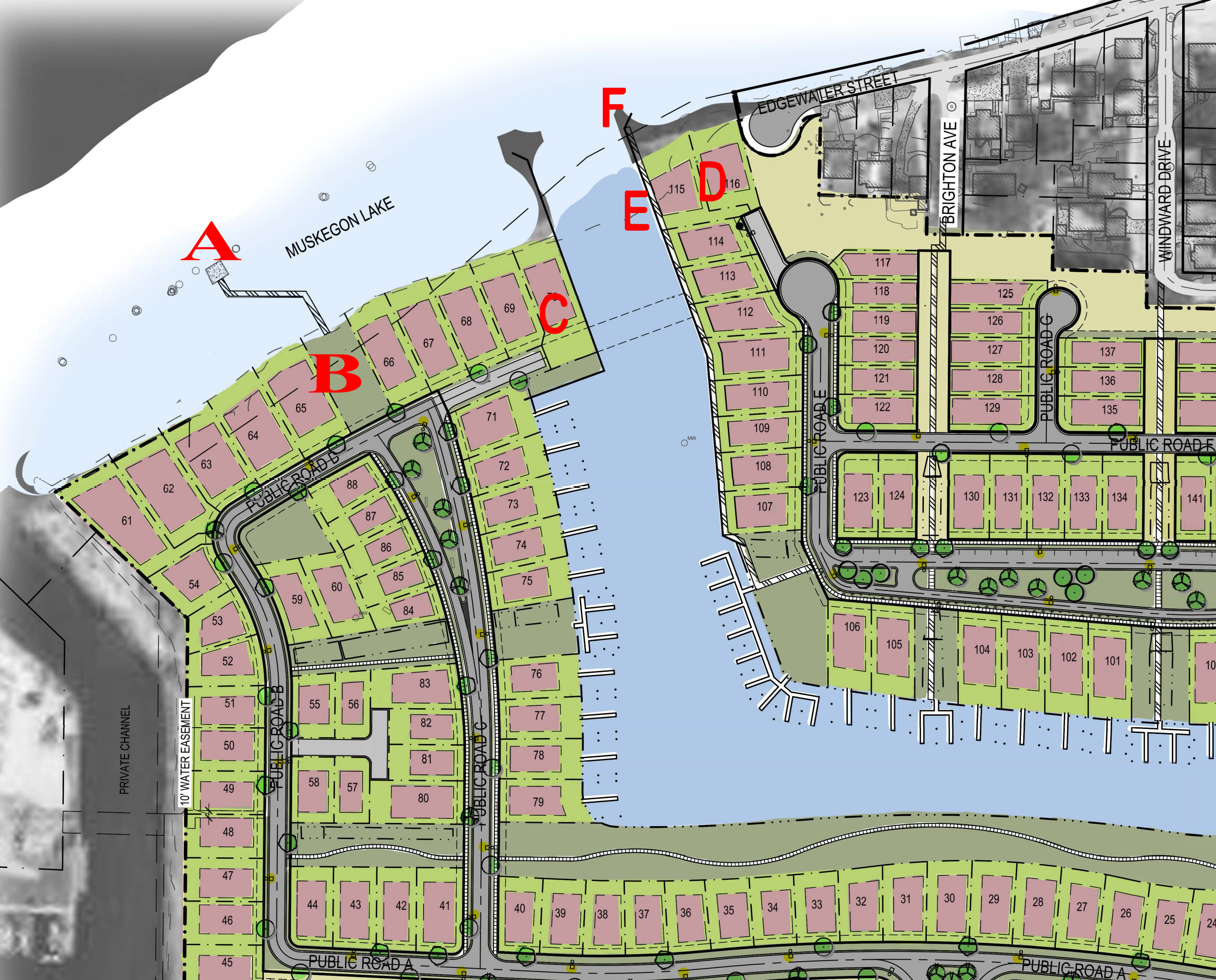
Open Space		
Wetland	3.63 Acres	
Green Belts and Parks	6.41 Acres	Excludes Stormwater Basins
Critical Dune/Steep Slopes	9.52 Acres	
Total Open Space	19.56 Acres	
Overall Area of Property	76.68 Acres	
Percentage Open Space	25.51%	
Usable Open Space (Green Belts, Parks and Dune)	15.92 Acres	
Percentage Usable Open Space	81.42%	

WATERFRONT CALCULATION

Section 403.6 requires a minimum of 50% of the shoreline be open space

Accessible Waterfront	
Boardwalk	1,515 feet
Green Belt (Boat Basin)	1,479 feet
Green Belt (Muskegon Lake)	236 feet
Total Accessible Waterfront	3,230 feet
Total Waterfront	
Muskegon Lake	1,014 feet
Boat Basin	5,367 feet
Total Length of Waterfront	6,381 feet
Percentage Accessible Waterfront	50.62%







PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
AS		Acer saccharum	Sugar Maple	2.5" Cal.	B&B	48
BP		Betula papyrifera	Paper Birch	2.5" Cal.	B&B	18
PO		Platanus occidentalis	American Sycamore	2.5" Cal.	B&B	54
PP		Populus balsamifera	Balsam Poplar	2.5" Cal.	B&B	14
TC		Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B	59
ZG		Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2.5" Cal.	B&B	23

EVERGREEN	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
PG		Picea glauca	White Spruce	6-7' Ht.	B&B	47
PB		Picea glauca densata	Black Hills Spruce	6-7' Ht.	B&B	44

PARADIGM DESIGN
ARCHITECTS | ENGINEERS

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Grand Rapids, MI 49544
(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigmae.com

DAVID E. HENDERSHOTT
M.I. REGISTRATION # 38725
EXP. DATE 10/31/2021

PROJECT

THE DOCKS

APPROX. 3400 WILCOX AVE.
MUSKEGON, MI 49440

DEVELOPER

DAMFINO DEVELOPMENT, LLC

(231) 722-6691
560 MART ST.
MUSKEGON, MI 49440

RELEASE DATE

DATE	DESCRIPTION
05-23-19	FINAL PUD SUBMITTAL
05-21-20	AMENDED PUD SUBMITTAL

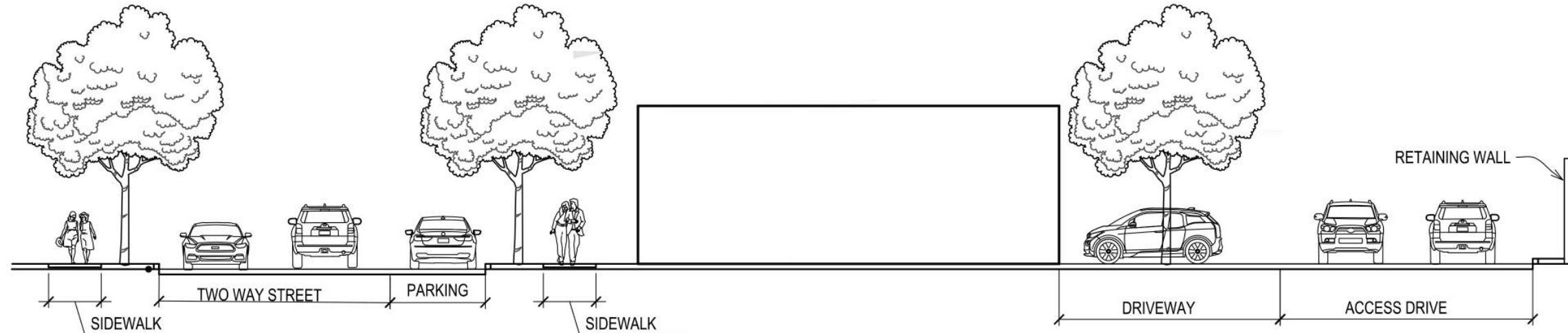
PROJECT

1806064

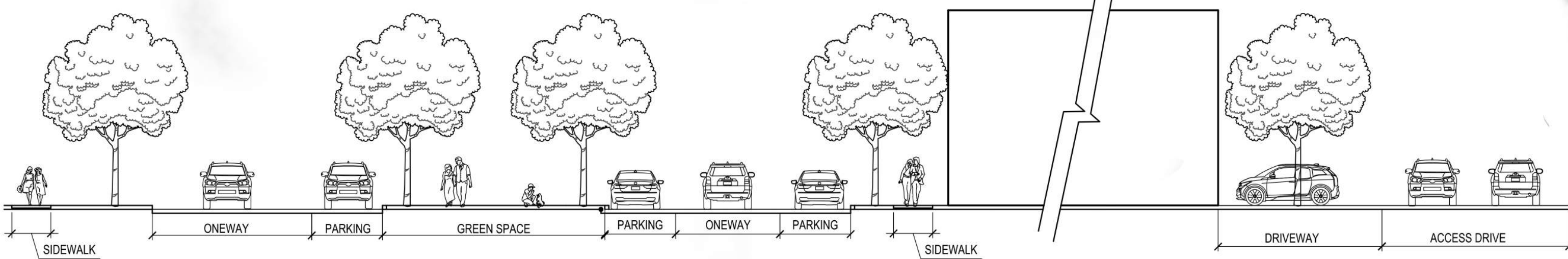
SHEET

LANDSCAPE PLAN AND SITE AMENITIES

L-101

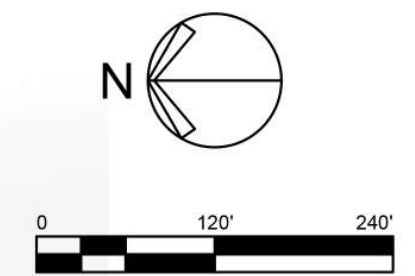


CROSS SECTION A



CROSS SECTION B

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



Wednesday, May 20, 2020 at 2:29pm 011806064 The Docks Drawings - 1806064 Landscape/644-101-40.dwg jsl