

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING

DATE OF MEETING: Thursday, May 21, 2018
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 May 10, 2018.
- III. Public Hearings
 - A. Hearing, Case 2018-15: Request to rezone the properties at 731 Yuba St, 205 E Muskegon Ave, 287 E Muskegon Ave and 225 Eastern Ave from B-4, General Business to I-1, Light Industrial by Citiparc, 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
Muskegon, MI 49440
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

STAFF REPORT

May 21, 2018

Hearing, Case 2018-15: Request to rezone the properties at 731 Yuba St, 205 E Muskegon Ave, 287 E Muskegon Ave and 225 Eastern Ave from B-4, General Business to I-1, Light Industrial by Citiparc, LLC.

SUMMARY

1. The parcels included in this rezoning request were used as the former farmers market site.
2. 731 Yuba St is 2.45 acres, 205 E Muskegon Ave is 2.55 acres, 225 Eastern Ave is 1.59 acres and 287 E Muskegon Ave is 1.48 acres.
3. There are unimproved alleys running through each parcel. Also, the unimproved easement for Rathborne St runs north/south through the properties and the unimproved easement for Muskegon Ave runs east/west through the properties.
4. The applicant is requesting to rezone these parcels so they may develop a food processing center.
5. Please see the enclosed zoning ordinance excerpt on I-1, Light Industrial districts.
6. Notice was mailed to every property owner and tenant within 300 feet. At the time of this writing, staff had not received any comments from the public.

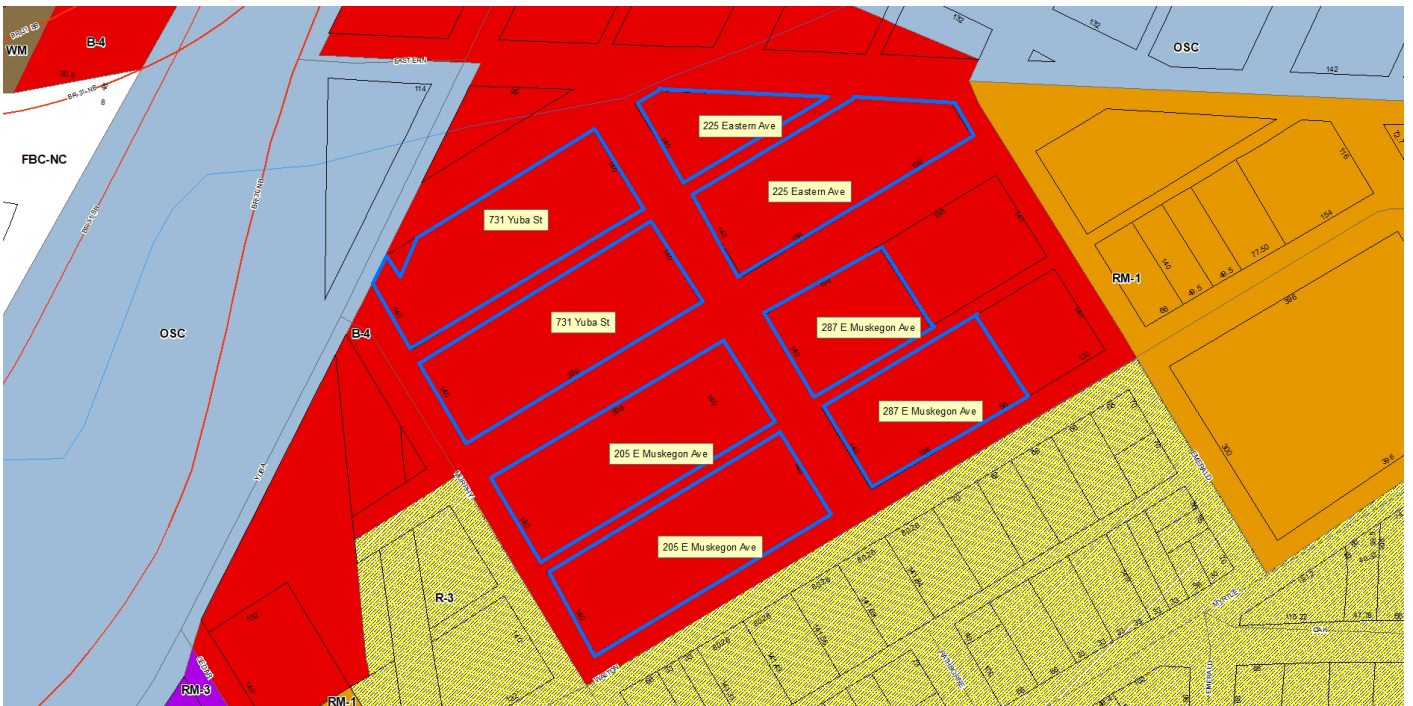
Subject Parcels Looking North from Walton Ave



Aerial Map



Zoning Map



STAFF RECOMMENDATION

Staff recommends approval of the rezoning request to accommodate a food processing center. There are limited options for new industrial projects within the City and these rezonings would provide more industrial land.

DELIBERATION

I move that the request to rezone the properties at 731 Yuba St, 205 E Muskegon Ave, 287 E Muskegon Ave and 225 Eastern Ave from B-4, General Business to I-1, Light Industrial be recommended to the City Commission for (approval/denial).