

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, May 16, 2024 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of minutes from the meetings of April 11, 2024.
- III. Public Hearings
 - A. Hearing, Case 2024-09: Staff initiated request to rezone the following properties from R-1, Low Density Single-Family Residential to R-2, Medium Density Single Family Residential: 1510, 1520, 1528, 1536, 1542, 1548, 1554, 1562, 1568, 1582, 1590, 1598, 1602, 1610, 1616, 1622, 1636, 1646, 1650, 1656, 1662, 1668, 1682, 1686, 1692, and 1704 Beach Street; 3660 Indiana Avenue; 1360, 1368, 1374, 1386, 1412, 1430, 1448, 1450, 1516, 1517, 1523, 1530, 1538, 1550, 1551, 1560, 1563, 1569, 1570, 1579, 1580, 1590, 1600, 1603, 1622, 1631, 1635, 1636, 1632, 1634, 1640, 1642, 1651, 1652, 1661, 1663, 1666, 1674, 1675, 1682, and 1690 Nelson; 3600 and 3601 Ohio Avenue; and 3691 Simpson Avenue.
- IV. New Business
 - A. Case 2024-10: Request for a minor amendment to the Planned Unit Development (PUD) at 1148 & 1204 W Western Ave (Adelaide Point) by Adelaide Point QOZB, LLC.
- V. Old Business
 - A. Approval of bylaws
- VI. Other
 - A. Zoning Reform Presentation (housing needs)
- VII. Adjourn

**AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES
OR SUBCOMMITTEES**

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com
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 with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

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

Staff Report

May 16, 2024

Hearing, Case 2024-09: Staff initiated request to rezone the following properties from R-1, Low Density Single-Family Residential to R-2, Medium Density Single Family Residential: 1510, 1520, 1528, 1536, 1542, 1548, 1554, 1562, 1568, 1582, 1590, 1598, 1602, 1610, 1616, 1622, 1636, 1646, 1650, 1656, 1662, 1668, 1682, 1686, 1692, and 1704 Beach Street; 3660 Indiana Avenue; 1360, 1368, 1374, 1386, 1412, 1430, 1448, 1450, 1516, 1517, 1523, 1530, 1538, 1550, 1551, 1560, 1563, 1569, 1570, 1579, 1580, 1590, 1600, 1603, 1622, 1631, 1635, 1636, 1632, 1634, 1640, 1642, 1651, 1652, 1661, 1663, 1666, 1674, 1675, 1682, and 1690 Nelson; 3600 and 3601 Ohio Avenue; and 3691 Simpson Avenue.

SUMMARY

1. Staff has received several calls over the past year from property owners in this area that had some concerns about their R-1 zoning designation. Many properties within this focus area are considered “legally non-conforming” because their lots do not meet the minimum lot size requirements (minimum of 50 feet of street frontage and 6,000 sf total). Some property owners were having difficulties with financing options since they would not be able to rebuild after a disaster without a variance from the Zoning Board of Appeals. A couple property owners were inquiring about splitting their large lots, only to find that they were just short on the amount of land needed for two lots.
2. After receiving a high number of calls regarding this issue, staff decided to hold a focus group with property owners in the vicinity of the area. At the meeting, staff proposed the idea of rezoning these proposed parcels from R-1 to R-2. A majority of the focus group appeared to be in agreeance of staff’s proposal. There were a few focus group members that were against including six properties that front Harbour Towne Circle and staff agreed with their stance, so staff removed the properties from the request (see map on following pages to see which properties were removed). Staff offered to let the focus group take some time to think about the proposal and contact staff with any questions over the next month. Staff did not receive any additional questions this time and has brought the case forward.
3. The only difference between R-1 and R-2 zoning designations is the minimum lot size requirements. R-1 lots must have a minimum 50 feet of street frontage and 6,000 sf total. R-2 lots must have a minimum 40 feet of street frontage and 4,000 sf total. Both zoning designations only allow for single-family units for residential development.
4. Please see the enclosed “Scenario Maps” that depict different scenarios on these lots under R-1 and R-2 zoning designations.
5. Notice was sent to all properties within 300 feet of the focus area. At the time of this writing, staff had not received any comments.

Zoning Map



Aerial Map



Properties (noted in blue) removed from the request after the focus group meeting.



DELIBERATION

The following proposed motion is offered for consideration:

I move that the request to rezone the following properties from R-1, Low Density Single Family Residential to R-2, Medium Density Single Family Residential be recommended to the City Commission for approval:

1510, 1520, 1528, 1536, 1542, 1548, 1554, 1562, 1568, 1582, 1590, 1598, 1602, 1610, 1616, 1622, 1636, 1646, 1650, 1656, 1662, 1668, 1682, 1686, 1692, and 1704 Beach Street; 3660 Indiana Avenue; 1360, 1368, 1374, 1386, 1412, 1430, 1448, 1450, 1516, 1517, 1523, 1530, 1538, 1550, 1551, 1560, 1563, 1569, 1570, 1579, 1580, 1590, 1600, 1603, 1622, 1631, 1635, 1636, 1632, 1634, 1640, 1642, 1651, 1652, 1661, 1663, 1666, 1674, 1675, 1682, and 1690 Nelson; 3600 and 3601 Ohio Avenue; and 3691 Simpson Avenue.

Case 2024-10: Request for a minor amendment to the Planned Unit Development (PUD) at 1148 & 1204 W Western Ave (Adelaide Point) by Adelaide Point QOZB, LLC.

SUMMARY

1. This is the proposed 5th amendment to the PUD. The 4th amendment to the PUD was approved with conditions in February. The pool to be located at the condominium building (R1) was represented on the plan but was not listed as an addition to the PUD and may have been overlooked. Staff is proposing to amend the PUD as a minor amendment, which does not require a public hearing or City Commission involvement.
2. Please see the enclosed site plan which includes the pool addition and some requested changes from the Planning Commission/City Commission from the February meetings. Please also see the attached approval letter date March 18, 2024 for conditions that were placed on the previous approval. As for changes to the plan, it appears that a landscaping plan still needs to be submitted for the new street median.

STAFF RECOMMENDATION

Staff recommends approval of the amended PUD with the condition that a landscaping plan for the street median be approved by staff.

DELIBERATION

The following proposed motion is offered for consideration:

I move that the request for a minor amendment to the Planned Unit Development (PUD) at 1148 & 1204 W Western Ave (Adelaide Point) be approved with the following condition:

1. A landscaping plan for the street median be approved by staff.