

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

May 16, 2024

Mazade called the meeting to order at 4:11 p.m. and the roll was taken.

MEMBERS PRESENT: J. Seyferth, K. Johnson, S. Gawron, L. Willett-LeRoi, and S. Blake
MEMBERS ABSENT: None
MEMBERS EXCUSED: D. Keener, B. Mazade, and J. Montgomery-Keast
STAFF PRESENT: M. Franzak, S. Romine, J. Pesch
OTHERS PRESENT:

ELECTION OF INTERIM CHAIR

A motion to approve K. Johnson as interim chair was made by J. Seyferth, supported by L. Willett-LeRoi, and unanimously approved.

APPROVAL OF MINUTES

A motion to approve the Minutes of the Planning Commission meeting on April 11, 2024, was made by J. Seyferth, supported by L. Willett-LeRoi, and unanimously approved.

OLD BUSINESS

A. Approval of bylaws

K. Johnson tabled the approval of bylaws until the June 13, 2024 meeting.

PUBLIC HEARINGS

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.

PUBLIC COMMENTS

R’na Komarek, 1635 Nelson St.: Concerned that R-2 zoning meant duplexes/multi-family housing. Does not support the rezoning of that area.

Cathy Young, 1579 Nelson St.: Concerned that existing homes might be torn down and over-sized homes would be constructed in their place. They were also concerned about a fire moving through that area and how close all of the homes are to each other, currently.

Ed Bodman, homeowner in Beachwood-Bluffton neighborhood: Inquired about how the Critical Dune permitting would be handled if the area is rezoned.

CLOSE PUBLIC HEARING – MOTION

A motion to close the public hearing was made by S. Gawron, supported by J. Seyferth, and unanimously approved.

MOTION

L. Willett-LeRoi moved, seconded by J. Seyferth, 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.

ROLL CALL VOTE

K. Johnson: Yes

S. Gawron: Yes

L. Willett-LeRoi: Yes

J. Seyferth: Yes

S. Blake: Yes

MOTION PASSES

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.

MOTION

L. Willett-LeRoi moved, seconded by J. Seyferth, that the request for a minor amendment to the Planned Unit Development (PUD) at 1148 & 1204 W. Western Avenue (Adelaide Point), by Adelaide Point QOZB, LLC be approved.

ROLL CALL VOTE

K. Johnson: Yes

S. Gawron: Yes

L. Willett-LeRoi: Yes

J. Seyferth: Yes

S. Blake: Yes

MOTION PASSES

OTHER

A. Zoning Reform Presentation (housing needs)

J. Pesch, Planner III, gave a presentation regarding zoning reform throughout the City and the housing needs that the City is facing. The presentation highlighted other municipalities that have moved forward with zoning reform to combat the housing needs and the success of these initiatives.

ADJOURN

There being no further business, the meeting was adjourned at 5:53 pm.