

**CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING**

DATE OF MEETING: Monday, April 17, 2023
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Conference Room 204, City Hall

AGENDA

- I. Call to Order
- II. New Business
 - Case 2023-07 – 585 and 579 W. Clay – Accessory Structure and Patios
- III. Old Business
- IV. Other Business
- V. Adjourn

“We admire that which is old not because it is old, but because it is beautiful.” Winston Churchill

**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 at 933 Terrace Street, Muskegon, MI 49440 or by calling 231-724-6705 or emailing clerk@shoreline-city.com

II. NEW BUSINESS

Case 2023-07 – 585 and 579 W. Clay – Accessory Structure and Patios

Applicant: Fred Scharmer

District: McLaughlin

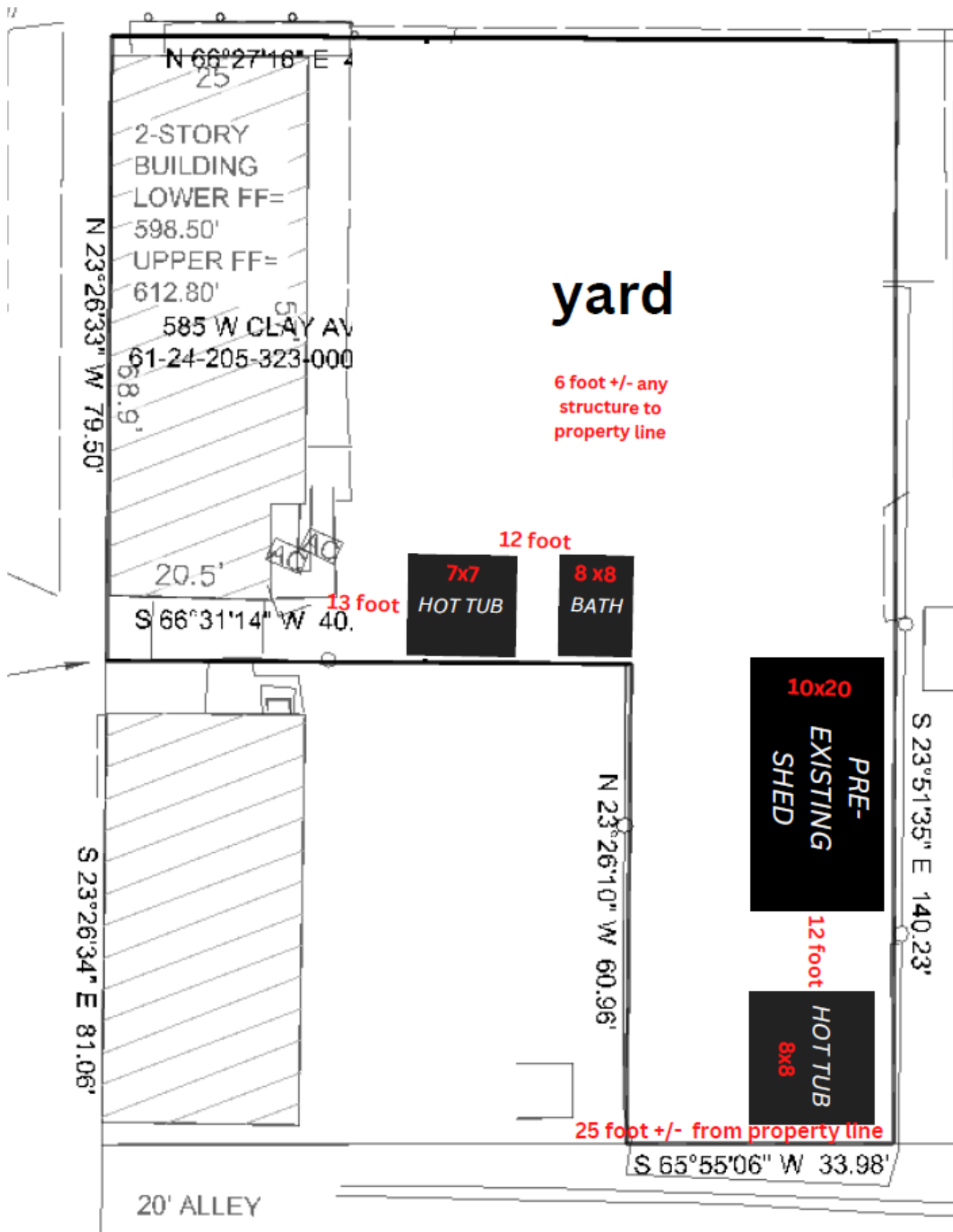
Current Function: Residential

Discussion

The applicant is seeking approval to construct an 8'x8' accessory structure, concrete patios, two hot tubs, two fire pits, and relocate and convert an existing, unfinished 10'x20' shed into an outdoor bar in the open space to the north of the building at 585 W. Clay Avenue.



View of open space from W. Clay Avenue, looking east. Existing building visible at far right.



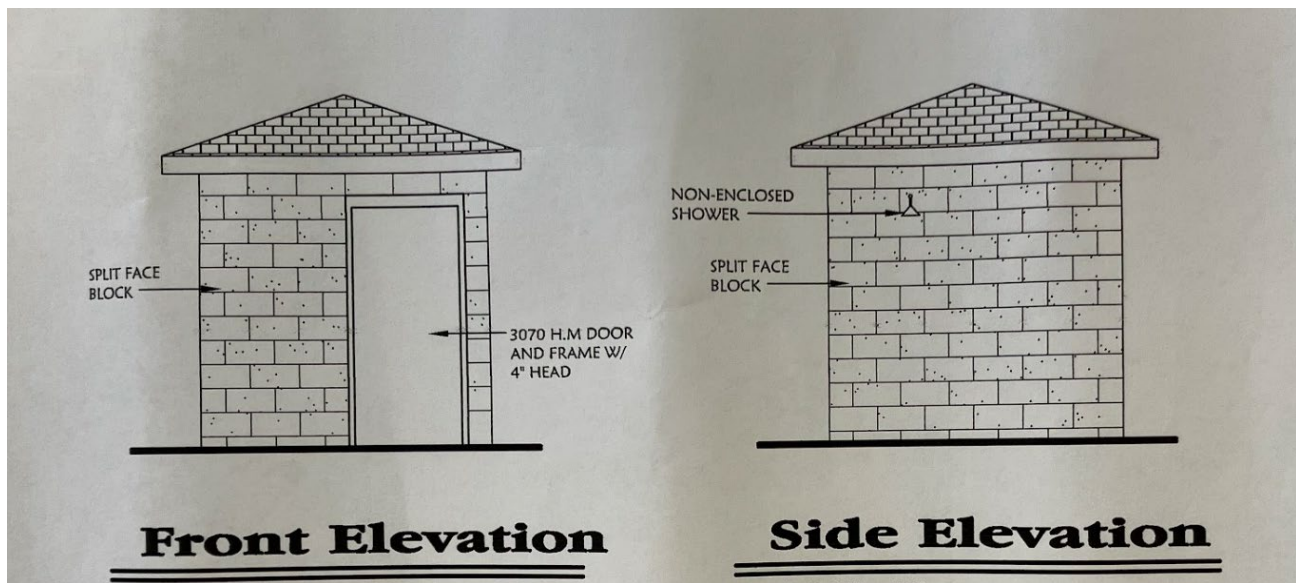
Proposed site plan for open space.



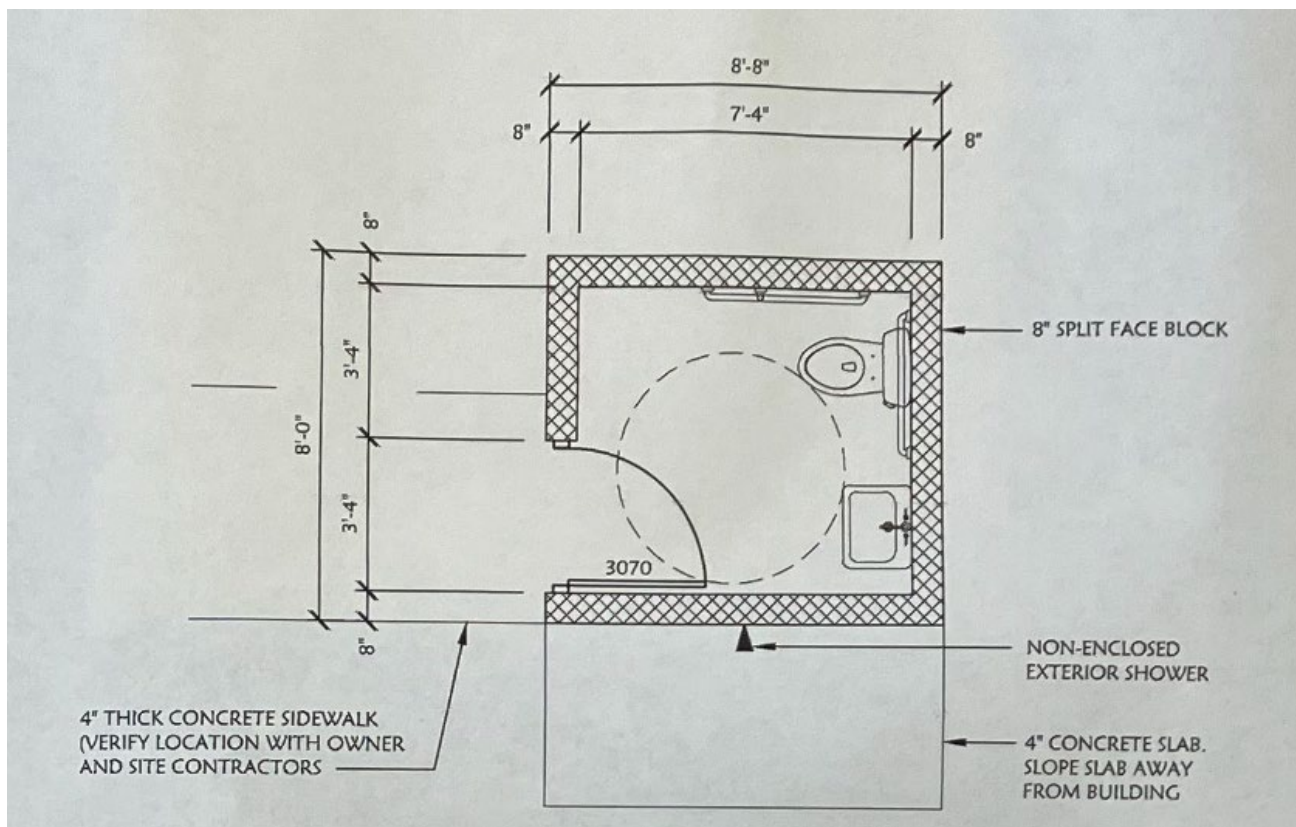
View of open space from rear alley with location of outdoor features noted.



View of existing, unfinished shed proposed to be converted into an outdoor bar.



Elevation drawing of proposed new accessory structure to be used as a bathhouse/restroom.



Floor plan for proposed new accessory structure.

Standards

DESIGN GUIDELINES FOR NEW CONSTRUCTION (Abbreviated)

General design guidelines for sheds include seven-foot-tall walls, a gable roof with a minimum of a 6/12 pitch, and double doors with each door being 3'-6" wide. Sheds shall be as neutral as possible and shall not be a focal point of the property. All sheds must receive a Development Permit prior to construction and must follow the requirements of the City of Muskegon Zoning Ordinance with the added stipulation prohibiting sheds from being located in the front or side yard(s) of a property.

Deliberation

I move that the HDC (approve/deny) the request to construct an 8'x8' accessory structure, concrete patios, two hot tubs, two fire pits, and relocate and convert an existing, unfinished 10'x20' shed into an outdoor bar in the open space to the north of the building at 585 W. Clay Avenue as presented in the April 17, 2023 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

III. OLD BUSINESS

None

IV. OTHER BUSINESS

None

V. ADJOURN