

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, April 15, 2021
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 March 4, 2021.
- III. Public Hearing
- IV. New Business
 - A. Case 2021-09: Request for a minor amendment to the Harbour Towne Planned Unit Development to expand the deck, bar and stage at 3505 Marina View Point (Dockers).
- V. Other
 - A. Updates on previous cases
- VI. 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 24- 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

STAFF REPORT

April 15, 2021

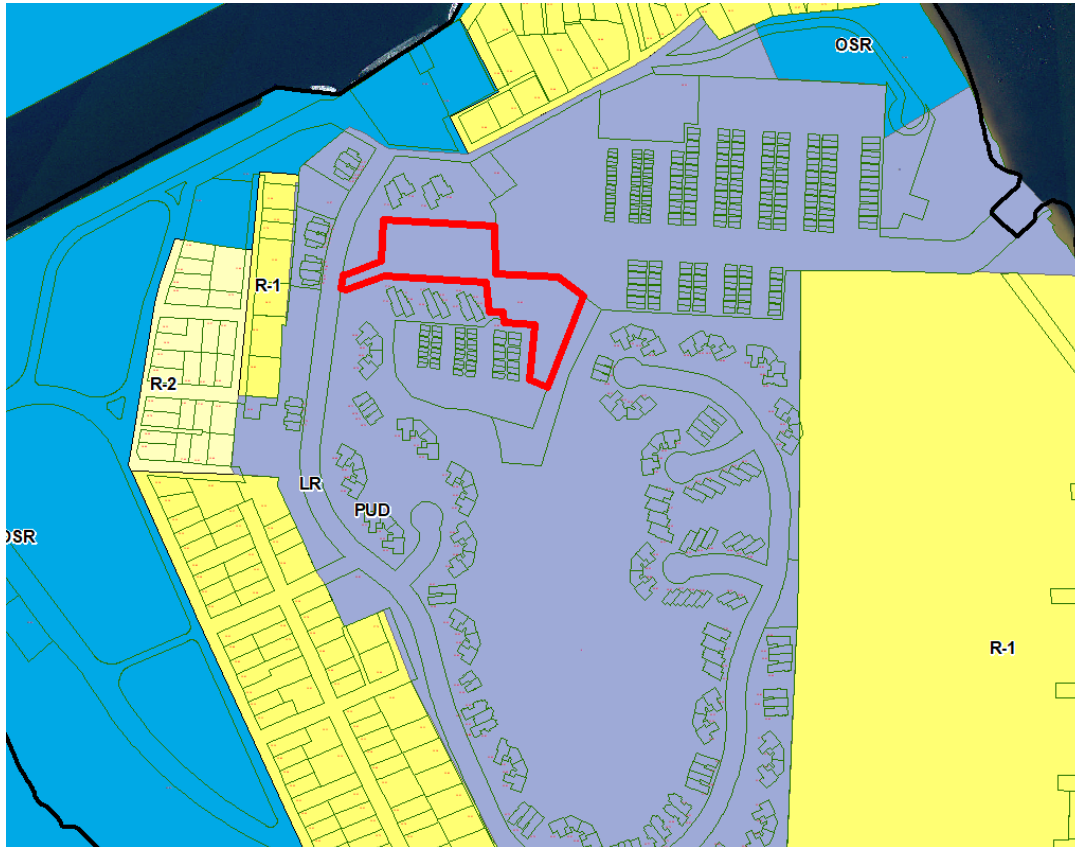
Case 2021-09: Request for a minor amendment to the Harbour Towne Planned Unit Development to expand the deck, bar and stage at 3505 Marina View Point (Dockers).

SUMMARY

1. Dockers is part of the Harbour Towne Planned Unit Development (PUD).
2. The PUD section of the ordinance (enclosed) states that incidental or minor changes to a PUD may be approved by the Planning Commission if the proposed modifications do not alter the basic design or land uses of the plan. If the Planning Commission determines that the proposed modifications are significant or major, a public notice and public hearing in accordance with Section 2332 must be conducted prior to approval or denial.
3. The following modifications to the site plan are proposed:
 - a. New 117 sf addition to existing tiki bar
 - b. New 2,021 sf outdoor dining deck addition
 - c. Replace 116 sf stage with new 196 sf stage
 - d. New 1,297 sf wooden deck to be built over existing 750 sf concrete seating area
4. The new deck for “outdoor dining area B” will be 42” high and will have an 8 foot setback from the side property line. This, and all other proposed additions, meet the required setback standards.
5. Please see the enclosed site plan.



Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the original intent of the development.

DELIBERATION

I move that the request for a minor amendment to the Harbour Towne Planned Unit Development to expand the deck, bar and stage at 3505 Marina View Point be (approved/denied) as proposed.

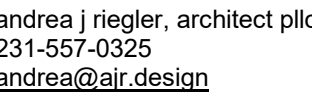
Update on Previous Cases

- A. Hearing, Case 2021-06: Request to amend Section 2331 of zoning ordinance to allow the following marihuana related license types at 420 S Harvey St, by Corey Roberts: Recreational class b growing, processing, retail, designated consumption establishments and special events.

Approved by City Commission. Second reading will be on 4/13.

- B. Hearing, Case 2021-07: Request to rezone 2172 Dowd St, 2184 Dowd St, 2157 Hudson St, 2169 Hudson St and 2171 Hudson St from R-1, Low Density Single Family Residential to Form Based Code, Urban Residential by Stephen Benedict.

Approved by City Commission.



Renovation/Addition to existing restrooms located along the North side of the existing building adjacent to the outdoor dining area. See sheet A1 attached for floor plans and details.

New finishes will be provided in the existing Men's and Women's restrooms located near the building front entrance on the West side of the restaurant.

In the men's restroom, 2 new toilets will replace the existing toilets. 1 urinal will replace 1 existing urinal, and 1 additional urinal will be installed. 1 lav will be eliminated. 1 new lav will be installed.

At the outdoor deck area, Outdoor Dining Areas "B" and "D" will be expanded as shown on this sheet.

The existing stage and roof over the stage will be removed. A new stage will be built that is slightly larger (additional 80 s.f.) than the existing stage.

APPLICABLE CODES:
2015 Michigan Rehabilitation Code
2015 Michigan Plumbing Code
2014 National Electric Code
2014 International Fire Code
ANSI 117.1 2009 Barrier Free

[illegible]

3505 Marina View Point

Project number	19008
Date	03/30/21
Drawn by	Author

Scale $1/8" = 1'-0"$

