

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

April 15, 2021

Vice-Chairperson B. Mazade called the meeting to order at 4:02 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro (Muskegon, MI), B. Mazade (Muskegon, MI), T. Michalski (Muskegon, MI), J. Doyle (Muskegon, MI), E. Hood (Muskegon, MI), J. Montgomery-Keast (Muskegon, MI), S. Gawron (Muskegon, MI), D. Keener (Muskegon, MI), F. Peterson (Muskegon, MI).

MEMBERS ABSENT: None.

STAFF PRESENT: M. Franzak, H. Griffith

OTHERS PRESENT: Via Zoom: A. Harris, 3505 Marina View Point (Muskegon, MI), A. Riegler, 3240 Boltwood Dr (Muskegon, MI).

APPROVAL OF MINUTES

A motion to approve the Minutes of the special Planning Commission meeting of March 4, 2021 with the correction to add F. Peterson as present was made by J. Montgomery-Keast, supported by L. Spataro and unanimously approved.

F. Peterson arrived via Zoom at 4:05 p.m.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

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). M. Franzak presented the staff report. Dockers is part of the Harbour Towne Planned Unit Development (PUD). 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. The following modifications to the site plan are proposed: 1) New 117 sf addition to existing tiki bar. 2) New 2,021 sf outdoor dining deck addition 3) Replace 116 sf stage with new 196 sf stage 4) New 1,297 sf wooden deck to be built over existing 547 sf concrete seating area for an additional 750 sf. 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. Please see the enclosed site plan. Staff recommends approval of the request as it meets the original intent of the development.

B. Mazade asked about the improvements that had been made over the past couple of years and if those items should be included in this request. M. Franzak stated that he would need to look back in the files. B. Mazade asked if this is in the Critical Dune area and if a Critical Dune permit. M. Franzak stated that it is not in a Critical Dune area. B. Mazade asked if the parking would be sufficient as it appears they would be reducing the parking from 180 to 135. M. Franzak stated that the development has more than what is required. B. Mazade asked if there would be any additional landscaping. M. Franzak stated that it is not required.

A. Harris elaborated on the site plan and the different changes that are being applied for. In the summer the Tiki deck gets packed and with the pandemic, this will allow distancing that is needed. The other deck is covering the existing concrete patio and the proposed deck will be bigger. They had replaced concrete in the past due to a couple of instances where patrons had fallen. J. Montgomery-Keast stated she was glad to see they were considering the adjacent neighbors with the proposed changes. There was discussion on the parking. B. Mazade asked about the bandshell moving closer to the residents of Harbour Towne. A. Harris stated that they are working on something to help keep the sound from going over the lake or reflecting off the Dockers building. A. Riegler stated how the bandshell faces north west and it will be rotated toward the south. The way it faces now is mostly open area with a fence. Once it is rotated it will use the building to help block some of the sound. B. Mazade went over some concerns that he heard from residents to the east. He suggested this be a public hearing so residents would be able to voice any of their concerns and it would be a good way for transparency. A. Riegler stated the property is about 3.1 acres and the proposed changes are within the useable space that is allowed.

A motion 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 was made by J. Montgomery-Keast, supported by J. Doyle and approved with L. Spataro, J. Doyle, E. Hood, J. Montgomery-Keast, S. Gawron, D. Keener, F. Peterson voting aye and B. Mazade voting nay.

T. Michalski arrived at 4:34 p.m.

OLD BUSINESS

None

UPDATE ON PREVIOUS CASES:

Hearing, Case 2021-06: Request to amend Section 2331 of zoning ordinance to allow the following marijuana 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.

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.

OTHER

The Docks and the former Sappi site developments – J. Montgomery-Keast asked if there had been anything new submitted for either of these sites. M. Franzak stated he has not received anything new. B. Mazade stated that The Docks owners participated with the Zoom Neighborhood Association meeting the night before and they have estimated that they would be able to start in 2022.

There being no further business, the meeting was adjourned at 4:36 PM.

HM