

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING
MINUTES

March 4, 2021

Vice-Chairperson B. Mazade called the meeting to order at 4:07 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 (Ladylake, FL); 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: R. Matthews, Verplank Trucking (Muskegon, MI); A. Dooley, 600 Adams (Muskegon, MI).

PUBLIC HEARINGS

Hearing, Case 2021-04: Request to rezone a portion of the property at 685 Access Hwy from I-1, Light Industrial to I-2, General Industrial by Asphalt Paving, Inc. M. Franzak presented the staff report. The currently vacant property is 20.5 acres and is accessed off of Getty St. Most of the property is zoned I-1, Light Industrial. A portion of the property on the western edge is zoned OSC, Open Space Conservation. The applicant is not proposing to rezone this portion of the property as they do not intend to utilize it. The applicant currently runs an asphalt plant at 1000 E Sherman Blvd (near the corner of Getty St) and would like to move the operations to 685 Access Hwy. Asphalt plants are allowed in I-2 districts with the issuance of a special use permit. Please see the zoning ordinance excerpt on I-2 districts. The northern end of Getty St is characterized by light to general industrial uses, including L3 (Muskegon Township), aggregate storage, an auto parts/disabled vehicle yard and other small industrial shops. Notice was sent to everyone within 300 feet of this property. Staff recommends approval of the request. The Master Plan recommends that port uses be located on the eastern end of Muskegon Lake. While not located directly on the lake, it is within a mile of the Verplank Dock at 559 E Western Ave. The relocation of the plant will also help eliminate blight on the heavily traversed Sherman Blvd and will allow for more commercial-type development that is common within close proximity to highway ramps.

E. Hood arrived at 4:10 p.m.

J. Montgomery-Keast asked about the sketch compared to the aerial and what the setback was to the water. M. Franzak stated that the aerial is not exact but is for reference only. R. Matthews explained the 100-year flood plan with a 75-foot setback requirement. B. Mazade asked if the use on E. Sherman discontinue. R. Matthews stated that Mercy Hospital may be interested in the property. He gave a history of the Asphalt Paving business and how they had purchased this property in 2001 to move to the location. J. Montgomery-Keast asked about the environmental and storm water plan and how contamination would be prevented. R. Matthews stated that the plant would be on the higher land and the storm water run off would have to abide by all the rules.

A motion to close the public hearing was made by L. Spataro, supported by J. Montgomery-Keast and unanimously approved.

A motion that the request to rezone a portion of the property at 685 Access Hwy from I-1, Light Industrial to I-2 be recommended to the City Commission for approval, was made by L. Spataro, supported by E. Hood and unanimously approved with S. Gawron, E. Hood, F. Peterson, D. Keener, J. Doyle, B. Mazade, J. Montgomery-Keast, L. Spataro and T. Michalski voting Aye.

Hearing, Case 2021-05: Request for a special use permit to operate an asphalt plant at 685 Access Hwy, by Asphalt Pacing, Inc. M. Franzak provided the staff report. Please see the enclosed site plan. The plans include a new 25,000 sf building and other accessory structures. The plan is currently being reviewed by the Muskegon County Drain Commissioners Office in order to obtain a stormwater permit. The proposed stormwater detention area is shown on the plan. A branch of the Muskegon River runs along the northern portion of the property. All development is proposed above the ordinary high watermark of 584 feet. The Fire Marshall is still determining the number of fire hydrants that may be required. She also noted that the pavement shown must support at least 75,000 lbs. and she must confirm that a fire department apparatus can maneuver around the site. Staff recommends approval of the request contingent upon issuance of a stormwater permit from the Muskegon County Drain Commissioners Office and a revised site plan that addresses the Fire Marshalls concerns.

Public comments were heard: A. Dooley stated that he owns the property adjacent and asked if a road was proposed to go thru his property. R. Matthews stated that there would not be any need to put a road through any adjacent properties.

A motion to close the public hearing was made by J. Montgomery-Keast, supported by J. Doyle and unanimously approved.

A motion that the request for a special use permit to operate an asphalt plant at 685 Access Hwy be approved contingent upon the following: 1) The successful rezoning of the property to I-2 by the City Commission. 2) Issuance of a stormwater permit from the Muskegon County Drain Commissioners Office. 3) A revised site plan approved by the Fire Marshall, was made by J. Doyle, supported by J. Montgomery-Keast and unanimously approved with S. Gawron, E. Hood, F. Peterson, D. Keener, J. Doyle, B. Mazade, J. Montgomery-Keast, L. Spataro and T. Michalski voting Aye.

NEW BUSINESS

None

OLD BUSINESS

None

There being no further business, the meeting was adjourned at 4:45 p.m.

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