

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

July 10, 2025 @ 4:00 PM

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

☐ **CALL TO ORDER:**

☐ **ROLL CALL:**

☐ **APPROVAL OF MINUTES:**

A. Approval of the minutes from the regular meeting of June 12, 2025.
Planning

☐ **PUBLIC HEARINGS:**

A. Case 2025-25: Request to amend Section 2331 of the zoning ordinance to allow marihuana retailers and provisioning centers with approved drive-thru access to remain open for drive-thru sales only between 12 a.m. and 2 a.m., by The Grassy Knoll. Planning

B. Case 2025-26: Request to amend Section 2005.05 of the Form-Based Code to allow churches as a permitted use in civic buildings in the Form-Based Code, Downtown context area, by Century Club Development, LLC. Planning

C. Case 2025-27: Request for a special use permit to expand a non-conforming structure by no more than 30%, at 3211 Edgewater Street.
Planning

D. Case 2025-28: This case has been removed. Planning

E. Case 2025-29: Staff-initiated request to rezone the following properties: 1181 and 1200 Ransom St; 1176, 1196, 1208, 1222, 1250, 1259, 1275, 1299, 1302, 1309, 1314, 1319, 1322, 1334, 1337, 1342, 1347, 1365, 1377, 1391, 1410, 1415, 1422, 1435, 1440, 1443, 1470, 1502, 1516, 1532, 1542, 1562, 1576, 1586, 1596, 1604, 1624, 1625, 1632, 1633, 1640, 1643, 1649, 1652, 1659, 1660, 1669, 1670, 1691, 1705, 1715, 1725, 1735, Peck St.; 19 Irwin Ave, 22 E. Southern Ave, 23 Strong Ave, 24 Morrall Ave, and 32 Iona Ave, from RM-1, Low Density Multiple-Family Residential to Form Based Code, Neighborhood Edge; 1765 Peck St, 1781 Peck St, Parcel # 61-24-205-465-0006-10, and 1778 Sanford St, from B4, General Business, to Form Based Code, Neighborhood Core; 180 E. Laketon Ave and 1752 Peck St from B-

4, General Business and MC, Medical Care, to Form Based Code, Neighborhood Edge; and 36 Catherine Ave, 1366, 1378, 1386, 1394 and 1469 Peck St from B-1, Limited Business, to Form Based Code, Neighborhood Edge. Planning

F. Case 2025-30: Staff-initiated request to amend the zoning ordinance to allow marinas as a permitted use in Form-Based Code, Lakeside Mixed Residential districts. Planning

G. Case 2025-31: Staff-initiated request to rezone 3172 and 3182 Edgewater St; 2976, 2984, 2986, 3002, 3088, and 3092, from WM, Waterfront Marine to Form Based Code, Lakeside Mixed Residential. Planning

☐ **UNFINISHED BUSINESS:**

☐ **NEW BUSINESS:**

☐ **ANY OTHER BUSINESS:**

☐ **GENERAL PUBLIC COMMENT:**

► Reminder: Individuals who would like to address the City Commission shall do the following: ► Fill out a request to speak form attached to the agenda or located in the back of the room. ► Submit the form to the City Clerk. ► Be recognized by the Chair. ► Step forward to the microphone. ► State name. ► Limit of 3 minutes to address the Commission.

☐ **ADJOURNMENT:**

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. 933 Terrace St. Muskegon, MI 49440. (231)724-6705.
clerk@shorelinecity.com

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

June 12, 2025 @ 4:00 PM

MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440

MINUTES

CALL TO ORDER

L. Willet-Leroi called the meeting to order at 4:01 p.m. and roll call was taken.

ROLL CALL

Members Present: L. Willet Leroi, K. Johnson, J. Seyferth, B. Mazade, S. Gawron, and J. Montgomery Keast

Member(s) Absent: S. Blake and L. Simmons II

Member(s) Excused: D. Keener

Staff Present: M. Franzak and S. Romine

Others Present:

APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Planning Commission meeting on May 15, 2025, was made by J. Montgomery Keast, supported by K. Johnson, and unanimously approved.

PUBLIC HEARINGS

- A. Case 2025-19: Request for a special use permit to operate an urban commercial farm at 2407 Barclay St, by Coty Sloan.** Planning

SUMMARY

The applicant is an urban flower farmer and is moving his business, Restoring Eden, from Georgia to Michigan. He is requesting a special use permit to operate an urban commercial farm at 2407 Barclay St. He would grow flowers on site and supply them to florists, event planners, and customers. The ordinance allows for urban commercial farms in this zoning district with the issuance of a special use permit, but it does not allow for retail sales on site.

The property is zoned R, Neighborhood Residential, and there is an existing duplex on site. The parcel is fairly secluded, with no residential neighbors in the back and a storage facility to the south. The applicant will own the duplex and live in the unit to the north, and a tenant (not involved with the farm) will rent the unit to the south (closest to the farm). Ruddiman Creek runs through the southernmost portion of the lot. The parcel measures 1.7 acres.

Please see the enclosed site plan document that shows the layout of the farm. Please also see the copy of the Community Gardens, Private Gardens, and Urban Commercial Farms ordinance.

Notice was sent to all properties within 300 feet of the property. At the time of this writing, staff had not received any comments from the public.

EXERCISE

Planning Commissioners, please be prepared to answer and discuss the following questions as they relate to Section 2332.4 of the zoning ordinance:

1. Do you believe this use is consistent with all adjacent uses and structures?
2. Do you believe the proposed use would be considered offensive or a nuisance for any of the following reasons?
 - a. Increased traffic
 - b. Noise
 - c. Vibration
 - d. Light
3. Do you find that adequate water and sewer infrastructure exists or will be constructed to service the use?

STAFF RECOMMENDATION

Staff recommends approval of the special use permit for the urban commercial farm. Furthermore, staff believe this would be a great location for on-site sales, although the ordinance does not allow for it. It may be worth exploring an amendment to the accessory commercial unit (ACU) ordinance to provide an opportunity for urban farms to operate sales carts/booths on-site, and also designating this area, which is fairly commercial, as an allowed ACU designation.

PUBLIC COMMENT:

M. Oakes, 2379 Park St.: Has concerns about yard waste being placed on her property, which is adjacent to the applicants.

CLOSE PUBLIC HEARING - MOTION

A motion to close the public hearing was made by J. Montgomery Keast,

supported by J. Seyferth, and unanimously approved.

MOTION PASSES

Motion by K. Johnson, seconded by J. Montgomery Keast, that the request for a special use permit to operate an urban commercial farm at 2407 Barclay St be approved.

ROLL VOTE: **Ayes:** K. Johnson, J. Montgomery Keast, L. Willet Leroi, S. Gawron, B. Mazade, and J. Seyferth.

Nays: None

MOTION PASSES

B. Case 2025-20: Request for a special use permit to operate a cat café at 926 2nd Street, by The Arc of Muskegon. Planning

SUMMARY

The property is zoned FBC, Mainstreet. Cat cafes are allowed as a special use permitted under the following conditions:

- a. Keeping of domestic animals shall be consistent with the provisions of Chapter 26, noise, and Chapter 70, nuisances/littering of the City's Code of Ordinances.
- b. Limited to cats (felines) only.
- c. Capacity: The establishment must provide 62 square feet per one (1) cat and no more than 15 on-site at any one time.
- d. The cats shall always be kept separate from food preparation areas.
- e. The boarding of cats shall take place entirely indoors.
- f. Any cats leaving the establishment must be in a carrier.
- g. A sign indicating a 24-hour emergency phone number shall be kept current and posted on the site in a place clearly visible from the exterior.

The building unit measures 907 sq ft, which would allow up to 14 cats on site. The applicant has stated that they plan on having between 4-6 cats.

Notice was sent to all properties within 300 feet of this parcel. At the time of this writing, staff had received one email in support of the project.

EXERCISE

Planning Commissioners, please be prepared to answer and discuss the following questions as they relate to Section 2332.4 of the zoning ordinance:

1. Do you believe this use is consistent with all adjacent uses and structures?

2. Do you believe the proposed use would be considered offensive or a nuisance for any of the following reasons?
 - a. Increased traffic
 - b. Noise
 - c. Vibration
 - d. Light
3. Do you find that adequate water and sewer infrastructure exists or will be constructed to service the use?

STAFF RECOMMENDATION

Staff recommends approval of the special use permit with a maximum number of 14 cats.

PUBLIC COMMENT:

C. Larsen, 932 2nd St: Concerned about smell, the proximity of cats to the common areas within the condo association, and the units that are above the commercial spaces.

E. Prow, 934 2nd St: Owns the business next door and worries about smells from the cats, and for those who may have allergies.

CLOSE PUBLIC HEARING - MOTION

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

MOTION PASSES MOTION

J. Montgomery Keast moved, seconded by J. Seyferth, that the request for a special use permit to operate a cat cafe at 926 2nd Street be approved with the following conditions:

- 1. The maximum number of cats is 6.*
- 2. The special use permit becomes revocable if an unreasonable number of odor or noise complaints are received.*

ROLL VOTE: **Ayes:** J. Montgomery Keast, J. Seyferth, K. Johnson, S. Gawron, and L. Willet Leroi

Nays: B. Mazade

MOTION PASSES

C. Case 2025-21: Request to rezone the property at 62 Irwin Avenue from R, Neighborhood Residential, to RM-1, Low-Density Multiple Family

Residential. Planning

SUMMARY

The property is zoned R, Neighborhood Residential. The parcel measures 13,200 sq. ft, and the former, vacant church on site measures 2,583 sq. ft. The applicant would like to convert the former church into residential units. The current zoning would allow up to a duplex, but the building is large enough to host more units. A rezoning to RM-1 would allow up to 16 units per acre, which would be four units on this property, assuming each unit would meet the necessary size requirements. With RM-1 zoning, the applicant would also have the option to apply for a special use permit for a single-room occupancy building, which he is also considering.

The parcels to the west along Peck Street are also zoned RM-1. However, staff have been holding focus group discussions with these business owners about the possibility of rezoning the district to form-based code. Initial discussions were very positive and well-received. Even if these parcels were to be rezoned away from RM-1, the rezoning of 62 Irwin should still be considered for a rezoning to this designation, and staff do not believe this would be considered a spot zone. The Master Plan specifically talks about being flexible with the zoning of former civic buildings and allowing more density in their redevelopment.

Notice was sent to all properties within 300 feet of this parcel. At the time of this writing, staff had not received any comments from the public.

STAFF RECOMMENDATION: I move that the request to rezone the property at 62 Irwin Avenue, from R to RM-1, be recommended to the City Commission for approval.

PUBLIC HEARING COMMENCED:

No public comments were received

CLOSE PUBLIC HEARING - MOTION

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

MOTION PASSED MOTION

Motion by K. Johnson, seconded by J. Montgomery Keast, that the request to rezone the property at 62 Irwin Avenue, from R to RM-1, be recommended to the City Commission for approval.

ROLL VOTE: **Ayes:** K. Johnson, J. Montgomery Keast, J. Seyferth, L. Willet Leroi, S. Gawron, and B. Mazade
Nays: None

MOTION PASSES

D. Case 2025-22: Request to rezone the property located at 1188 Lakeshore Drive, from Lakefront Recreation (LR), to Form-based Code, Urban Residential (FBC-UR). Planning

SUMMARY

This vacant lot measures 1.6 acres and is zoned LR, Lakefront Recreation. It is located between the Lakeshore Yacht Harbour Marina and Adelaide Pointe, and is owned by Cole's Quality Foods. The applicant is considering purchasing the property and would like to build a single-family house to live in. The LR zoning designation does not allow for housing. The lot does not have frontage on a street, but the applicant is working with the Lakeshore Yacht Harbour to obtain an easement from the southern end of this lot to W. Western Avenue.

The applicant is requesting to rezone the property to Form-Based Code, Urban Residential, which would allow up to a duplex and an accessory dwelling unit, in terms of density. However, he is only planning on developing one single-family house. Much of the lot is unusable for construction as it lies below the ordinary high watermark, and there is also a large slope in the building footprint area. Utilities will need to be installed underneath the former railroad ROW, and the applicant will be responsible for obtaining easements from CSX. A driveway will also need to be installed at the end of the cul-de-sac and across the bike path. A permit from the City Engineering Department will be required.

The Future Land Use map in the Master Plan identifies this parcel as "Lakeshore", which is described as "Mixed-Use development and recreational, water-related activities located along the Muskegon Lake shoreline. The large lot sizes, uniquely shaped parcels, and wide range of permitted uses, Planned Unit Developments (PUD), are common in this land use category."

A site plan is not required for a rezoning project, but one has been provided to show how the development would work. The applicant has worked with City staff to create a driveway that would be placed in a way to minimize conflict with the bike path.

STAFF RECOMMENDATION

Staff recommends approval of the request, with the condition that the project

moves forward. The applicant will have to purchase the property and obtain easements for the driveway and utilities before permits can be pulled. While the rezoning to FBC-UR does not totally align with the mixed-use designation in the Future Land Use map, the low elevation of most of the lot prevents its redevelopment into anything substantial. A single-family house may be about as large of a development that could fit on this lot, given its development challenges. The addition of a housing unit will contribute to the mixed-use along the shoreline.

PUBLIC HEARING COMMENCED:

No public comments were received

CLOSE PUBLIC HEARING - MOTION

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

MOTION PASSES

MOTION

Motion by B. Mazade, seconded by J. Montgomery Keast, move that the request to rezone the property at 1188 Lakeshore Drive from LR to FBC-UR, be recommended to the City Commission for approval with the following conditions:

1. The applicant receives permission to install all necessary utilities under the former railroad easement within the next 18 months of this meeting.
2. Building permits are issued within 24 months of this meeting.
3. The zoning of the property shall revert back to LR if these conditions are not met.

ROLL VOTE: **Ayes:** J. Seyferth, J. Montgomery Keast, K. Johnson, B. Mazade, S. Gawron, and L. Willet Leroi

Nays: None

MOTION PASSES

- E. **Case 2025-23: Request to amend the Planned Unit Development at 1148/1204 W Western Ave (Adelaide Point) to allow retail and other commercial uses in the boat storage/warehousing buildings.** Planning

Removed from the agenda at the applicant's request.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

A. Case 2025-24: Request for a site plan review for building additions at 2034, 2084, and 2140 Latimer Dr, by GE Aerospace. Planning

SUMMARY

GE Aviation owns the three contiguous parcels at 2034, 2084, and 2140 Latimer Dr. The buildings at 2034 and 2084 Latimer Dr were combined a long time ago, although it is unclear how that was accomplished on two separate parcels. The proposed 33,800 sf addition will connect the rear portions of these two buildings. The maintenance building is located on 2084 Latimer Dr, but the proposed addition to it will be located on 2140 Latimer Dr. At the staff's request, the applicant has begun the process of combining the lots. This review can be conducted as all three parcels have been combined.

The plan also proposes 244 additional parking spaces with improvements made to the northern portion of the parcel. Trees and landscaping have been added to the parking islands. The stormwater permits for the properties must be updated with the Engineering Department.

The parcel is zoned I-2, General Industrial, and is located in the Port City Industrial Park. Please see the attached site plan.

Motion by B. Mazade, seconded by J. Seyferth, to approve the site plan for 2034, 2084, and 2140 Latimer Dr with the conditions that the lots be combined and the stormwater permits are amended.

ROLL VOTE: **Ayes:** J. Seyferth, K. Johnson, L. Willet Leroi, J. Montgomery Keast, B. Mazade, and S. Gawron

Nays: None

MOTION PASSES

ANY OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

NONE

ADJOURNMENT

The Planning Commission meeting adjourned at 6:01 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-25: Request to amend Section 2331 of the zoning ordinance to allow marihuana retailers and provisioning centers with approved drive-thru access to remain open for drive-thru sales only between 12 a.m. and 2 a.m., by The Grassy Knoll.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request to amend Section 2331 of the zoning ordinance to allow marihuana retailers and provisioning centers with approved drive-thru access to remain open for drive-thru sales only between 12 a.m. and 2 a.m., by The Grassy Knoll.	
Detailed Summary & Background: In April 2024, the applicant requested to amend the ordinance to be able to operate 24 hours per day. The ordinance that was proposed was not well written and would have eliminated any hours of operation for all other retail stores. The request was ultimately denied. This request is much more well written and should not cause any unintentional hardships for other marihuana retailers. There are currently three approved drive-through locations within the city. These are located at The Bodega (885 E Apple Ave), The Grassy Knoll (2125 Lemuel St), and Greencraft (551 Young Ave). <u>Current Ordinance Excerpt</u> Section 2331: Marihuana Facilities Overlay District 3. Provisioning Centers, Retailers, Microbusinesses and Designated Consumption Establishments may operate between the hours of 8 am and 12 am. <u>Proposed Ordinance (additions italicized)</u> Section 2331: Marihuana Facilities Overlay District 3. Provisioning Centers, Retailers, Microbusinesses and Designated Consumption Establishments may operate between the hours of 8 am and 12 am. <i>daily; however, Provisioning Centers and Retailers with approved drive-thru access may remain open for drive-thru sales only between the hours of 12 am and 2 am, provided all other applicable local, state, and safety regulations are met.</i> <u>Current Drive-Thru Regulations</u> Section 2331: Marihuana Facilities Overlay District 3.d. Curbside/Drive-Thru. Curbside delivery is allowed at all retail sale locations with an approved site plan that does not impede traffic or pedestrian safety. Drive-thru's are allowed as a special use permitted under the following conditions: i. The underlying zoning designation must be B-2, B-4, MC, I-1, I-2 or any Form Based Code designation/building type that allows for drive-thru businesses.	

- ii. Drive-thru windows must be located on private property. Streets and alleys may only be used for the movement of traffic and may not be used for drive-thru vehicular stacking.
- iii. A traffic study must be performed showing the anticipated number of stacking spaces and where they would be located on site.

Staff Recommendation

Staff do not have a recommendation on whether marihuana establishments should be open longer. However, the proposed ordinance is well written and could be incorporated into the ordinance properly. Staff do have some concerns about the applicant's ability to follow the established guidelines. Staff have had discussions with the applicant for the past couple of years about their desire to host temporary campground events on-site during special events around the city. That use type is not allowed in their zoning district (I-1) and would need an amendment for them to proceed. Staff have discovered that a beach event in August is advertising overflow camping and The Grassy Knoll.

Goal/Focus Area/Action Item Addressed:

Key Focus Areas:

Goal/Action Item:

2027 Goal 2: Economic Development Housing and Business

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Recommended Motion:

I move that the request to amend Section 2331 of the zoning ordinance to allow marihuana retailers and provisioning centers with approved drive-thru access to remain open for drive-thru sales only between 12 a.m. and 2 a.m., be recommended to the City Commission for (approval/denial).

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Guest(s) Invited / Presenting:

No



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-26: Request to amend Section 2005.05 of the Form-Based Code to allow churches as a permitted use in civic buildings in the Form-Based Code, Downtown context area, by Century Club Development, LLC.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request to amend Section 2005.05 of the Form-Based Code to allow churches as a permitted use in civic buildings in the Form-Based Code, Downtown context area, by Century Club Development, LLC.	
Detailed Summary & Background: Churches are not a permitted use in the Form Based Code, Downtown (FBC-DT) context areas. There are two building types allowed in the FBC-DT context areas - Mixed-use and Civic buildings. Churches are allowed in the other FBC context areas, but only in civic buildings. Other uses allowed in civic buildings include galleries and train stations. This request is to amend the ordinance to allow churches in civic building types in the FBC, DT context area. Staff believe that the Century Club can be defined as a civic building. The building was dedicated in January 1889 for the Muskegon Club and became the Century Club in January 1901. Historically, the building served as a social club formed by Muskegon's business leaders; some early Club presidents included business/community leaders Charles Hackley, John Torrent, Lyman Mason, and A. V. Mann. The Club included, at one point, over 550 total members and was considered the center of business life of the community. Closed in 1991, retail activity in the building was introduced in the mid-2000s following the demolition of the Muskegon Mall. <u>Staff Recommendation</u> Staff do not have a recommendation on whether churches should be allowed in the FBC-DT context area. There currently are not any churches located within any of these designated properties, so it would not bring any non-conforming churches into conforming status. There are pros and cons to the request. The pro is that it would activate a specific building that has had a tough time functioning as retail. The cons would include the elimination of property taxes and potentially reducing the number of days the buildings would be used, reducing foot traffic and activity in the downtown.	
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u>	

2027 Goal 3: Community Connection

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Recommended Motion:

I move that the request to amend Section 2005.05 of the Form-Based Code to allow churches as a permitted use in civic buildings in the Form-Based Code, Downtown context area, be recommended to the City Commission for (approval/denial).

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Guest(s) Invited / Presenting:

No

**Supplement to City of Muskegon Planning and Zoning Application
Century Club at 356 W. Western Avenue
June 11, 2025**

First, the Century Club building/property was purchased in 2006 and completely restored in 2007. Until 2007 the building had never accommodated retail operations. The original retailer, for which the building was initially remodeled, prematurely terminated their lease largely due to lack of sales. We have witnessed the same thing since we introduced the Century Club Shops in 2012. The building is not ideal for retail largely due to the elevated main floor between five and six feet above the sidewalk.

Second, the property has been listed 'For Sale' since 2018 and with three different commercial realtors during that time. In these seven years we have not had a single party express interest, much less an offer. All this in spite of continually reducing the list price to now nearly thirty percent from the original price.

Third, we do, however, manage and operate the ballroom on the second floor. For the last year the Cornerstone PCA church has used the ballroom as their church home meeting regularly on Sunday mornings as well as other meetings during the week. They have now expressed interest in purchasing the building as their permanent church home, which would allow them to expand their ministry and operations downtown. Unfortunately, at this time a church is not a permissible use per the form-based code and the zoning at this location needs to be amended to allow that.

1.0 BUILDING TYPE DESCRIPTION

The CIVIC BUILDING TYPE is a small-, medium- or large-sized detached structure that incorporates uses of special public importance including, but not limited to municipal buildings, churches, libraries and schools. Civic Buildings typically have less form regulations than other Building Types because their prominence within the community requires more iconic and distinctive form.



2.0 PRECEDENT OF CIVIC BUILDING TYPE

The following images represent precedent examples of the Civic Building Type. They are intended as examples only and should be used for inspiration in the creation of this Building Type for projects within the Muskegon Form Based Code area.



IMAGE 6.88 MUSKEGON CIVIC BUILDING (FORMER FIRESTATION) ON WEST WALTON AVENUE

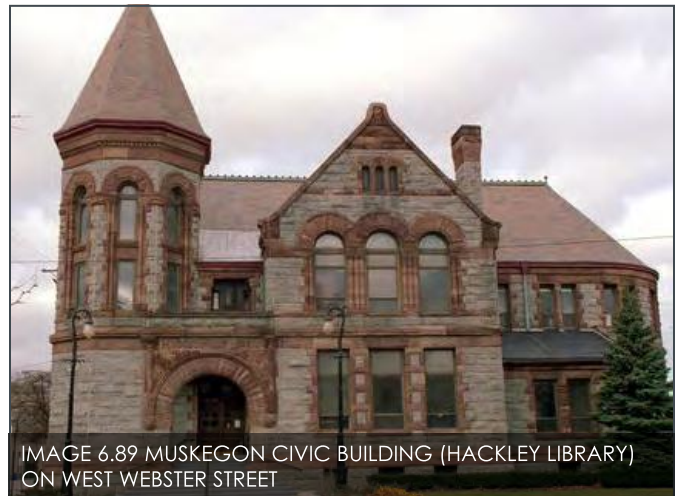


IMAGE 6.89 MUSKEGON CIVIC BUILDING (HACKLEY LIBRARY) ON WEST WEBSTER STREET



IMAGE 6.90 MUSKEGON CIVIC BUILDING ON WEST WESTERN AVENUE



IMAGE 6.91 MUSKEGON CIVIC BUILDING (MUSEUM OF ART) ON WEST WEBSTER AVENUE

2006.19 CIVIC BUILDING TYPE**3.0 BUILDING SIZE AND MASSING**

Civic Building size and massing is not regulated by this Form Based Code. Generally Civic Buildings shall have a significant presence within the community.

5.0 NUMBER OF UNITS

Number of units is not applicable to this Building Type.

7.0 FACADE COMPOSITION REQUIREMENTS

Civic Building facade composition is not regulated by this Form Based Code. Generally Civic Buildings shall have a design elements and materials that represent their significant presence within the community.

Facade composition should be respectful and compatible with the surrounding context.

9.0 BUILDING TYPE FRONTAGE OPTIONS

Civic Building frontages are not regulated by this Form Based Code. Generally Civic Buildings shall have a frontage that allows for pedestrian access and transparency that represent their significant presence within the community.

4.0 GROUND FLOOR ACTIVATION

Civic Building ground floor activation is not regulated by this Form Based Code. Generally Civic Buildings shall have an activated ground floor with pedestrian entrances and windows facing street, rights-of-way, and civic space.

6.0 USE

Building Type use:

- A. Uses are regulated by Context Area. Refer to Section 2005 for permitted uses in each Context Area.

8.0 BUILDING HEIGHT

Overall height of Building Type is regulated by Context Area, refer to Section 2005.

2005.05 DOWNTOWN (DT) CONTEXT AREA

6.0 PERMITTED USES

DOWNTOWN (DT) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P											
Amusement and recreation facility	P											
Auto service station												
Bank	P											
Business school/private or public school/higher ed.	S											
Church												P
Club, lodge, hall												
Gallery/museum	P											P
Hotel/motel	P											
Indoor theater/live music concert hall	P											
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels	P											
Micro brewery, distillery, winery over 2500 barrels	P											
Multi-family	P*											
Office	P											
Outdoor recreation												
Outdoor theater												
Parking structure	S											
Personal service	P											
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub	P											
Retail	P											
Shipping, port related activity												

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-27: Request for a special use permit to expand a non-conforming structure by no more than 30%, at 3211 Edgewater Street.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request for a special use permit to expand a non-conforming structure by no more than 30%, at 3211 Edgewater Street.	
Detailed Summary & Background: The applicant would like to finish the attic space in the house and add a dormer. The house is considered non-conforming because it does not meet the required five-foot side setback on the west side of the property. Non-conforming structures may be increased up to 30% of the existing size with the issuance of a special use permit. The house currently measures 1,282 sf., which would allow up to a 384 sf addition. The proposed addition measures 350 sf. Notice was sent to everyone within 300 feet of the property. At the time of this writing, staff had not received any comments from the public. <u>Planning Exercise</u> Prior to authorization of any Special Land Use, the Planning Commission shall give due regard to the nature of all adjacent uses and structures. It shall determine the consistency with the adjacent use and development. In addition, the Planning Commission shall find that the proposed use or activity would not be offensive, or a nuisance, by reason of increased traffic, noise, vibration, or light. Further, the Planning Commission shall find that adequate water and sewer infrastructure exists or will be constructed to service the Special Land Use or activity. Staff will answer the following questions and ask the Planning Commissioners if they disagree with each statement at the meeting (Staff answers in italics). Would the proposed expansion be considered offensive, or a nuisance, because of any of the following: 1. Increased traffic - No 2. Increased noise - No 3. Increased vibration - No 4. Increased light - No Does adequate water and sewer infrastructure exist or will it be constructed to service the Special Land Use or activity? Yes, <i>it currently exists.</i>	
Goal/Focus Area/Action Item Addressed:	

Key Focus Areas:**Goal/Action Item:**

2027 Goal 2: Economic Development Housing and Business

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Recommended Motion:

I move to approve the request for a special use permit to expand a non-conforming structure by no more than 30%, at 3211 Edgewater Street based on the findings of facts in the staff exercise located in the staff report.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

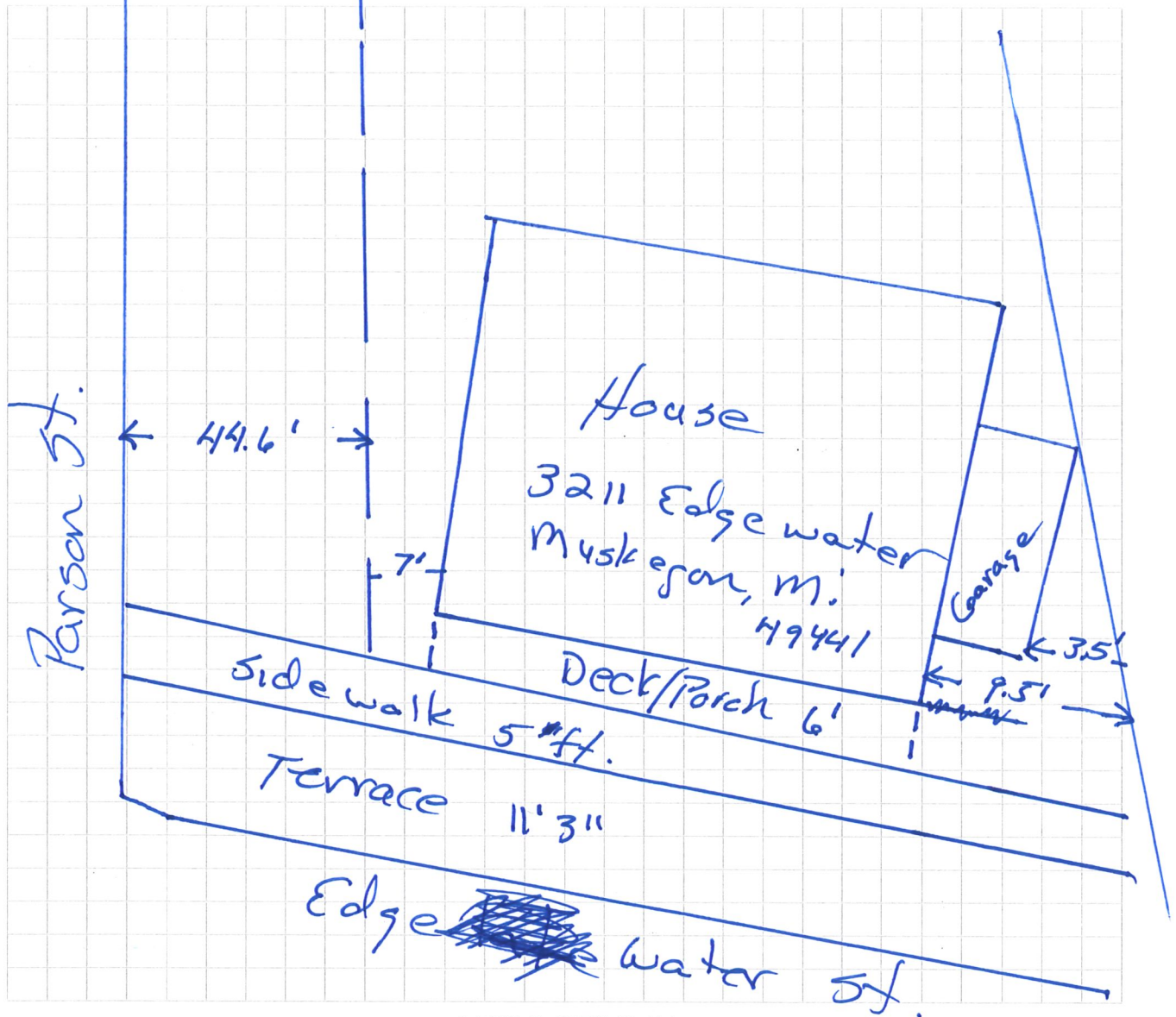
Guest(s) Invited / Presenting:

No

Steven Doark 248-778-8916

Site Plan

(Remember to show streets, all structures, fences, gates, pavement & property lines)

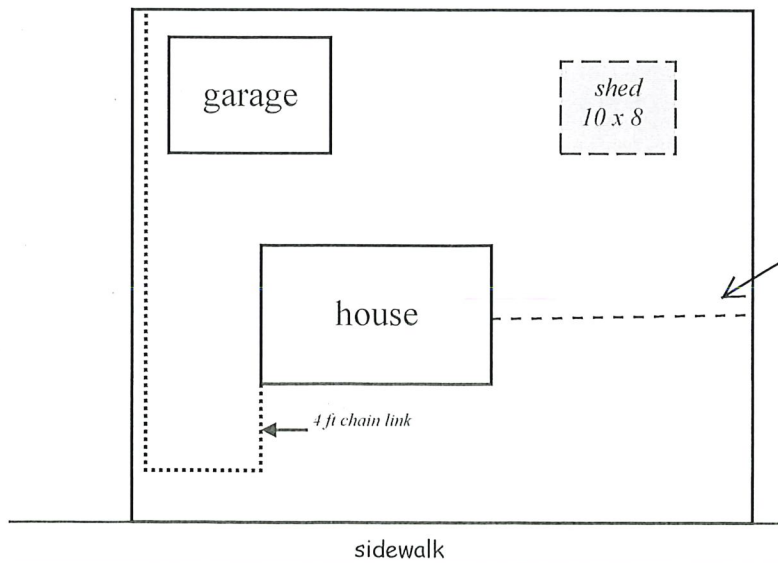


SAMPLE SITE PLAN

RECEIVED

MAY 22 2025

CITY OF MUSKEGON
BUILDING DEPARTMENT



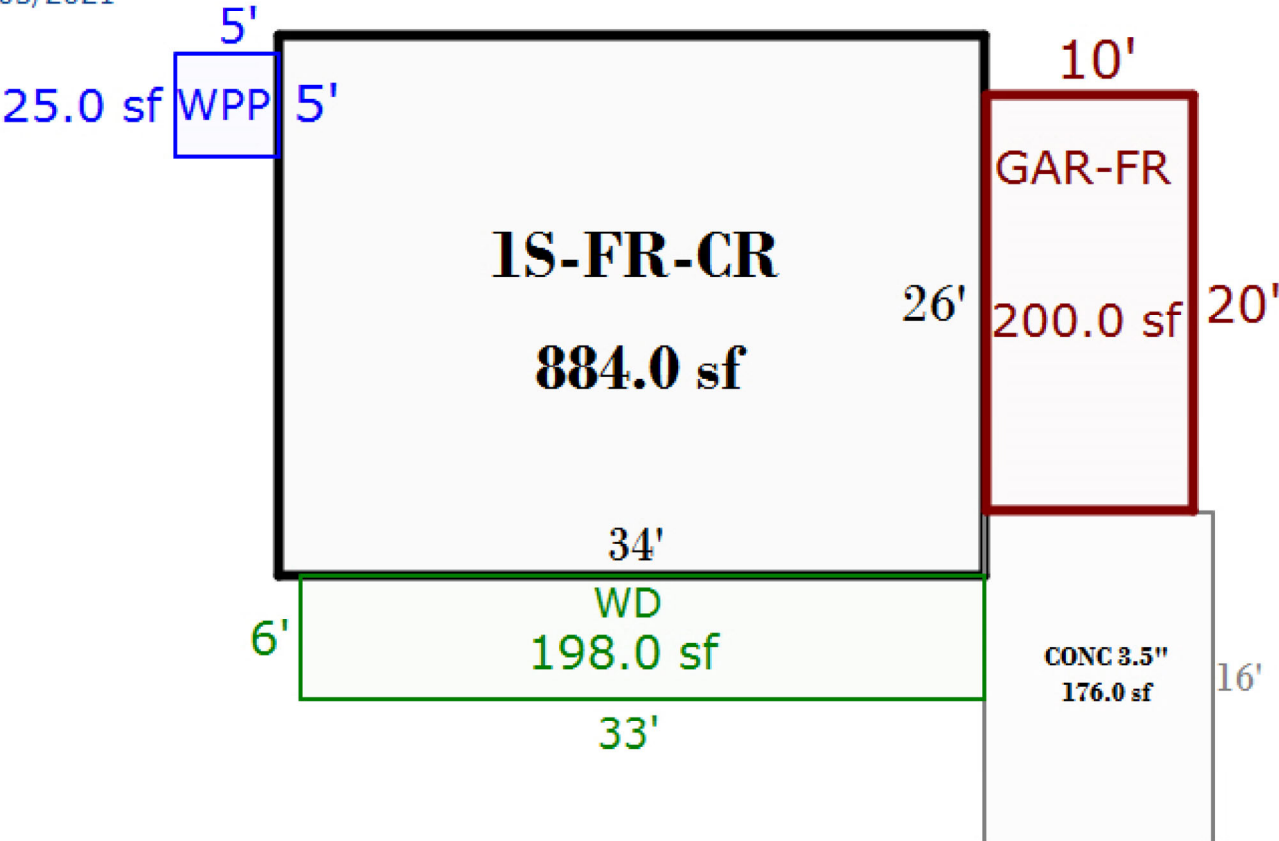
Show measurements to all setbacks (front yard, side yards, and rear yard).

For houses on a corner lot, contact Planning Dept. staff for assistance, due to additional regulations

PB25C356 3211 Edgewater

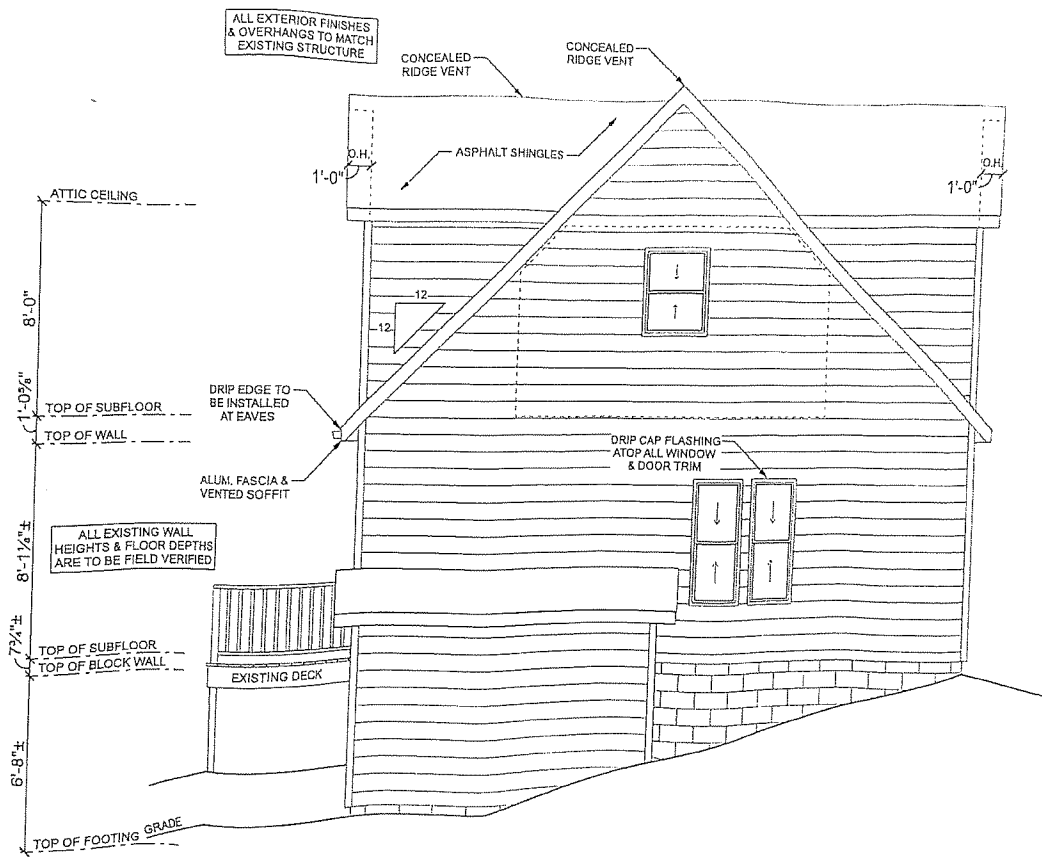


Field Inspected 05/2021

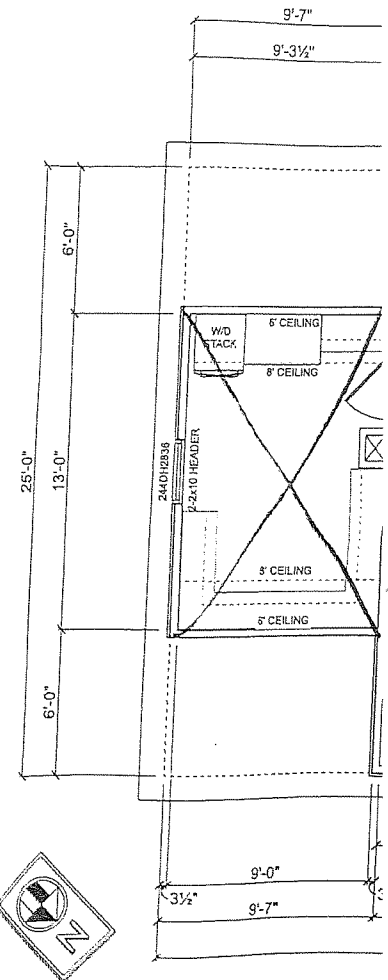


Total Square Footage of Building: 1,282 sq ft
Proposed Addition: 14x25, 350 sq ft
30% of Total Square Footage: 384.6 sq ft maximum

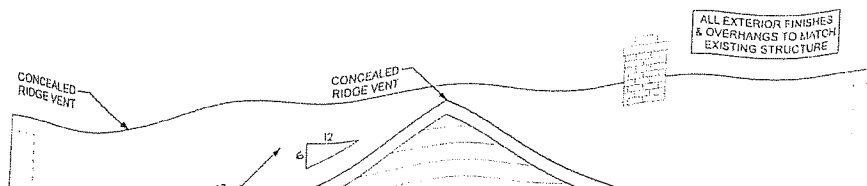
3211 Edgewater St



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SEC
SCALE: 1/4" = 1'-0"



ATTIC CEILING



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-28: This case has been removed.																			
Submitted by:	Department: Planning																			
Brief Summary:																				
Detailed Summary & Background:																				
Goal/Focus Area/Action Item Addressed:																				
<u>Key Focus Areas:</u>																				
<u>Goal/Action Item:</u>																				
Amount Requested:	Budgeted Item: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td></td> </tr> </table>					Yes		No		N/A										
Yes		No		N/A																
Fund(s) or Account(s):	Budget Amendment Needed: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td></td> </tr> </table>					Yes		No		N/A										
Yes		No		N/A																
Recommended Motion:																				
Approvals: <table border="1"> <tr> <td>Immediate Division Head</td> <td></td> <td></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>			Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			Guest(s) Invited / Presenting: No		
Immediate Division Head																				
Information Technology																				
Other Division Heads																				
Communication																				
Legal Review																				



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-29: Staff-initiated request to rezone the following properties: 1181 and 1200 Ransom St; 1176, 1196, 1208, 1222, 1250, 1259, 1275, 1299, 1302, 1309, 1314, 1319, 1322, 1334, 1337, 1342, 1347, 1365, 1377, 1391, 1410, 1415, 1422, 1435, 1440, 1443, 1470, 1502, 1516, 1532, 1542, 1562, 1576, 1586, 1596, 1604, 1624, 1625, 1632, 1633, 1640, 1643, 1649, 1652, 1659, 1660, 1669, 1670, 1691, 1705, 1715, 1725, 1735, Peck St.; 19 Irwin Ave, 22 E. Southern Ave, 23 Strong Ave, 24 Morrall Ave, and 32 Iona Ave, from RM-1, Low Density Multiple-Family Residential to Form Based Code, Neighborhood Edge; 1765 Peck St, 1781 Peck St, Parcel # 61-24-205-465-0006-10, and 1778 Sanford St, from B4, General Business, to Form Based Code, Neighborhood Core; 180 E. Laketon Ave and 1752 Peck St from B-4, General Business and MC, Medical Care, to Form Based Code, Neighborhood Edge; and 36 Catherine Ave, 1366, 1378, 1386, 1394 and 1469 Peck St from B-1, Limited Business, to Form Based Code, Neighborhood Edge.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Staff-initiated request to rezone the following properties: 1181 and 1200 Ransom St; 1176, 1196, 1208, 1222, 1250, 1259, 1275, 1299, 1302, 1309, 1314, 1319, 1322, 1334, 1337, 1342, 1347, 1365, 1377, 1391, 1410, 1415, 1422, 1435, 1440, 1443, 1470, 1502, 1516, 1532, 1542, 1562, 1576, 1586, 1596, 1604, 1624, 1625, 1632, 1633, 1640, 1643, 1649, 1652, 1659, 1660, 1669, 1670, 1691, 1705, 1715, 1725, 1735 Peck St.; 19 Irwin Ave, 22 E. Southern Ave, 23 Strong Ave, 24 Morrall Ave, and 32 Iona Ave, from RM-1, Low Density Multiple-Family Residential to Form Based Code, Neighborhood Edge; 1765 Peck St, 1781 Peck St, Parcel # 61-24-205-465-0006-10, and 1778 Sanford St, from B4, General Business, to Form Based Code, Neighborhood Core; 180 E. Laketon Ave and 1752 Peck St from B-4, General Business and MC, Medical Care, to Form Based Code, Neighborhood Edge; and 36 Catherine Ave, 1366, 1378, 1386, 1394 and 1469 Peck St from B-1, Limited Business, to Form Based Code, Neighborhood Edge.	
Detailed Summary & Background: This request is being brought forward to properly zone these properties to a district where they will be considered legally conforming. With the current RM-1 zoning, almost all the properties are considered legally non-conforming (grandfathered). This is mostly because of the area and bulk requirements of	

the RM-1 district (Please see attachments). Almost none of the properties meet the required 125 feet of lot width, maximum building width or side setbacks.

Staff are proposing to rezone four properties (1781 Peck, 1765 Peck, 1778 Sanford, Parcel #24-205-465-0006-10) to Form Based Code, Neighborhood Core because these are larger parcels near the Laketon Ave corridor. This zoning designation would allow commercial buildings up to five stories tall, compared to the three stories allowed in Form Based Code, Neighborhood Edge.

Staff are proposing to rezone all the other mentioned properties to Form Based Code, Neighborhood Edge. This would help bring the properties into legal conforming status, while still keeping the single-family and duplex buildings to two stories. Mixed-use and commercial buildings would be allowed up to three stories tall.

A focus group was held in May with the properties. There were 12 participants in the focus group, all of whom agreed that these rezoning would be in their best interest, and they agreed to support the initiative.

Goal/Focus Area/Action Item Addressed:

Key Focus Areas:

Goal/Action Item:

2027 Goal 2: Economic Development Housing and Business

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Recommended Motion:

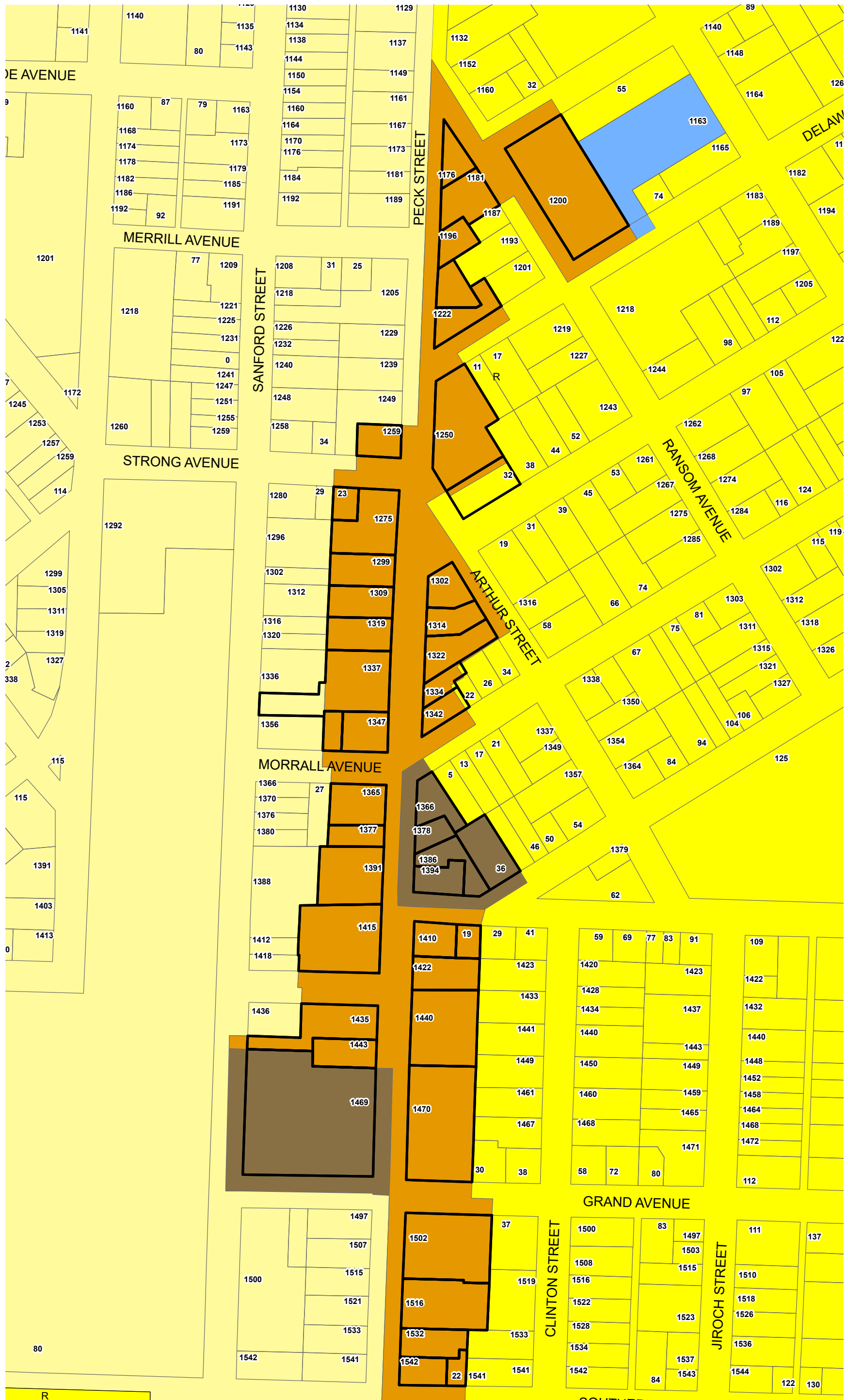
I move that the request to rezone the properties as presented is recommended to the City Commission for approval.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Guest(s) Invited / Presenting:

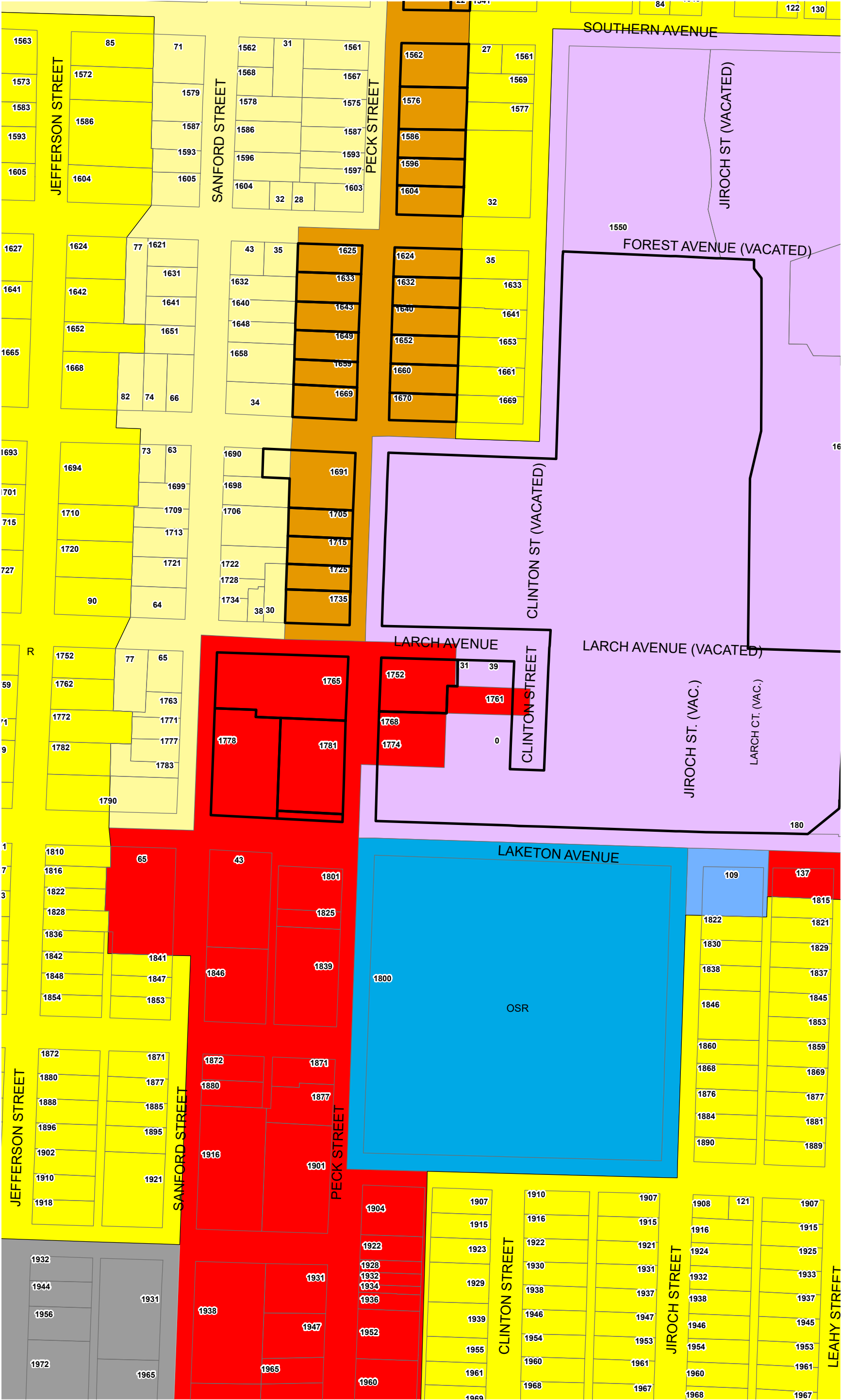
No



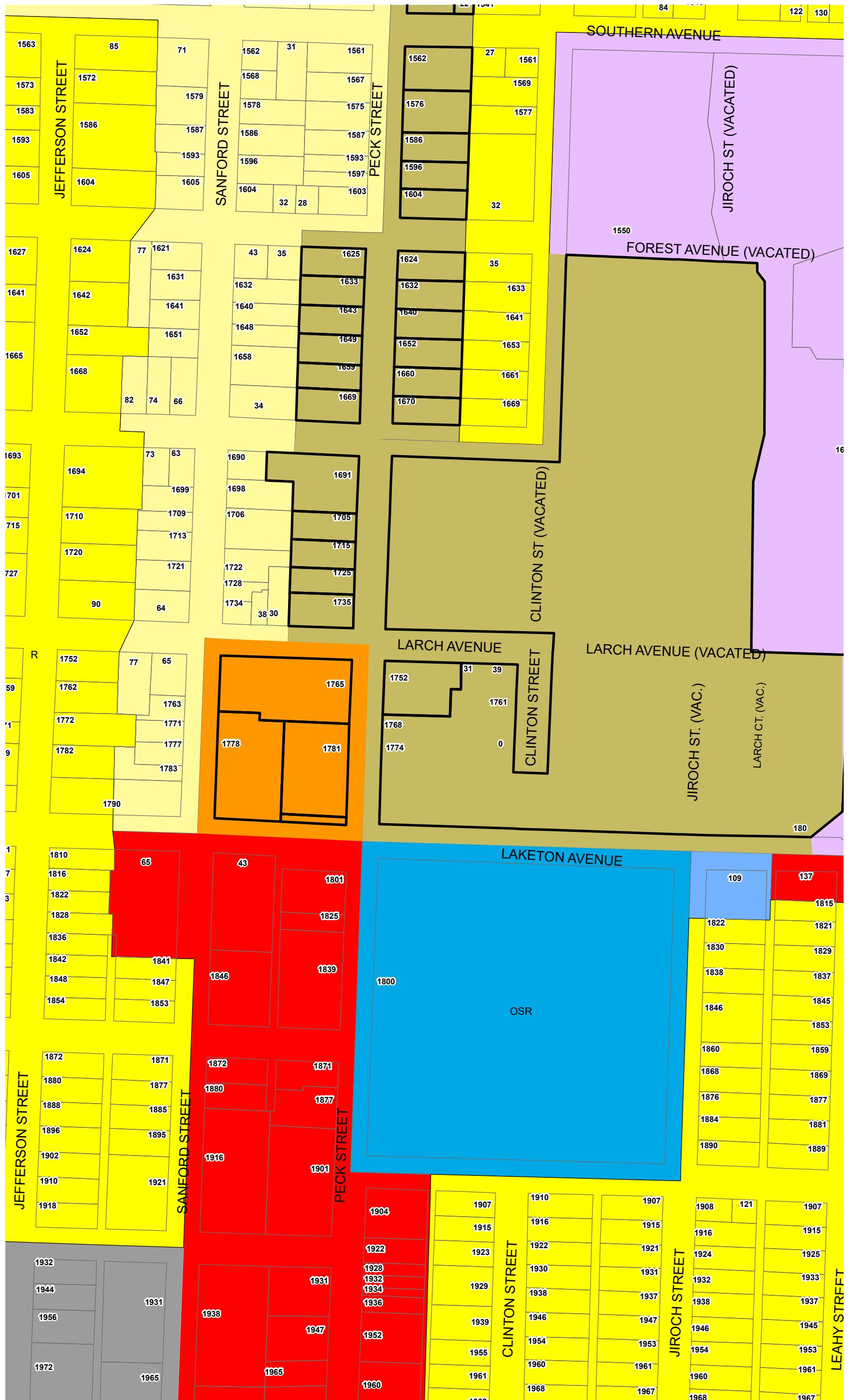
Page 29 of 49



PROPOSED ZONING (NORTH)



EXISTING ZONING (SOUTH)



Page 32 of 49



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-30: Staff-initiated request to amend the zoning ordinance to allow marinas as a permitted use in Form-Based Code, Lakeside Mixed Residential districts.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Staff-initiated request to amend the zoning ordinance to allow marinas as a permitted use in Form-Based Code, Lakeside Mixed Residential districts.	
Detailed Summary & Background: This request, along with the next request (rezoning), were brought about after staff had contact with a couple of property owners about land use issues on their properties. The owner at 2984 Lakeshore Dr wanted to demo and rebuild his house. However, residential uses are not allowed in the Waterfront Marine (WM) district and the existing house was considered legally non-conforming (grandfathered). The owner was forced to seek a variance to rebuild the house and the request was eventually approved. The new house plans were approved, but the new house would have to meet the existing setbacks in WM, which is 10/14 (side setback requirement) for a two-story house. Residential setbacks are usually much smaller, such as five feet in many districts. There are eight houses located in the WM district, all of which are considered legally non-conforming. With this current zoning, all property owners will have difficulty rebuilding, putting on additions and possibly even refinancing. The owner at 3092 Lakeshore Dr. demoed the existing house on site and wants to build a multi-family house, between 6-8 units. This is not allowed since residential is not a permitted use in the WM district. Staff are not exactly sure why the entire area was zoned WM, but it has been that way since at least 1986. Were these residential properties hoping to have marinas added to their properties? Was it zoned in an effort to transform this area into strictly marina and phase out residential? Without having a clear answer, staff decided to hold a focus group among the property owners to see what their vision was for their properties moving forward. At the meeting, it was discovered that most of the homeowners wanted to continue to stay strictly residential. A couple of the homeowners wanted to stay residential, but add a marina to the property. All the homeowners stated that they did not have an objection to allowing residential with a higher density than single-family. After the focus group meeting, it was clear that the best path forward would be to allow multi-family residential and marinas on these properties. The Form Based Code, Lakeside Mixed Residential (FBC-LMR) district allows for small multiplexes (up to six units) but it does not allow for marinas. Staff are proposing to amend the ordinance to make marinas a permitted use in this context, then to rezone these eight properties to FBC-LMR. A clause was added to the amendment that states "marinas are a	

permitted use on properties with Muskegon Lake waterfront frontage." This will eliminate the possibility of any FBC-LMR properties without lake frontage to storage boats on their properties. The master plan supports both WM and FBC-LMR as they both fit the description of a lakeshore that allows for mixed-uses.

Goal/Focus Area/Action Item Addressed:

Key Focus Areas:

Goal/Action Item:

2027 Goal 2: Economic Development Housing and Business

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
-----	--	----	--	-----	---	--

Recommended Motion:

I move that the request to amend the zoning ordinance to allow marinas as a permitted use in Form-Based Code, Lakeside Mixed Residential districts be recommended to the City Commission for approval.

Approvals:

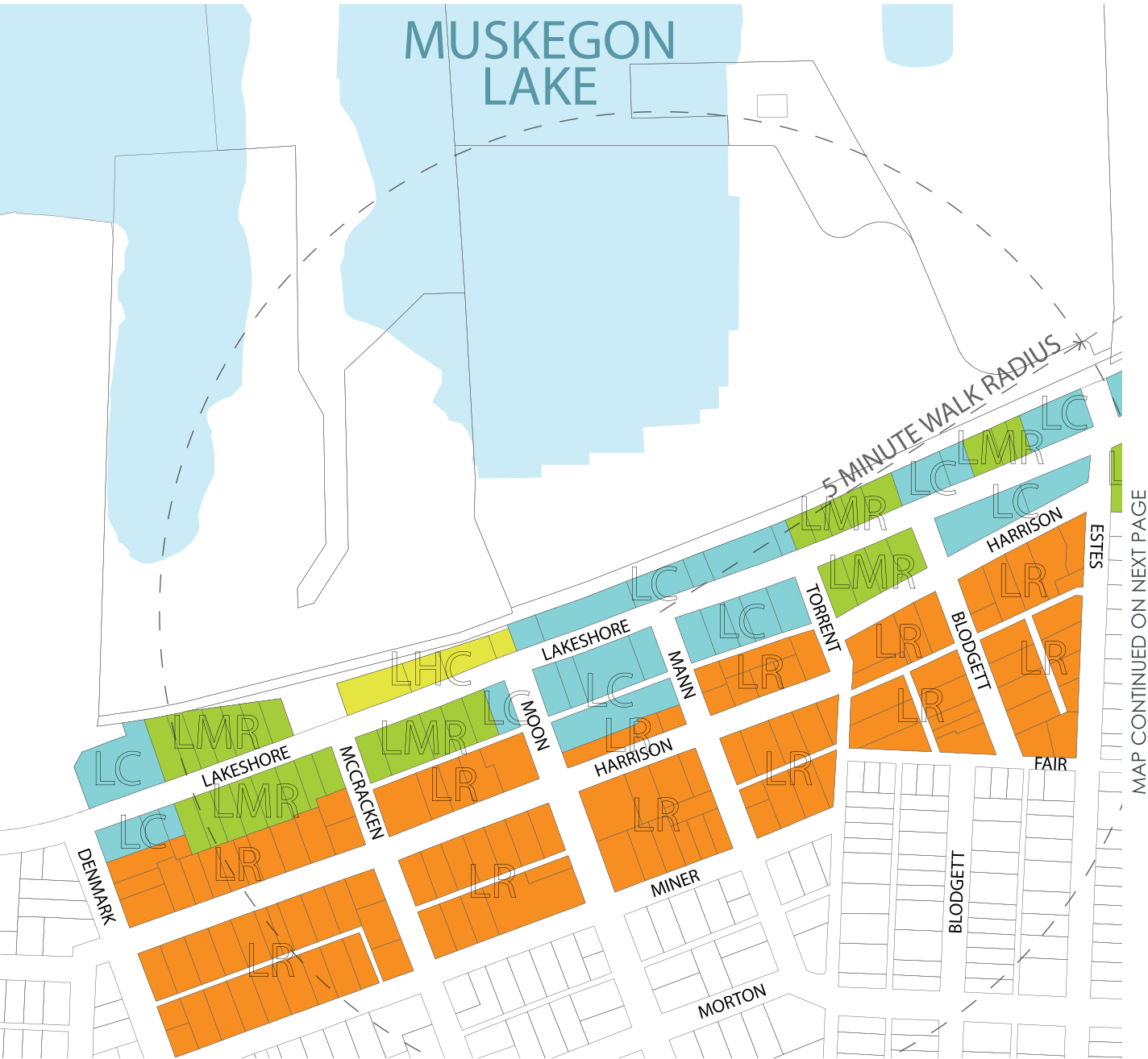
Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Guest(s) Invited / Presenting:

No

2005.02 CONTEXT AREA MAP

This Map contains Context Areas for the Lakeside Form Based Code

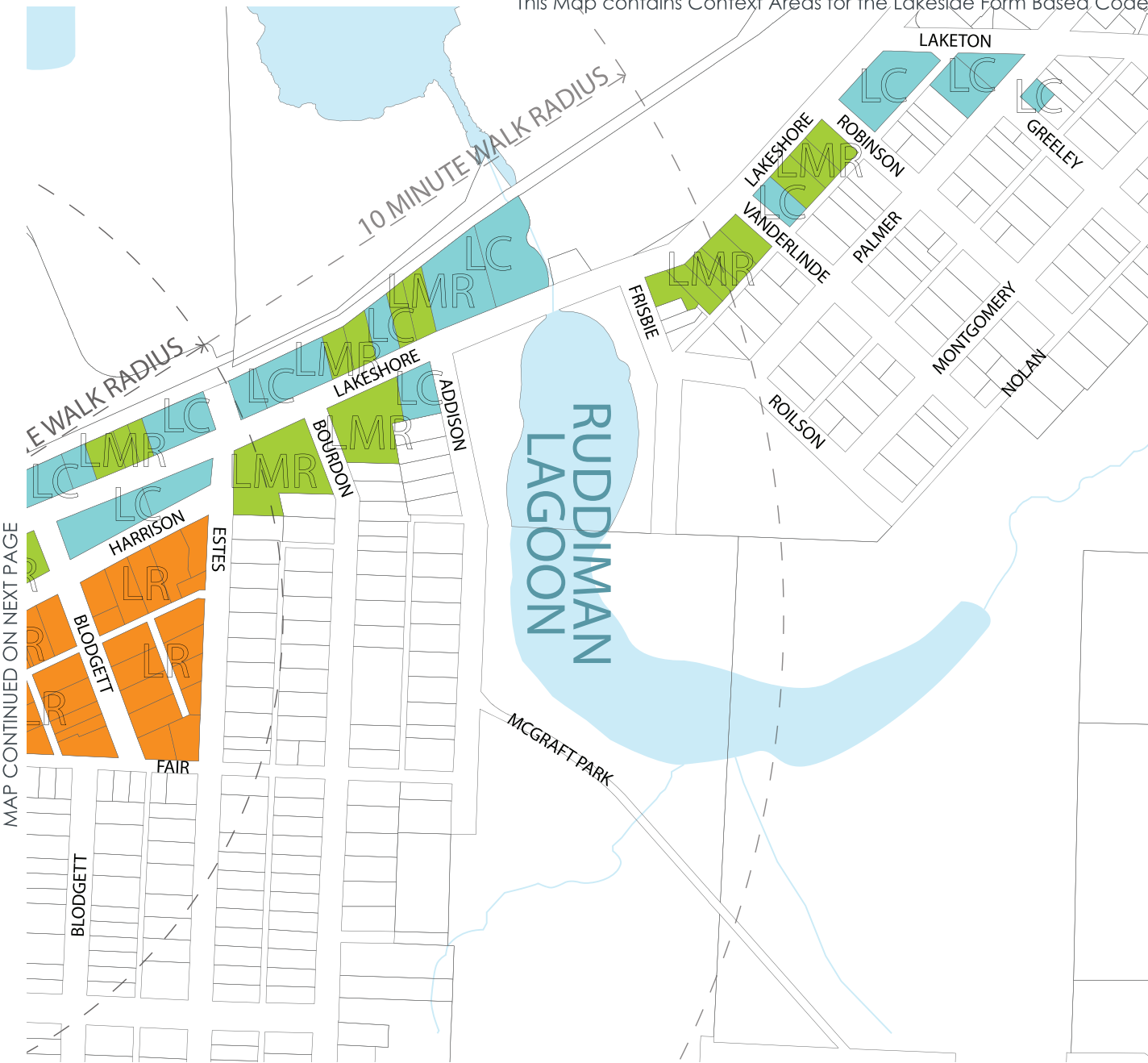


PUBLIC REALM CONTEXT AREA MAP LEGEND



2005.02 CONTEXT AREA MAP (continued)

This Map contains Context Areas for the Lakeside Form Based Code



MAP CONTINUED ON NEXT PAGE

PUBLIC REALM CONTEXT AREA MAP LEGEND



- COMMERCIAL (LC)
- HEAVY COMMERCIAL (LHC)
- MIXED RESIDENTIAL (LMR)
- RESIDENTIAL (LR)

2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

6.0 PERMITTED USES

LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses				P			P	P	P	P	P	
Amusement and recreation facility												
Auto service station				S								
Bank												
Business school/private or public school/higher ed.												
Church												P
Club, lodge, hall				S*			S*	S*	S*	S*		S*
Gallery/museum				P			P	P	P	P	P	P
Hotel/motel												
Indoor theater/live music concert hall												
Light manufacturing												
Machine shop												
Marina				P**			P**	P**	P**	P**		
Micro brewery, distillery, winery under 2500 barrels				P								
Micro brewery, distillery, winery over 2500 barrels												
Multi-family							P					
Office				P								
Outdoor recreation												
Outdoor theater												
Parking structure												
Personal service				P								
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub				P								
Retail				P								

P = Permitted Use

P* = Permitted Use on floors two and above

P** = Permitted Use on properties with Muskegon Lake waterfront frontage

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

S* = Special Land Use requires minimum 200 feet of frontage on one street

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

6.0 PERMITTED USES (continued)

Specific Use

P = Permitted Use
P* = Permitted Use on floors two and above
P** = Permitted Use on properties with Muskegon Lake waterfront frontage
P# = Permitted Use on first floor only
S = Special Land Use (refer to Section 2002.02)
S* = Special Land Use requires minimum 200 feet of frontage on one street
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA**1.0 CONTEXT AREA INTENT AND DESCRIPTION****INTENT**

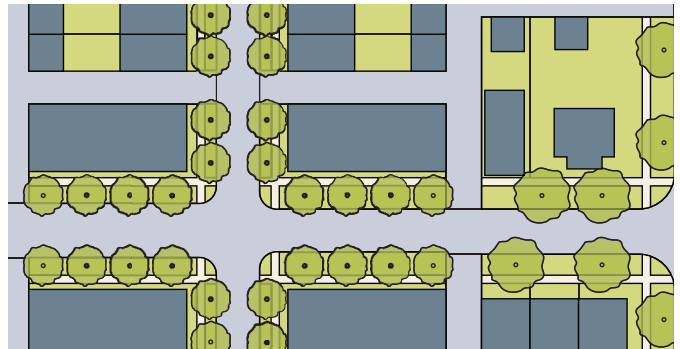
To allow for the cohesive existence of residential and business uses within the district. This Context Area allows for residential and small scale commercial uses to be placed alongside each other in a walkable, urban form.

DESCRIPTION

This Context Area is characterized by the mixture of commercial and residential uses that helps to promote walkability and commerce. Homes fronting Lakeshore Drive are allowed a third story to take advantage of lake views.

The following are generally appropriate form elements in this Context Area:

- A. Detached homes / live-work buildings
- B. Small to medium building footprint
- C. Storefront frontages

**2.0 CONTEXT AREA LOCATION**

2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT			
	with BALCONY			
	with TERRACE			
	with FORECOURT			
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with FORECOURT			
	with DOORYARD			
COTTAGE RETAIL BUILDING	with STOREFRONT	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT			
	with DOORYARD			
	with LIGHTWELL			
	with STOOP			
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP	By Right	2 story building required	Lot Width: 16' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 16' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
CARRIAGE HOUSE BUILDING TYPE		By Right	2 story max. / 1 story min.	Not Applicable - Carriage House Building Type must be used as an accessory building to another building type (refer to Section 2006)
CIVIC BUILDING TYPE		By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

* Building height labeled Conditional is permitted if fronting Lakeshore Drive.

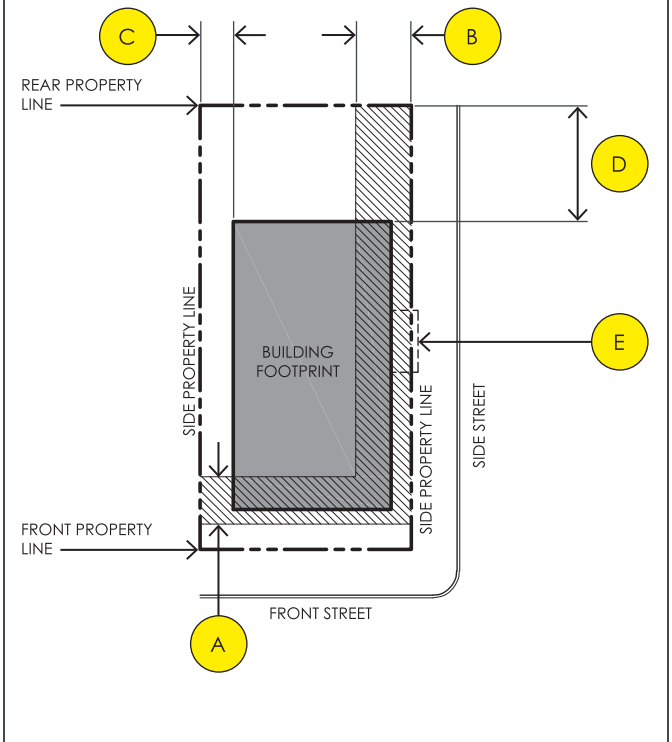
2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.05 for building site placement.

- A. Front Build-to-Zone (at front street):
 - Required build-to-zone from 5 to 12 feet from front property line.
- B. Side Build-to-Zone (at side street):
 - Required build-to-zone from 0 to 12 feet from side property line.
- C. Side Setback (at non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.

ILLUSTRATION 5.05 BUILDING SITE PLACEMENT

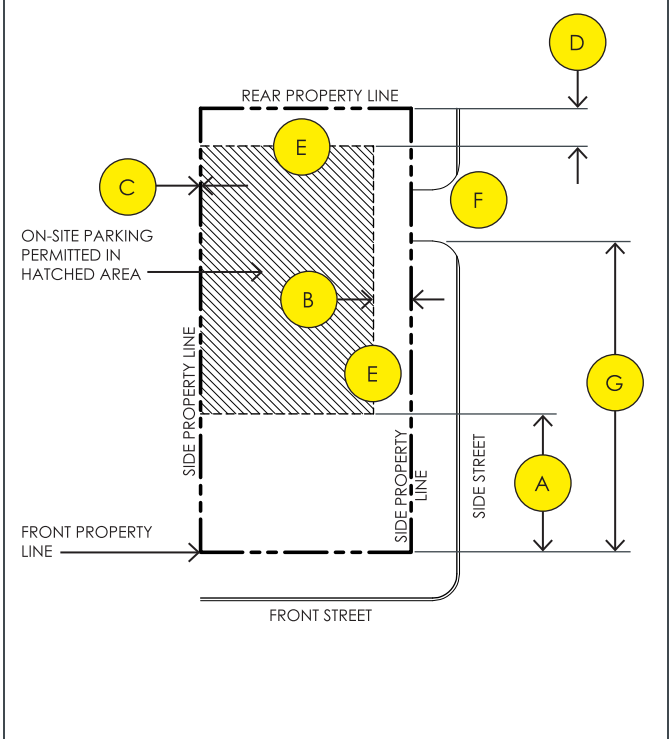


5.0 PARKING PLACEMENT

Refer to Illustration 5.06 for on-site parking placement.

- A. Front Setback:
 - 40 feet minimum from front property line.
- B. Side Setback (from side street):
 - 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
 - Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.

ILLUSTRATION 5.06 PARKING PLACEMENT



2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

6.0 PERMITTED USES

LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses				P			P	P	P	P	P	
Amusement and recreation facility												
Auto service station				S								
Bank												
Business school/private or public school/higher ed.												
Church												P
Club, lodge, hall				S*			S*	S*	S*	S*		S*
Gallery/museum				P			P	P	P	P	P	P
Hotel/motel												
Indoor theater/live music concert hall												
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels				P								
Micro brewery, distillery, winery over 2500 barrels												
Multi-family							P					
Office				P								
Outdoor recreation												
Outdoor theater												
Parking structure												
Personal service				P								
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub				P								
Retail				P								
Shipping, port related activity												

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

S* = Special Land Use requires minimum 200 feet of frontage on one street

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

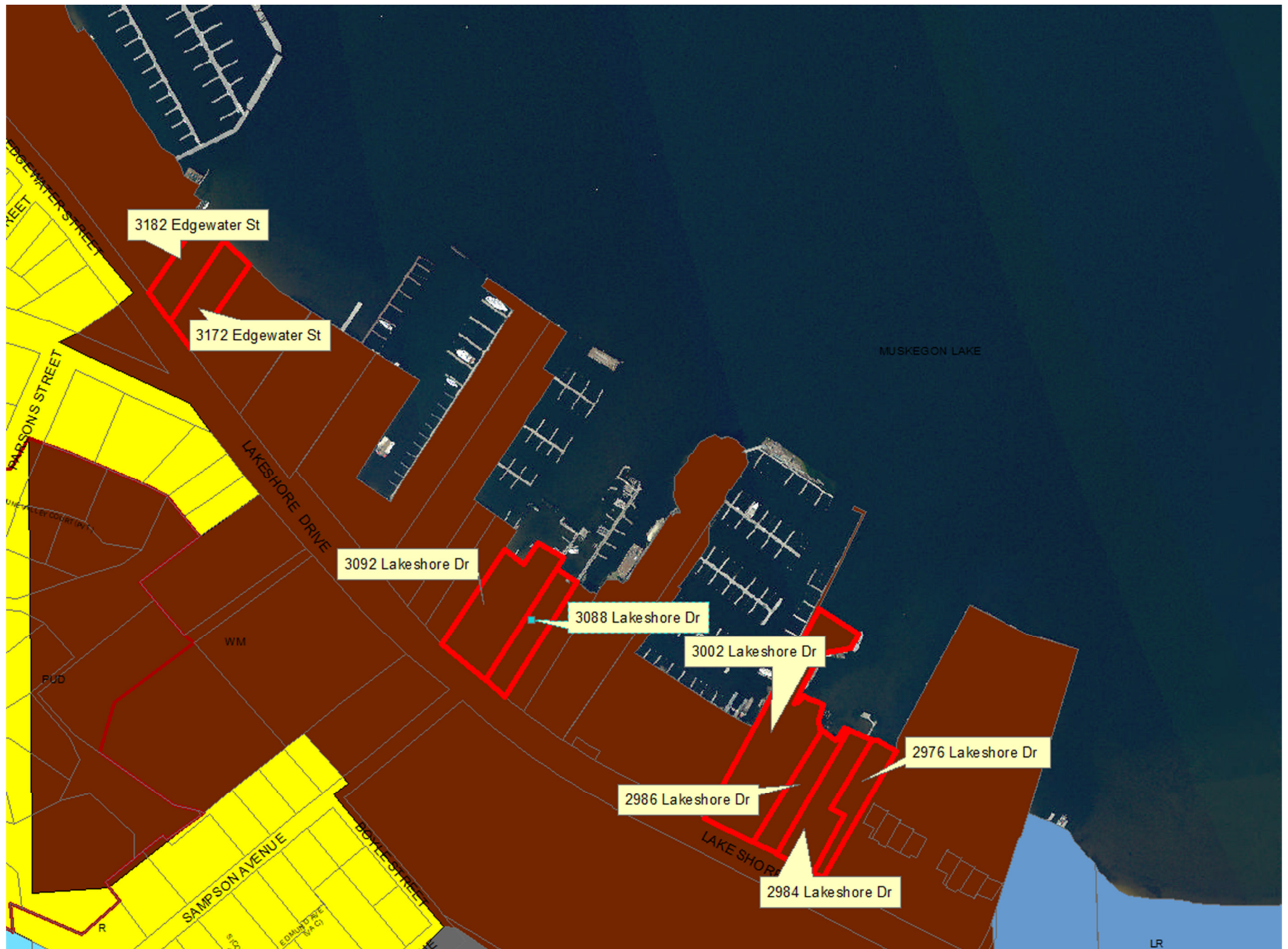
Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

6.0 PERMITTED USES (continued)

Specific Use

P = Permitted Use
P* = Permitted Use on floors two and above
P# = Permitted Use on first floor only
S = Special Land Use (refer to Section 2002.02)
S* = Special Land Use requires minimum 200 feet of frontage on one street
Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.





Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 10, 2025	Title: Case 2025-31: Staff-initiated request to rezone 3172 and 3182 Edgewater St; 2976, 2984, 2986, 3002, 3088, and 3092, from WM, Waterfront Marine to Form Based Code, Lakeside Mixed Residential.							
Submitted by: Mike Franzak, Planning Director	Department: Planning							
Brief Summary: Staff-initiated request to rezone 3172 and 3182 Edgewater St; 2976, 2984, 2986, 3002, 3088, and 3092, from WM, Waterfront Marine to Form Based Code, Lakeside Mixed Residential.								
Detailed Summary & Background: As described in the previous case, staff are proposing to rezone these properties to Form Based Code, Lakeside Mixed Residential, as long as the amendment to allow marinas is also approved. This will allow the property owners to have residential uses (up to six units) and marinas on their properties as long as the property has frontage on Muskegon Lake.								
Goal/Focus Area/Action Item Addressed: <u>Key Focus Areas:</u> <u>Goal/Action Item:</u> 2027 Goal 2: Economic Development Housing and Business								
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 12.5%;">Yes</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">No</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">N/A</td> <td style="width: 12.5%;">X</td> <td style="width: 12.5%;"></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 12.5%;">Yes</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">No</td> <td style="width: 12.5%;"></td> <td style="width: 12.5%;">N/A</td> <td style="width: 12.5%;">X</td> <td style="width: 12.5%;"></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			
Recommended Motion: I move that the request to rezone 3172 and 3182 Edgewater St; 2976, 2984, 2986, 3002, 3088, and 3092, from WM, Waterfront Marine to Form Based Code, Lakeside Mixed Residential be recommended to the City Commission for approval.								
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Immediate Division Head</td> <td style="width: 10%; text-align: center;">X</td> <td style="width: 30%;"></td> </tr> </table>	Immediate Division Head	X		Guest(s) Invited / Presenting: No				
Immediate Division Head	X							

Information Technology			
Other Division Heads			
Communication			
Legal Review			

