

# CITY OF MUSKEGON

## PLANNING COMMISSION MEETING

**February 12, 2026 @ 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 on January 15, 2026.**  
Planning

**PUBLIC HEARINGS:**

**A. Case 2026-02: Request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities (cell towers) as a special use permitted at a specific location at 1800 Peck St (Marsh Field), by Vertical Bridge.** Planning

**B. Case 2026-03: Request to amend the zoning ordinance to define veterinary clinic and to allow them in several zoning districts (B-2, B-4, FBC-MS, FBC-NE, FBC-NC, FBC-MSW, LFBC-LC, LFBC-HC).** Planning

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**A. 2026-04: Request to amend the Planned Unit Development at Hartshorn Village (0 Boardwalk Cove Dr, parcel #24-427-000-0000-00), by Hartshorn Village.** Planning

**ANY OTHER BUSINESS:**

**A. Election of Officers** Planning

**B. Planning Commission representative on the Zoning Board of Appeals**  
Planning

**C. 2026 Planning Commission Goal Setting** Planning

**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](http://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](mailto:clerk@shorelinecity.com)

# CITY OF MUSKEGON

## PLANNING COMMISSION MEETING

**January 15, 2026 @ 4:00 PM**  
**MUSKEGON CITY COMMISSION CHAMBERS**  
**933 TERRACE STREET, MUSKEGON, MI 49440**

### MINUTES

#### CALL TO ORDER

L. Willett-Leroi called the meeting to order at 4:42 p.m, and a roll call was taken.

#### ROLL CALL

Members Present: Ken Johnson, Jonathan Seyferth, Destinee Keener, Steve Gawron, Lea Willett-LeRoi, Bryon Mazade

Member(s) Absent: Shonie Blake, Lashae Simmons

Member(s) Excused: Jill Montgomery-Keast

Staff Present: M. Franzak and S. Romine

Others Present: None

#### APPROVAL OF MINUTES

##### **A. Approval of the minutes from the regular meeting on December 11, 2025.** Planning

A motion to approve the minutes, with a correction to L. Willett-Leroi's name, of the regular Planning Commission meeting on December 11, 2025, was made by S. Gawron, supported by J. Seyferth, and unanimously approved.

#### PUBLIC HEARINGS

None.

#### UNFINISHED BUSINESS

None.

## **NEW BUSINESS**

### **A. 2026-01: Request for a site plan review for a building addition at 2246 Olthoff Dr, by AB Electrical Wires, Inc.** Planning

#### **SUMMARY**

AB Electrical Wires operates out of the existing 31,500 sf building on the corner of Black Creek Rd and Olthoff Dr. They are seeking site plan approval for a 39,750 sf building addition. They have acquired the adjacent property to the east at 2304 Olthoff Dr and will be demolishing the small office building on site and combining the properties to make room for the addition.

There are 59 parking spaces at the existing facility, and the new parking lot will add another 131 spaces for a total of 190 spaces. The larger lot in the back will include landscaping islands. The landscaping plans include a good mixture of red maple and evergreen trees along Olthoff Dr.

The Engineering Department has requested that the existing driveway entrance on Olthoff Dr be moved east to match the driveway entrance on the other side of the street at 2291 Olthoff Dr. This would eliminate left-turn lock-up.

#### **STAFF RECOMMENDATION**

I move to approve the site plan for 2246 Olthoff Dr with the following conditions:

1. A stormwater permit is granted by the Engineering Dept.
2. The existing driveway entrance on Olthoff Dr is moved east to match the entrance at 2291 Olthoff Dr.

#### **MOTION**

Motion by D. Keener, second by S. Gawron, to move to approve the site plan for 2246 Olthoff Dr with the following conditions:

1. A stormwater permit is granted by the Engineering Dept.
2. The existing driveway entrance on Olthoff Dr. is moved east to match the entrance at 2291 Olthoff Dr.

**ROLL VOTE:** **Ayes:** L. Willett-Leroi, K. Johnson, J. Seyferth, S. Gawron, D. Keener, and B. Mazade.

**Nays:** None.

***MOTION PASSED***

**ANY OTHER BUSINESS**

**A. 2026 Planning Commission Goal Setting** Planning

This item was removed from the agenda until all Planning Commissioners are in attendance next month.

**B. Approval of the 2026 Planning Commission meeting calendar** Planning

**MOTION**

Motion by J. Seyferth, second by K. Johnson, to approve the 2026 Planning Commission meeting calendar.

**ROLL VOTE:** **Ayes:** L. Willett-Leroi, K. Johnson, J. Seyferth, S. Gawron, D. Keener, and B. Mazade.

**Nays:** None.

*MOTION PASSED*

**GENERAL PUBLIC COMMENT**

None.

**ADJOURNMENT**

The Planning Commission meeting adjourned at 4:53 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



# Agenda Item Review Form

## Muskegon Planning Commission

<b>Commission Meeting Date:</b> February 12, 2026	<b>Title:</b> Case 2026-02: Request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities (cell towers) as a special use permitted at a specific location at 1800 Peck St (Marsh Field), by Vertical Bridge.
<b>Submitted by:</b> Mike Franzak, Planning Director	<b>Department:</b> Planning
<b>Brief Summary:</b> Request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities (cell towers) as a special use permitted at a specific location at 1800 Peck St (Marsh Field), by Vertical Bridge.	
<b>Detailed Summary &amp; Background:</b> <p>The zoning ordinance defines a Wireless Communication Support Facilities (WCSF) as "A monopole, guyed, or lattice type tower designed for the attachment of or as support for wireless communication antennas or other antennas."</p> <p>WCSF's are allowed as a special use permitted in eight specific locations throughout the city. A specific location at Marsh Field (behind the center field fence) was approved as a location in January 2020. However, a WCSF was never approved for a special use permit as nobody ever applied.</p> <p>This proposed amendment will slightly increase the area where a WCSF could be placed. This will allow for a taller structure than was previously proposed. A taller structure will accommodate co-location of services.</p> <p>If this ordinance amendment is approved, a company may apply for a special use permit for a WCSF at this location. If it is denied, a company could apply for a special use permit for a WCSF at the already approved location at Marsh Field (same location, just smaller area).</p> <p>This request was brought forward by a private company, Vertical Bridge. They will be hosting an informational meeting at City Hall on February 11 from 4:30-6:30pm. A Connect Muskegon page has been made for this request and can be viewed at the link below.</p> <p><a href="https://muskegon-mi.civilspace.io/en/projects/marsh-field-cell-tower">https://muskegon-mi.civilspace.io/en/projects/marsh-field-cell-tower</a></p> <p>Please see the attached zoning ordinance excerpt for WCSF's.</p>	
<b>Goal/Focus Area/Action Item Addressed:</b>	

**Key Focus Areas:**

**Goal/Action Item:**

2027 Goal 1: Destination Community & Quality of Life

**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 the request to amend Section 2321 of the zoning ordinance to allow wireless communication service facilities as a special use permitted at the location identified in the survey 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



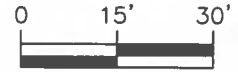
# WESTSHORE

## ENGINEERING & SURVEYING

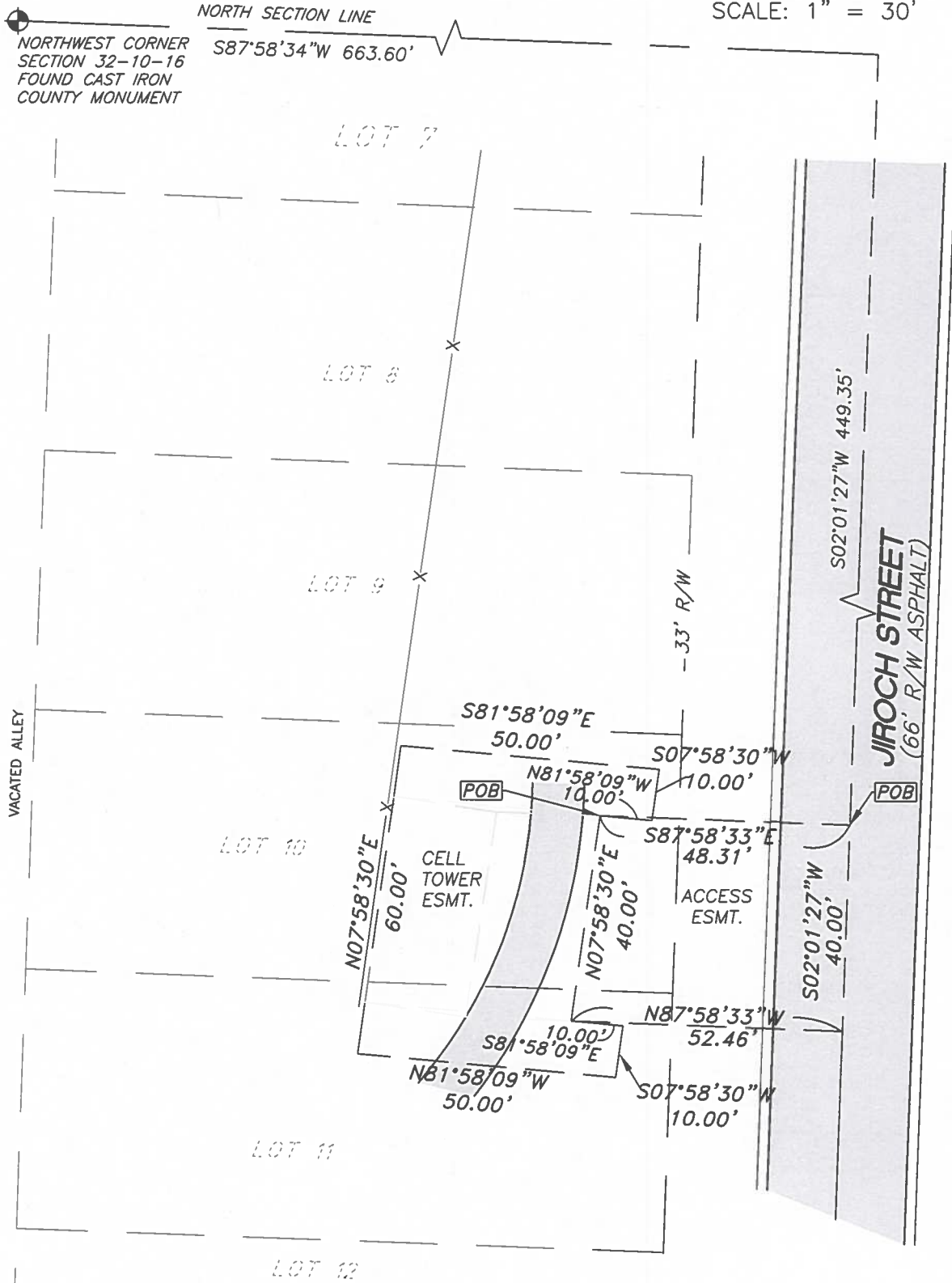
### ENVIRONMENTAL

# CELL TOWER EASEMENT

FOR: VERTICAL BRIDGE



SCALE: 1" = 30'



AS A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, I DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, I HAVE SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN HEREIN AND THAT THERE EXISTS NO VISIBLE ENCROACHMENTS ON SAID PROPERTY UNLESS NOTED AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A DESCRIPTION FURNISHED BY OTHERS AND SHOULD BE COMPARED TO THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS, OR EXCEPTIONS. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR.

*[Signature]*  
 TIMOTHY W. DEMUMBRUM  
 P.S. NO. 54454  
 2534 BLACK CREEK ROAD  
 MUSKEGON, MI. 49444  
 PHONE : (231)777-3447



DATE: 12/08/25  
 SHEET 1 OF 2

### LEGEND

- SECTION CORNER
- ASPHALT
- FENCE

FILE NO: 04610-0001A  
 SCALE: 1" = 30'  
 SURVEYED BY: TWD  
 DRN BY: MMT



**WESTSHORE**  
**ENGINEERING & SURVEYING**  
**ENVIRONMENTAL**

**CELL TOWER EASEMENT**

FOR: VERTICAL BRIDGE

EASEMENT FOR CELL TOWER:

AN EASEMENT FOR CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST, PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET;

THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 48.31 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 7 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 81 DEGREES 58 MINUTES 9 SECONDS EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 7 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 81 DEGREES 58 MINUTES 9 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 7 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 81 DEGREES 58 MINUTES 9 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 7 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 81 DEGREES 58 MINUTES 9 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.06 ACRES, MORE OR LESS.

NON-EXCLUSIVE INGRESS/EGRESS EASEMENT:

A 40.00 FOOT WIDE INGRESS/EGRESS EASEMENT FOR ACCESS TO A CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST, PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET;

THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST, ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 40.00 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 52.46 FEET;

THENCE NORTH 07 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 48.31 FEET TO THE POINT OF BEGINNING.



# WESTSHORE

## ENGINEERING & SURVEYING

### ENVIRONMENTAL

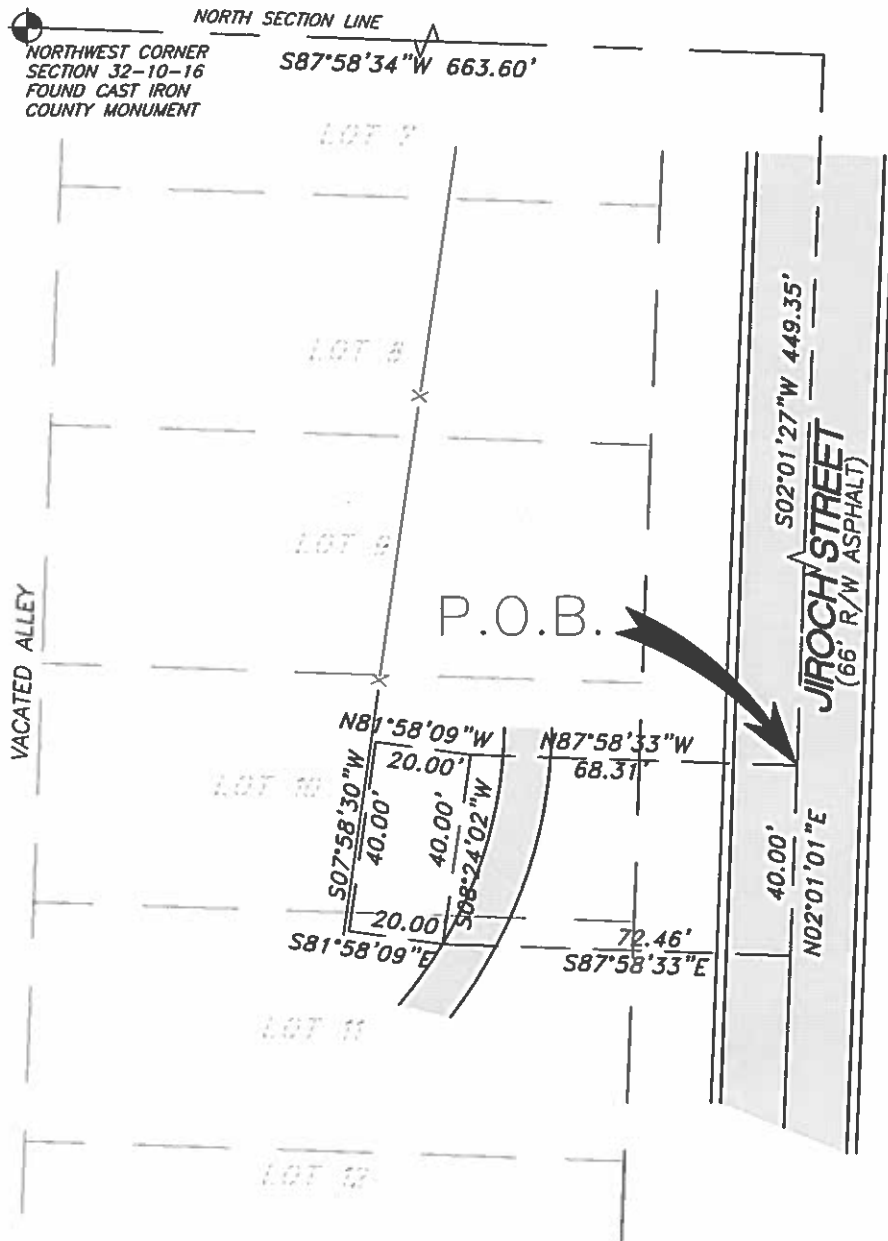
### INGRESS/EGRESS +

### CELL TOWER EASEMENT

FOR: CITY OF MUSKEGON—ENGINEERING



SCALE: 1" = 40'



AS A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, I DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, I HAVE SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN HEREIN AND THAT THERE EXISTS NO VISIBLE ENCROACHMENTS ON SAID PROPERTY UNLESS NOTED AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A DESCRIPTION FURNISHED BY OTHERS AND SHOULD BE COMPARED TO THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS, OR EXCEPTIONS. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR.

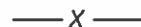
#### LEGEND



SECTION CORNER



ASPHALT



FENCE

TIMOTHY W. DEMUMBRUM  
P.S. NO. 54454  
2534 BLACK CREEK ROAD  
MUSKEGON, MI. 49444  
PHONE : (231)777-3447  
FAX : (231)773-3453

DATE: 12/13/17  
SHEET 1 OF 2

FILE NO: 0023-39  
SCALE: 1" = 40'  
SURVEYED BY: TWD  
DRN BY: ELS

© COPYRIGHT 2017



**WESTSHORE**  
ENGINEERING & SURVEYING  
ENVIRONMENTAL  
INGRESS/EGRESS +  
CELL TOWER EASEMENT

FOR: CITY OF MUSKEGON-ENGINEERING

EASEMENT FOR INGRESS/EGRESS

AN EASEMENT FOR CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST, PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET;

THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 68.31 FEET;

THENCE SOUTH 07 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 87 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 72.46 FEET;

THENCE NORTH 02 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR CELL TOWER

AN EASEMENT FOR CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST, PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET;

THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 68.31 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 81 DEGREES 58 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 07 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 81 DEGREES 58 MINUTES 09 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 02 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

2534 BLACK CREEK ROAD  
MUSKEGON, MI. 49444  
PHONE : (231)777-3447  
FAX : (231)773-3453

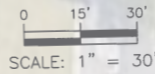
DATE: 12/13/17  
SHEET 2 OF 2

FILE NO: 0023-39  
DRN BY: ELS

© COPYRIGHT 2017

**WESTSHORE**  
ENGINEERING & SURVEYING  
ENVIRONMENTAL  
CELL TOWER EASEMENT

FOR: VERTICAL BRIDGE



AS A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, I DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, I HAVE SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN HEREIN AND THAT THERE EXISTS NO VISIBLE ENCROACHMENTS ON SAID PROPERTY UNLESS NOTED AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A DESCRIPTION FURNISHED BY OTHERS AND SHOULD BE COMPARED TO THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS, OR EXCEPTIONS. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR.

*Handwritten signature*  
TIMOTHY W. DEMUMBRUM  
P.S. NO. 54454  
2534 BLACK CREEK ROAD  
MUSKEGON, MI. 49444  
PHONE : (231)777-3447



- LEGEND**
- SECTION CORNER
  - ASPHALT
  - FENCE

FILE NO: 04610-0001A  
SCALE: 1" = 30'  
SURVEYED BY: TWD  
DRN BY: MMT

© COPYRIGHT 2025

V:\Jobs\Combined\04501 - 05000\04610-04650\04610-0001\046 T-000 1A\04610-000 1A.dwg, 11/16/2025 4:57:02 PM, User=2119\Graphics

lbrook Ave      E Holbrook Ave      E Holbrook Ave      E Holbrook Ave      E Holbrook Ave

Clinton :      roch St      roch St      roch St      roch St

## ARTICLE XXIII – GENERAL PROVISIONS

to use the road. Provisions shall be included to allow ingress and egress of emergency and other public vehicles for whatever public services are necessary.

- d. A notice that if repairs and maintenance are not made, the City Commission may bring the road up to the design standards specified in this Ordinance and assess owners of parcels on the private road for the improvements, plus an administrative fee.
- e. A notice that no public funds of the City of Muskegon are to be used to build, repair or maintain the private road.

### SECTION 2321: WIRELESS COMMUNICATION SERVICE FACILITIES

This section provides for appropriate areas for the siting of wireless communication antenna, support facilities and equipment shelters in recognition of the public need and demand for advanced telecommunication and information technologies and services balanced against the impacts such facilities may have on properties within the City. It is the further purpose and intent of these regulations to:

1. Provide for the appropriate location and development criteria for wireless communication support facilities and wireless communication antenna within the City.
2. Allow and encourage the location of wireless communication support facilities in the overlay zoning district.
3. Minimize the adverse effects of such facilities through careful design, siting and screening criteria.
4. Maximize the use of existing and future wireless communication support facilities and encouraging multiple uses and co-location of such facilities.
5. Protect the character of residential areas throughout the City from the effects of wireless communication facilities.
6. Promote the public health, safety, and welfare.

#### USES PERMITTED:

Wireless Communication Antenna (WCA) shall be considered a permitted accessory use in any zoning district when:

1. Placed on or attached to any existing structure at least five (5) stories in height which constitutes a principal use, including existing communication towers and water towers provided:
  - a. In the case of a five (5) story building, that any WCA shall not extend more than thirty (30) feet above the roofline of the structure to which it is attached.
  - b. In the case of a six (6) story building, that any WCA shall not extend more than forty (40) feet above the roofline of the structure to which it is attached.
  - c. In the case of a seven (7) story building, that any WCA shall not extend more than fifty (50) feet above the roofline of the structure to which it is attached.

## ARTICLE XXIII – GENERAL PROVISIONS

- d. In the case of an eight (8) story building, that any WCA shall not extend more than sixty (60) feet above the roofline of the structure to which it is attached.
  - e. In no case shall any WCA extend more than sixty (60) feet above the roofline of the structure to which it is attached.
2. Placed on an existing utility or light pole which will serve as a wireless telecommunications facility and where the height of said existing pole or other structure is not increased more than twenty (20) feet and the existing pole and other structure is not proposed to be modified in a manner which would materially alter the pole or structure and/or result in an impairment of sight lines or other safety interest.

### PROVIDED:

1. WCAs shall require no personnel on the premises except as necessary for maintenance and repair.
2. All WCAs shall be designed to blend into or meet the aesthetic character of the principal (primary) structure where reasonably practical taking into consideration the location of the WCA and the line of sight angle and distance from the right-of-way and neighboring uses.
3. A WCA proposed to be located on a historic landmark or in a designated historic district may be denied if the WCA would create an adverse impact on the historic character of the historic landmark or district.
4. Associated wireless telecommunication equipment shelters meet accessory use height and setback requirements of the district, and receive administrative approval.
5. This section shall not exempt the applicant from such other government review and permitting procedures of the Federal Communications Commission or Federal Aeronautics Administration.

### Overlay District Established for Wireless Communication Support Facilities

Intent: An overly zone is hereby created for the siting of wireless communication facilities (WCF) and wireless communication antenna (WCA). The zone is identified as:

1. The Pulaski Lodge, 871 Pulaski Avenue described as: W 589 ft of E 757 ft of N 10 acres of SE ¼ of SE ¼ exc N 25 ft thereof Sec 37 T10N R17W.
2. City of Muskegon That Part of NE 1/4 of SE 1/4 Sec 33 T10N R16W Lying S of Consumers Power Co 100 Ft R/W W Of US 31 State Hwy E Of Relocated C & O R R R/W & N Of Little Black Creek.
3. City property near the terminus of Yuba Street, described as: Lot 1 Blk 1 & that part of Lot 3 Blk 1 & N ½ of SE ½ Sec 17 T10N R16W lying Sly & Ely of Muskegon River & Nly of US 31 business rte and Lots 1, 2 & 3 Blk 121.
4. A portion of the Muskegon Community College campus, 221 S. Quarterline Road, described as: Commencing at the S ¼ corner of Section 15, T10N, R16W, City of Muskegon, Muskegon County, Michigan, thence N 01°04'25" E 815.71 feet along the N-S ¼ line of said Section 15 and the centerline of Quarterline Road (66 feet wide); thence N 88°56'41" W 1035.89 feet to the Point of Beginning; thence continuing N 88°56'41" W 60.00 feet; thence N 01°03'19" E 60.00 feet; thence S 88°56'41" E 60.00 feet;

## ARTICLE XXIII – GENERAL PROVISIONS

thence S 01°03'19" W 60.00 feet along the West face of an existing building to the point of beginning being a part of the SW ¼ of Section 15, T10N, R16W, City of Muskegon, Muskegon County, Michigan, and containing 0.083 acres or 3600 sq. ft. of land, more or less, subject to easements and restrictions of record, if any.

### 5. Marsh Field

AN EASEMENT FOR CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST, PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET; THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 68.31 FEET; THENCE SOUTH 07 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 72.46 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

### 6. Water Filtration Plant

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 715 OF THE REVISED PLAT OF THE CITY OF MUSKEGON, ADOPTED APRIL 9, 1903; THENCE WEST 1554 FEET FOR POINT OF BEGINNING; THENCE NORTH 15° 11' 30" WEST 433.10 FEET; THENCE NORTH 72° 56' 30" WEST 363 FEET; THENCE SOUTH 84° 30' WEST 315 FEET MORE OR LESS TO THE EAST SHORE OF LAKE MICHIGAN; THENCE SOUTHEASTERLY ALONG SAID SHORE TO A POINT WHERE A LINE BEARING SOUTH 70° WEST FROM THE SOUTHEAST CORNER OF BLOCK 716, OF SAID REVISED PLAT, INTERSECTS SAID SHORE; THENCE NORTH 70° EAST 393 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID BLOCK 716; THENCE NORTH 199.95 FEET TO POINT OF BEGINNING. BEING A PART OF BLOCKS 714, 716 AND 731 OF SAID REVISED PLAT.

### 7. Muskegon Central Fire Station

Wireless communication support facilities are permitted as special land uses in the overlay zone and shall be permitted under the purview of Section 2332 after review and approval of the use by the Planning Commission, after public hearing, subject to the applicable conditions imposed by the Planning Commission:

1. The facility shall comply with all applicable Federal Aeronautics Administration and the Federal Communications Commission requirements.
2. All WCSF shall be constructed in compliance with all applicable construction codes, including, without limitation, the Electronic Industries Association/Telecommunications Industry Association (EIA/TIA) Structural Standards of Steel Antenna Towers and Antenna Supporting Structures and shall be certified as such by a licensed structural engineer.
3. Accessory equipment storage structures shall meet the setback and height requirements of the underlying zone. No accessory equipment or structure shall be allowed in any rights-of-way.

## ARTICLE XXIII – GENERAL PROVISIONS

4. The WCSF shall not be used for advertising purposes and shall not contain any signage except which shall show the identity of the service provider and emergency telephone numbers. The sign or signs shall not exceed two square feet in size, and shall be easily readable from ground level.
5. The WCSF may be located on a zoning lot containing permitted other principal uses or approved special uses.
6. The WCSF may be located within an area smaller than the minimum lot size of the underlying zoning district. The area within which the WCSF is located shall be the area subject to the requirements of this section, rather than the entire zoning lot, unless otherwise provided herein, or reasonably required by the planning commission.
7. Existing vegetation (trees and shrubs) shall be preserved to the maximum extent possible. The WCSF shall have a landscaped buffer so that the base of the WCSF and accessory equipment structure or storage area shall be screened from any right-of-way, residential use, or residential zoning district. Such landscaped buffer shall be placed on the site in a manner which will maximize the aesthetic and environmental effects, while at the same time providing the required visual buffer. The landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six (6) feet at maturity and conifer trees planted on fifteen (15) foot centers along the approved buffer. Requirements may be modified by the Planning Commission as appropriate for the specific site.
8. The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.
9. WCSFs shall not have a shiny or metallic finish.
10. The WCSF shall not exceed 200 (two-hundred) feet in height.
11. If located on the same zoning lot with another permitted use, the WCSF shall not be located in a front yard abutting a street.
12. Legal access to the WCSF shall be provided regardless of other developments that may take place on the property.
13. Towers shall not be artificially lighted unless required by the FAA. When lighting is required by the FAA or other federal or state authority, it shall be oriented inward so as not to project onto surrounding property or the site shall be landscaped to mitigate light impact.
14. All exterior building material shall be compatible with surrounding structures but in no case shall they be cinder or cement block, and metal, other than aluminum siding. Towers shall be enclosed by security fencing not less than six feet in height.
15. Monopoles may be required by the Planning Commission if it is deemed to be more aesthetically compatible with the area than a lattice pole.
16. Antenna and metal towers shall be grounded for protection against a direct strike by lightning and shall comply as to electrical wiring and connections with all applicable state and local statutes.

## ARTICLE XXIII – GENERAL PROVISIONS

17. Tower owners shall provide maintenance and safety reports to the city’s building official.
18. Proof of responsibilities in the case of abandonment shall be submitted with the application.

### Replacement of Existing WCSFs:

1. The replacement WCSF shall not exceed a total height of 200 (two-hundred) feet or, if the existing WCSF has an approved height greater than 200 (two-hundred) feet, the replacement WCSF shall not exceed the approved height.
2. The replacement WCSF shall be located within the same zoning lot as the existing WCSF and shall be located to comply with existing minimum yard requirements.
3. The existing WCSF shall be removed within 90 days of completion of the replacement WCSF and the relocation or installation of the WCA.
4. If the location of the replacement WCSF is such that the existing WCSF must be moved before the replacement WCSF is constructed, temporary portable antennae support facilities may be used, but must be removed within 30 days of the completion of the replacement WCSF and the relocation or installation of the WCA.

### Review Criteria for new WCSFs:

1. A new WCSF shall not be approved unless it can be demonstrated by the applicant that there is a need for the new WCSF which cannot be met by placing WCA on an existing WCSF or on other structures or replacement of an existing WCSF. Information concerning the following factors shall be considered in determining that such need exists:
  - a. Insufficient structural capacity of existing WCSFs or other suitable structures and inability to reinforce or replace an existing WCSF.
  - b. Unavailability of suitable locations to accommodate system design or engineering on existing WCSF or other structures.
  - c. Radio frequency interference or other signal interference problems at existing WCSF or other structures.
  - d. The cost of using an existing WCSF or other structure exceeds the costs of permitting and constructing a new WCSF.
  - e. Other factors which demonstrate the reasonable need for the new WCSF.

### Co-location Required:

1. The applicant must include in the application an affidavit stating space on a proposed tower will be made available to future users when technically possible.
2. The applicant shall send a written notice via certified mail to all potential users of the new WCSF offering an opportunity for co-location. The list of potential users shall include those entities that have requested

## ARTICLE XXIII – GENERAL PROVISIONS

approval of WCSF in the past, current FCC license holders, and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new WCSF, the applicant shall accommodate the request(s), unless co-location is not reasonably possible based on the criteria of this subsection.

### Removal of Abandoned WCSFs:

All providers owning a wireless telecommunications support facility shall notify the zoning administrator when the use of said tower located in the municipality will be discontinued and the date it will cease. Any WCSF which is abandoned shall be removed or demolished within 90 days of abandonment. For the purposes of this section, abandoned shall mean that no WCA or other commercial antenna has been operational and located on the WCSF for 180 days or more.

Where a WCSF is abandoned but not removed or demolished as required, the City may remove or secure the removal of the facility or required portions thereof, with its actual cost and reasonable administrative charge to be placed on the property. A lien on the property shall be superior to all other liens except taxes.

### SECTION 2322: DAY CARE/CHILD CARE FACILITIES

Foster Family Homes, Foster Family Group Homes, Family Day Care Homes, and Group Day Care Homes shall be allowed as Principal Uses in the R, RT, RM-1, RM-2, and MC districts subject to the following provisions:

1. Such uses shall be duly licensed or registered by the State Department of Consumer and Industry Services.
2. Buildings and lots so used shall conform to all State and local code requirements.
3. A minimum of 400 square feet of outdoor play area is available on the premises or within 500 feet of the property.

Child Care Centers and Day Care Centers shall be allowed as Special Uses, subject to the provisions of Section 2332 in the R, RT, RM-1, RM-2, RM-3, B-1, OSR, LR, and WM districts. They shall also be allowed as Principal Uses separately or as part of a building in the MC, B-2, B-3, B-4, I-1, and I-2 districts. Child Care Centers and Day Care Centers, whether they fall under the Special Use of Principal Use category shall be subject to the following provisions:

1. Such uses shall be duly licensed by the State Department of Consumer and Industry Services.
2. Buildings and lots so used shall conform to all State and local code requirements.
3. A minimum of 35 square feet of indoor play area shall be provided for each child. Play area shall be computed exclusively of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
4. A minimum area of 1,200 square feet of outdoor play area shall be provided either on the premises or at parks or other outdoor facilities that are easily accessible by walking or by transportation. Play area shall not be hard-surfaced.

**Current Ordinance (to be removed)**

Section 2321 – Overlay District #5 Marsh Field

AN EASEMENT FOR CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST, PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET; THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 68.31 FEET; THENCE SOUTH 07 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 72.46 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

**Proposed Amendment**

Section 2321 – Overlay District #5 Marsh Field

EASEMENT FOR CELL TOWER:

AN EASEMENT FOR CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST , PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET;

THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 48.31 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 7 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET;  
THENCE SOUTH 81 DEGREES 58 MINUTES 9 SECONDS EAST, A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 7 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;  
THENCE NORTH 81 DEGREES 58 MINUTES 9 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 7 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET;  
THENCE SOUTH 81 DEGREES 58 MINUTES 9 SECONDS EAST, A DISTANCE OF 50.00 FEET;  
THENCE SOUTH 7 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;  
THENCE NORTH 81 DEGREES 58 MINUTES 9 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.06 ACRES, MORE OR LESS.

NON-EXCLUSIVE INGRESS/EGRESS EASEMENT:

A 40.00 FOOT WIDE INGRESS/EGRESS EASEMENT FOR ACCESS TO A CELL TOWER LEASE LOCATED IN SECTION 32, TOWN 10 NORTH, RANGE 16 WEST , PLAT A, BLOCKS 5 & 6, CITY OF MUSKEGON HEIGHTS, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 87 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 663.60 FEET, TO THE CENTERLINE OF JIROCH STREET;  
THENCE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 449.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 02 DEGREES 01 MINUTES 27 SECONDS WEST, ALONG THE CENTERLINE OF JIROCH STREET, A DISTANCE OF 40.00 FEET;  
THENCE NORTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 52.46 FEET;  
THENCE NORTH 07 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.00 FEET;  
THENCE SOUTH 87 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 48.31 FEET TO THE POINT OF BEGINNING.



# Agenda Item Review Form

## Muskegon Planning Commission

<b>Commission Meeting Date:</b> February 12, 2026	<b>Title:</b> Case 2026-03: Request to amend the zoning ordinance to define veterinary clinic and to allow them in several zoning districts (B-2, B-4, FBC-MS, FBC-NE, FBC-NC, FBC-MSW, LFBC-LC, LFBC-HC).
<b>Submitted by:</b> Mike Franzak, Planning Director	<b>Department:</b> Planning
<b>Brief Summary:</b> Request to amend the zoning ordinance to define veterinary clinic and to allow them in several zoning districts (B-2, B-4, FBC-MS, FBC-NE, FBC-NC, FBC-MSW, LFBC-LC, LFBC-HC).	
<b>Detailed Summary &amp; Background:</b> <p>An existing veterinary clinic on Sherman Blvd would like to move to another facility, but they have found limited options because of the current zoning regulations. After researching the ordinance, staff is recommending to make amendments that would allow this type of use in more zoning districts.</p> <p>There currently is not a definition for veterinary clinics in the zoning ordinance, although they are allowed in limited districts. The ordinance references veterinary clinics with or without outdoor kennels.</p> <p>Proposed definition — Veterinary clinic: A facility where animals are given medical care and the boarding of animals is limited to short-term care incidental to the clinic use.</p> <p>There is already a definition for commercial kennel and outdoor kennel in the zoning ordinance.</p> <p style="padding-left: 20px;">Kennel, Commercial: Any premises on which more than three dogs or more than four cats, older than four months old, are kept or any premises which offers cats or dogs for sale on a reoccurring basis (more than once per year).</p> <p style="padding-left: 20px;">Kennel, Outdoor: Any business that includes outdoor pens where pets are housed, boarded, bred, or trained.</p> <p>Veterinary clinics without outdoor kennels are currently allowed as a special use permitted in B-2 districts and as a permitted use by right in B-4 districts.</p> <p>Veterinary clinics with outdoor kennels are currently allowed as a use by right in I-1 and I-2 districts.</p> <p>Commercial kennels are currently a special use permitted in B-4 districts and as a permitted use by right in I-1 and I-2 districts.</p> <p>Within the Form Based Code, veterinary clinics are currently only allowed as a use by right in "flex</p>	

buildings" within FBC-Neighborhood Edge and FBC, Neighborhood Core context areas. They are not allowed at all in the Lakeside Form Based Code. Staff believes this type of use would be compatible with more building types and more context areas.

Staff is proposing to allow veterinary clinics without outdoor kennels in the following form based code context areas (P=Permitted, S=Special Use):

- FBC, NE - Mixed Use (S), Retail (P), Flex (S), Cottage Retail (P), Live/Work (P)
- FBC, NC - Mixed Use (S), Retail (P), Flex (S), Cottage Retail (P), Live/Work (P), L Multiplex (S)
- FBC, MS – Mixed Use (S), Retail (P), Flex (S), Live/Work (P), L Multiplex (S)
- FBC, MSW – Mixed Use (S), Retail (P), Flex (S), Live/Work (P), L Multiplex (S)
- LFBC, LC – Mixed Use (S), Retail (P)
- LFBC, HC – Mixed Use (S), Retail (P)

Please see the attachment on the different building types in the form based code.

**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 amendments to veterinary clinics be recommended to the City Commission for approval as proposed.

**Approvals:**

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

**Guest(s) Invited / Presenting:**

No

2006.06 BUILDING TYPE OVERVIEW

Building Types for the Muskegon Form Based Code are summarized as follows:



**MIXED USE BUILDING TYPE**

This Building Type is a medium- to large-sized typically attached structure. It is intended to provide a vertical mix of uses with ground floor retail or service uses and upper floor service or residential uses. This Type makes up the primary component of a main street and downtown, and is a Building Type that can provide street vibrancy and enhanced walkability.

FRONTAGE OPTIONS
STOREFRONT
BALCONY
TERRACE
FORECOURT
DRIVE-THROUGH

CONTEXT AREAS	
<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**RETAIL BUILDING TYPE**

This Building Type is a medium- to large-sized typically attached structure. It is intended to provide a single story building with ground floor retail or service uses. This Type makes up the secondary component of a main street and is a Building Type that can provide street vibrancy and enhanced walkability.

FRONTAGE OPTIONS
STOREFRONT
TERRACE
DRIVE-THROUGH

CONTEXT AREAS	
<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**FLEX BUILDING TYPE**

This Building Type is a medium- to large-sized attached or detached structure, typically built on a large lot. It can be used to provide a vertical mix of uses with ground floor industrial, service, retail, or residential uses; or it may be a single-use building. This Type is a primary component in a variety of urban context areas that provide a mix of Building Types.

FRONTAGE OPTIONS
STOREFRONT
TERRACE
FORECOURT
DOORYARD

CONTEXT AREAS	
<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**COTTAGE RETAIL BUILDING TYPE**

This Building Type is a small- to medium-sized detached structure. It is intended to provide retail or service uses at the ground floor. This Type will typically have a residential mass, scale, and composition that allows it to integrate into adjacent residential areas.

FRONTAGE OPTIONS
STOREFRONT
DOORYARD
STOOP

CONTEXT AREAS	
<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**LIVE / WORK BUILDING TYPE**

This Building Type is a small- to medium-sized attached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground floor space and the dwelling unit are owned by one entity. This Type is especially appropriate for incubating retail and service uses and allowing neighborhood retail to expand as the market demands.

FRONTAGE OPTIONS
STOREFRONT
DOORYARD
LIGHTWELL
STOOP

CONTEXT AREAS	
<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**LARGE MULTI-PLEX BUILDING TYPE**

This Building Type is a medium- to large-sized structure that consists of 7 or more side-by-side and / or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in medium-density neighborhoods and enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS
FORECOURT
DOORYARD
STOOP
PROJECTING PORCH

CONTEXT AREAS	
<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL

Context Areas represented in black indicate that building is not allowed in that Context Area.

2006.06 BUILDING TYPE OVERVIEW (continued)

Building Types for the Muskegon Form Based Code are summarized as follows:



**SMALL MULTI-PLEX BUILDING TYPE**

This Building Type is a medium-sized structure that consists of 3 to 6 side-by-side and / or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a large single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS	CONTEXT AREAS	
STOOP PROJECTING PORCH ENGAGED PORCH	<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
	<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
	<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**ROWHOUSE BUILDING TYPE**

This Building Type is a small- to medium-sized attached structure that consists of 2 to 8 rowhouses placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from single-family to mixed-use. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types and promoting walkability.

FRONTAGE OPTIONS	CONTEXT AREAS	
LIGHTWELL STOOP PROJECTING PORCH	<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
	<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
	<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**DUPLEX BUILDING TYPE**

This Building Type is a small- to medium-sized detached structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium-sized single-family house and is appropriately scaled to fit in single family neighborhoods. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.

FRONTAGE OPTIONS	CONTEXT AREAS	
STOOP PROJECTING PORCH ENGAGED PORCH	<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
	<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
	<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**DETACHED HOUSE BUILDING TYPE**

This Building Type is a small- to medium-sized detached structure that incorporates one dwelling unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting. This Type enables well-designed higher densities. It is an essential Building Type for providing a broad choice of housing types.

FRONTAGE OPTIONS	CONTEXT AREAS	
STOOP PROJECTING PORCH ENGAGED PORCH	<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
	<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
	<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**CARRIAGE HOUSE BUILDING TYPE**

This Building Type is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit or home office space above the first floor garage. This Type is important for providing affordable housing choices that are integrated into diverse neighborhoods. This Type shall only be used in conjunction with the Detached House, Duplex, Rowhouse, or Live/Work Building Types.

FRONTAGE OPTIONS	CONTEXT AREAS	
Not applicable to this Building Type	<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
	<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
	<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL



**CIVIC BUILDING TYPE**

This 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.

FRONTAGE OPTIONS	CONTEXT AREAS	
Not applicable to this Building Type	<b>DT</b> DOWNTOWN	<b>MS</b> MAINSTREET
	<b>MSW</b> MAINSTREET WATERFRONT	<b>NC</b> NEIGHBORHOOD CORE
	<b>NE</b> NEIGHBORHOOD EDGE	<b>UR</b> URBAN RESIDENTIAL

Context Areas represented in black indicate that building is not allowed in that Context Area.

**Proposed Definition**

Veterinary clinic: A facility where animals are given medical care and the boarding of animals is limited to short-term care incidental to the clinic use.

## **Proposed Amendments to the Zoning Ordinance – Article XX – Form Based Code**

Staff is proposing to allow veterinary clinics without outdoor kennels in the following form based code context areas (P=Permitted, S=Special Use):

FBC, NE - Mixed Use (S), Retail (P), Flex (S), Cottage Retail (P), Live/Work (P)

FBC, NC - Mixed Use (S), Retail (P), Flex (S), Cottage Retail (P), Live/Work (P), L Multiplex (S)

FBC, MS – Mixed Use (S), Retail (P), Flex (S), Live/Work (P), L Multiplex (S)

FBC, MSW – Mixed Use (S), Retail (P), Flex (S), Live/Work (P), L Multiplex (S)

LFBC, LC – Mixed Use (S), Retail (P)

LFBC, HC – Mixed Use (S), Retail (P)



# Agenda Item Review Form

## Muskegon Planning Commission

<b>Commission Meeting Date:</b> February 12, 2026	<b>Title:</b> 2026-04: Request to amend the Planned Unit Development at Hartshorn Village (0 Boardwalk Cove Dr, parcel #24-427-000-0000-00), by Hartshorn Village.
<b>Submitted by:</b> Mike Franzak, Planning Director	<b>Department:</b> Planning
<b>Brief Summary:</b> Request to amend the Planned Unit Development at Hartshorn Village (0 Boardwalk Cove Dr, parcel #24-427-000-0000-00), by Hartshorn Village.	
<b>Detailed Summary &amp; Background:</b> <p>The original PUD was approved in January 2022. It was amended in March 2022 to replace 17 single-family houses with a condominium building. It was amended again in January 2023 to reduce the number of single-family houses and to eliminate the condominium building and replace it with the boat storage building. It was amended again in July 2024 to add fuel storage tanks outside the boat storage building.</p> <p>This request is to alter the walking paths, add two more single-family houses and to change the topography.</p> <p>One walking path that leads to the bike path will be eliminated and the other will be repositioned. This will make way for two more residential units, for a total of 22 single-family houses within the development. There were discussions about a potential 23rd lot to be located within the small traffic island (between the western ingress/egress points). However, the small size of land would require more details to explain how it would be developed.</p> <p>The topography of the lots will also change to a less elevated position. About half the amount of fill dirt will be brought on site as originally proposed.</p> <p>Please see the attached currently approved site plan and the proposed site plan.</p> <p>If the Planning Commission chooses, this case may be approved as a minor request without the need for a public hearing.</p>	
<b>Goal/Focus Area/Action Item Addressed:</b>  <u><b>Key Focus Areas:</b></u>  <u><b>Goal/Action Item:</b></u> 2027 Goal 2: Economic Development Housing and Business	

<b>Amount Requested:</b> N/A	<b>Budgeted Item:</b> <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>X</td> <td></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			

<b>Fund(s) or Account(s):</b> N/A	<b>Budget Amendment Needed:</b> <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>X</td> <td></td> </tr> </table>	Yes		No		N/A	X	
Yes		No		N/A	X			

**Recommended Motion:**  
 I move to approve the amended Hartshorn Village Planned Unit Development as proposed as a minor amendment.

<b>Approvals:</b> <table border="1"> <tr> <td>Immediate Division Head</td> <td>X</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	X		Information Technology			Other Division Heads			Communication			Legal Review			<b>Guest(s) Invited / Presenting:</b> No
Immediate Division Head	X															
Information Technology																
Other Division Heads																
Communication																
Legal Review																

**BENCHMARKS - NAVD88**

ELEVATION 591.793  
 TOP OF SSW FLANGE BOLT OF HYDRANT.  
 LOCATED 15'± SOUTHWESTERLY OF CENTERLINE  
 BOARDWALK COVE & 10'± NORTHWESTERLY OF  
 THE END OF PAVEMENT TO PHASE 1

ELEVATION 591.652  
 NORTHEAST CORNER OF A 6'x12' CONC  
 PAD TO TRANSFORMER, LOCATED 140'±  
 NORTH OF THE SOUTHWEST CORNER  
 OF HARTSHORN VILLAGE CONDO

**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#100	CP#101
M+8 RED CAP	M+8 RED CAP
N 636067.0441	N 636347.1043
E 12616984.9282	E 12616953.5921
ELEV 591.146	ELEV 583.999

**EXISTING UNDERGROUND UTILITY DATA**

**SANITARY MH#1**  
 RIM 590.32  
 3" PVC INV NE 584.07  
 8" PVC INV NW 584.07  
 8" PVC INV SE 583.67  
 2' DIA RIM  
 4' DIA PRECAST STRUCTURE

**STORM MH#2**  
 RIM 575.10  
 12" CONC INV SW 570.05  
 12" CONC INV NE 569.95  
 STRUCTURE BOTTOM 569.10  
 2' DIA RIM  
 4' DIA BLOCK STRUCTURE

**STORM CB#3**  
 RIM 589.25  
 10" PVC INV NW 585.60  
 12" CPP INV NE 585.50  
 STRUCTURE BOTTOM 585.15  
 2' SQUARE RIM  
 4' DIA PRECAST STRUCTURE

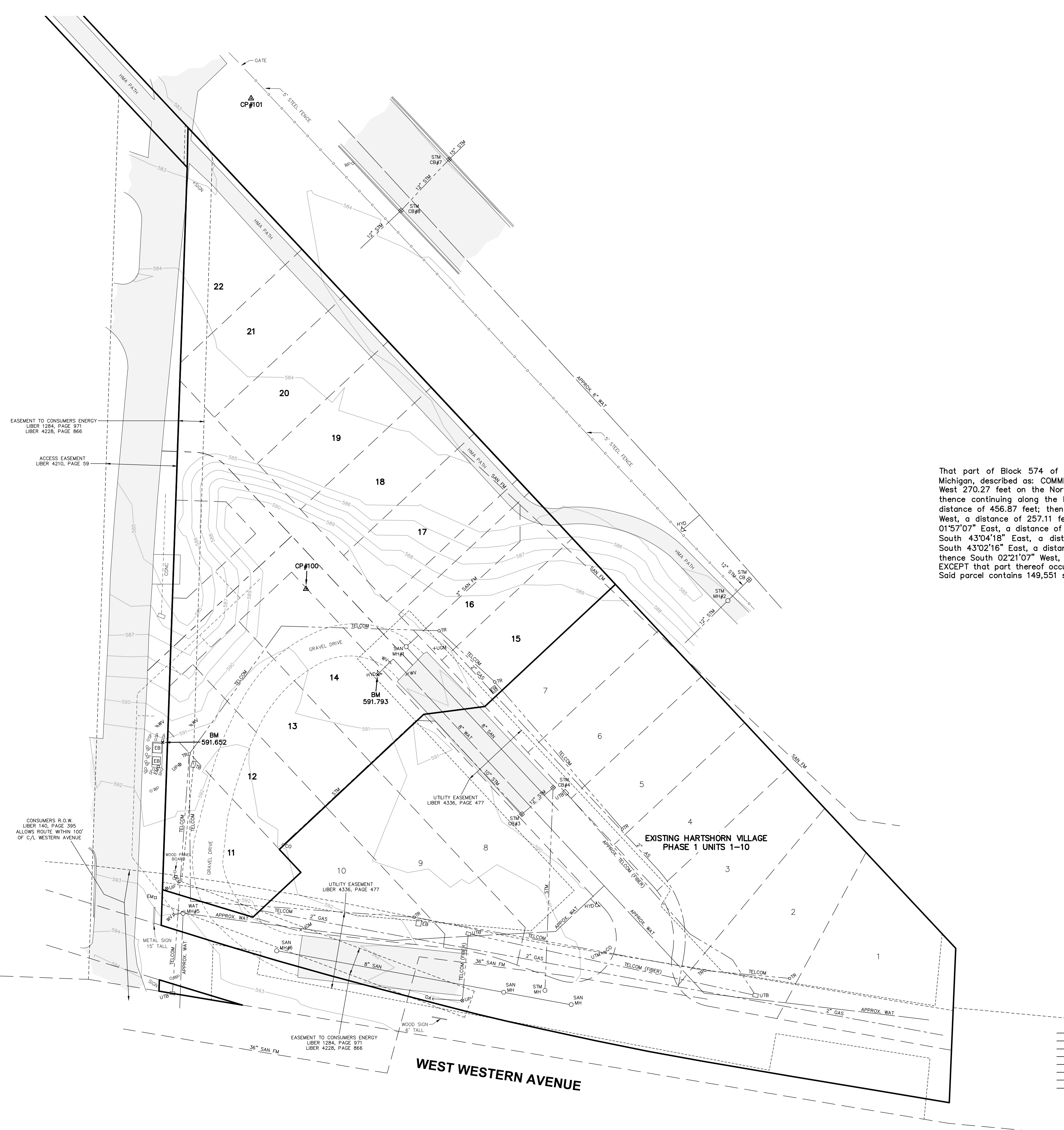
**STORM CB#4**  
 RIM 589.19  
 12" CPP INV SW  
 INV 5  
 SILT SACK IN STRUCTURE  
 CAN'T OBTAIN INVERTS  
 2' SQUARE RIM

**WATER MH#5**  
 RIM 593.05  
 3" COPPER LINE E-W 589.05  
 STRUCTURE BOTTOM 588.55  
 2' DIA RIM  
 4' DIA PRECAST STRUCTURE

**SANITARY MH#6**  
 RIM 592.37  
 8" PVC INV E 584.87  
 2' DIA RIM  
 4' DIA PRECAST STRUCTURE

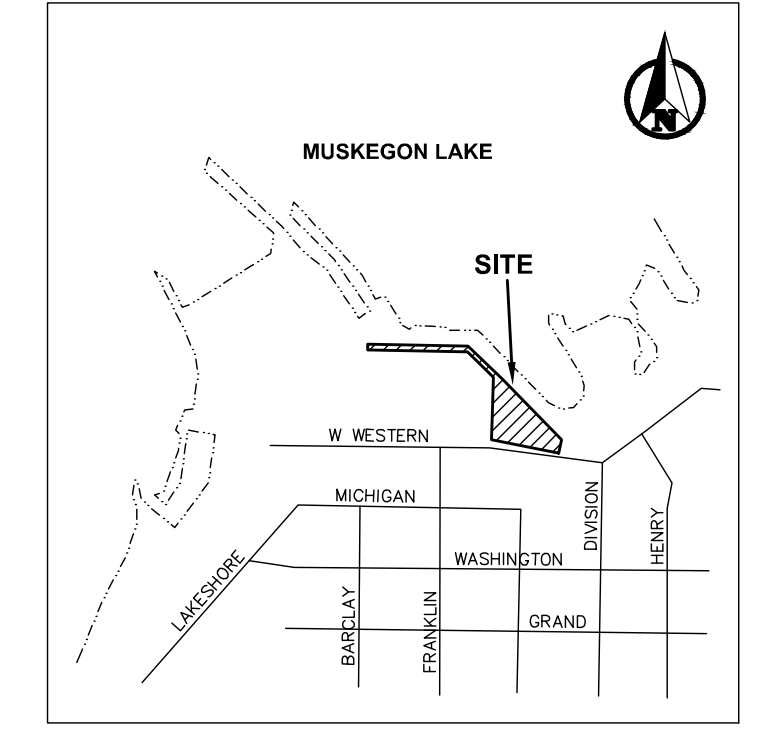
**STORM CB#7**  
 RIM 581.84  
 12" CONC INV SW 579.19  
 15" CONC INV NE 579.09  
 STRUCTURE BOTTOM 579.24  
 2' SQUARE RIM  
 4' DIA BLOCK STRUCTURE

**STORM CB#8**  
 RIM 582.37  
 12" CONC INV SW 579.62  
 12" CONC INV NE 579.37  
 STRUCTURE BOTTOM 578.87  
 2' SQUARE RIM  
 4' DIA BLOCK STRUCTURE



**PROPERTY DESCRIPTION**

That part of Block 574 of The Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, described as: COMMENCING at the Southeast corner of said Block 574; thence North 84°41'53" West 270.27 feet on the North right-of-way line of West Western Avenue, to the POINT OF BEGINNING; thence continuing along the North right-of-way line of West Western Avenue, North 80°29'37" West, a distance of 456.87 feet; thence North 01°57'31" East, a distance of 470.48 feet; thence North 43°04'18" West, a distance of 257.11 feet; thence North 88°04'18" West, a distance of 684.38 feet; thence North 01°57'07" East, a distance of 16.00 feet; thence South 88°04'18" East, a distance of 690.94 feet; thence South 43°04'18" East, a distance of 247.41 feet; thence South 43°06'52" East, 236.60 feet; thence South 43°02'16" East, a distance of 286.31 feet; thence South 43°05'32" East, a distance of 118.61 feet; thence South 02°21'07" West, a distance of 100.00 feet to the point of beginning, a distance of 118.61 feet; EXCEPT that part thereof occupied by the Chesapeake and Ohio Railway Company. Said parcel contains 149,551 square feet or 3.43 acres, more or less.



0 15 30  
 PLAN SCALE: 1" = 30'

**811**  
 Know what's below.  
 Call before you dig.

PLAN REVISIONS



**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 365-9801  
 mailbox@mbrace.com

**EXISTING CONDITIONS FOR HARTSHORN VILLAGE CONDOMINIUM PUD AMENDMENT**  
 CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

FIELD SURVEY / DATE	M+B
PROJECT NO.	250217.01
DESIGN DRAWN BY:	MJK
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	DECEMBER 11, 2025
SHEET NUMBER	1 OF 3

**LEGEND**

--- SANITARY SEWER (SAN)	▲ HYDRANT (HYD)
--- STORM SEWER (STM)	○ WATER VALVE (WV)
--- WATERMAIN (WAT)	○ MANHOLE (MH)
--- GAS MAIN (GAS)	⊗ CATCH BASIN (CB)
--- UG ELECTRIC (PWR)	⊗ UTILITY POLE (UP)
--- UG TELCOM (TELCOM)	⊕ GUY ANCHOR (GA)
--- AERIAL UTILITY LINE (AERIAL)	○ CLEANOUT (CO)
--- FENCE	× UG GAS MARKER (UGM)
	○ ELECTRIC METER (EM)
	□ ELECTRIC BOX (EB)
	□ TELCOM RISER (TR)
	□ TELCOM BOX (TB)
	□ UG TELCOM BOX (UTB)
	× UG TELCOM MARKER (UTM)
	○ WOOD POST (WP)
	BM - BENCHMARK
	CP - CONTROL POINT
	TELCOM - TELECOMMUNICATIONS

PREPARED FOR:  
 LEESTMA MANAGEMENT  
 1204 W. WESTERN AVE.  
 MUSKEGON, MI 49441

P:\250217.01 Hartshorn Village Condo\CADD\DWG\250217.1\_PUD SHEETS.dwg, 2/3/2026 9:46:16 AM, MATT KOZAK

BENCHMARKS - NAVD88

ELEVATION 591.793
TOP OF SW FLANGE BOLT OF HYDRANT.
LOCATED 15± SOUTHWESTERLY OF CENTERLINE
BOARDWALK COVE & 10± NORTHWESTERLY OF
THE END OF PAVEMENT TO PHASE 1

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#100 CP#101
M+8 RED CAP M+8 RED CAP
N 636067.0441 N 636347.1043
E 12616984.9282 E 12616953.5921
ELEV 591.146 ELEV 583.999

EXISTING UNDERGROUND UTILITY DATA

SANITARY MH#1
RIM 590.32
3" PVC INV NE 584.07
8" PVC INV NW 584.07
8" PVC INV SE 583.67
2" DIA RIM
4" DIA PRECAST STRUCTURE
STORM MH#2
RIM 575.10
12" CONC INV SW 570.05
12" CONC INV NE 569.95
STRUCTURE BOTTOM 569.10
2" DIA RIM
4" DIA BLOCK STRUCTURE
STORM CB#3
RIM 589.25
10" PVC INV NW 585.60
12" CPP INV NE 585.50
STRUCTURE BOTTOM 585.15
2" SQUARE RIM
4" DIA PRECAST STRUCTURE
STORM CB#4
RIM 589.19
12" CPP INV SW
INV S
SILT SACK IN STRUCTURE
CAN'T OBTAIN INVERTS
2" SQUARE RIM
WATER MH#5
RIM 593.05
3" COPPER LINE E-W 589.05
STRUCTURE BOTTOM 588.55
2" DIA RIM
4" DIA PRECAST STRUCTURE
SANITARY MH#6
RIM 592.37
8" PVC INV E 584.87
2" DIA RIM
4" DIA PRECAST STRUCTURE
STORM CB#7
RIM 581.84
12" CONC INV SW 579.19
15" CONC INV NE 579.09
STRUCTURE BOTTOM 579.24
2" SQUARE RIM
4" DIA BLOCK STRUCTURE
STORM CB#8
RIM 582.37
12" CONC INV SW 579.62
12" CONC INV NE 579.37
STRUCTURE BOTTOM 578.87
2" SQUARE RIM
4" DIA BLOCK STRUCTURE

REMOVE EXISTING PATH
PLACE 6" SANITARY FORCEMAIN

PLACE 6" SANITARY FORCEMAIN
PLACE: DS#2
4" DIA. CATCH BASIN
130' OF 12" ADS N-12
STORM SEWER @ 0.50%
12" (NE) 580.49
12" (SE) 580.49
12" (SW) 580.49
RIM 585.35

PLACE: DS#4
4" DIA. MANHOLE
38' OF 12" ADS N-12
STORM SEWER @ 0.50%
12" (NE) 580.68
12" (S) 580.68
12" (W) 580.68
RIM 585.19

PLACE: DS#3
4" DIA. CATCH BASIN
68' OF 12" ADS N-12
STORM SEWER @ 0.50%
12" (NW) 580.83
RIM 588.33

PLACE: S#1
4" DIA MANHOLE
95' OF 8" SDR 26
SANITARY SEWER @ 0.40%
8" (SE) 584.45
8" (SW) 584.45
6" (N) 584.55
6" (NW) 584.55
6" (W) 584.55
RIM 588.87

RELOCATED 10' WIDE HMA PATH

CORE & BOOT EXISTING
CB#8 AND REFORM
CHANNEL AS NEEDED
I.E.=12" (SW) 579.62

PLACE: DS#1
4" DIA. MANHOLE
(BARRACUDA STORMWATER PRETREATMENT
UNIT OR APPROVED EQUAL)
43' OF 12" ADS N-12
STORM SEWER @ 0.50%
12" (NE) 579.84
12" (SW) 579.84
RIM 584.67

PLACE:
(1) 8"x6" REDUCER
(1) 6" VALVE & BOX
(1) 5" HYDRANT
6" WATER MAIN

PLACE:
(1) 8"x8"x8" TEE
(2) 8" VALVE & BOX

PROPOSED 5' WIDE 4"
THICK CONCRETE SIDEWALK

RELOCATE 3" FORCE MAIN

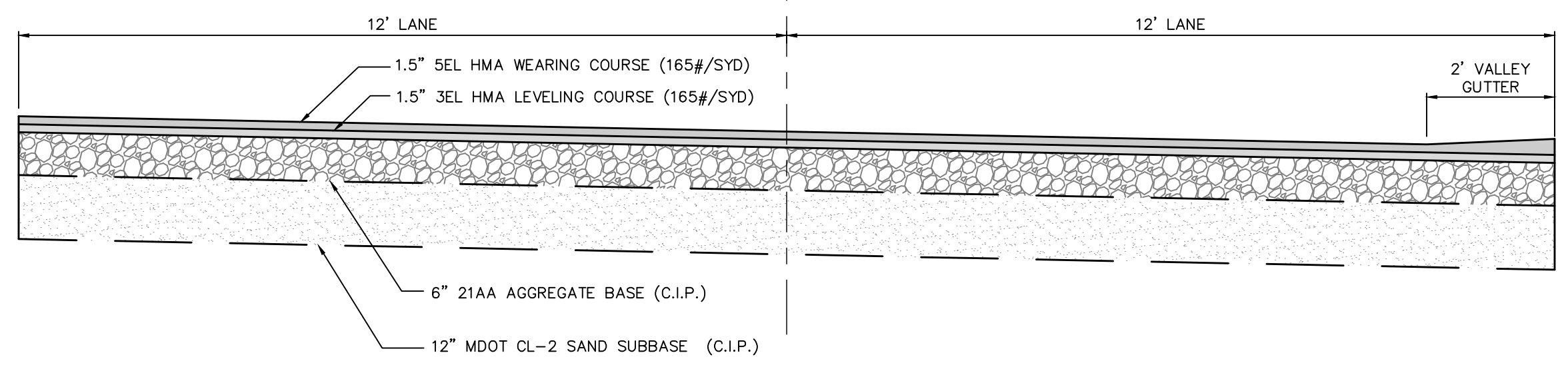
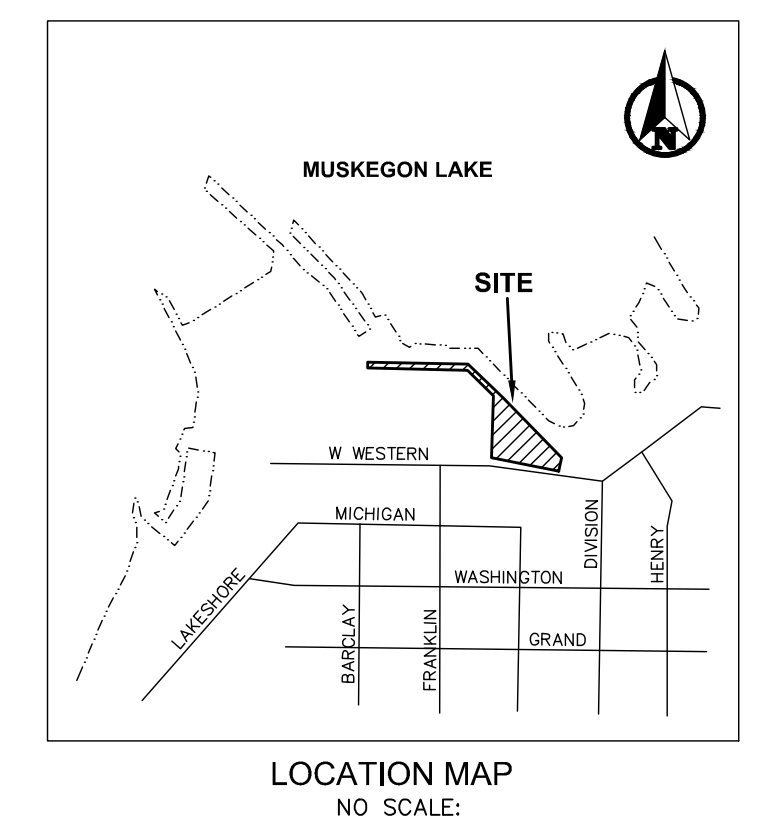
PROPOSED PRIVATE ROAD
(SEE CROSS SECTION THIS
SHEET)

CORE & BOOT EXISTING
MH#1 AND REFORM
CHANNEL AS NEEDED
I.E.=8" (NW) 584.07

SAWCUT & REMOVE EXISTING HMA SURFACE.
REPLACE W/ 12" MDOT CLII SAND SUBBASE,
6" 21AA AGGREGATE BASE, 3" 13A HMA
SURFACE

EXISTING HARTSHORN VILLAGE
PHASE 1 UNITS 1-10

WEST WESTERN AVENUE



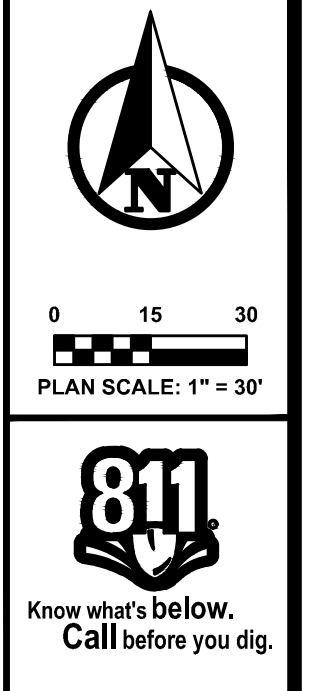
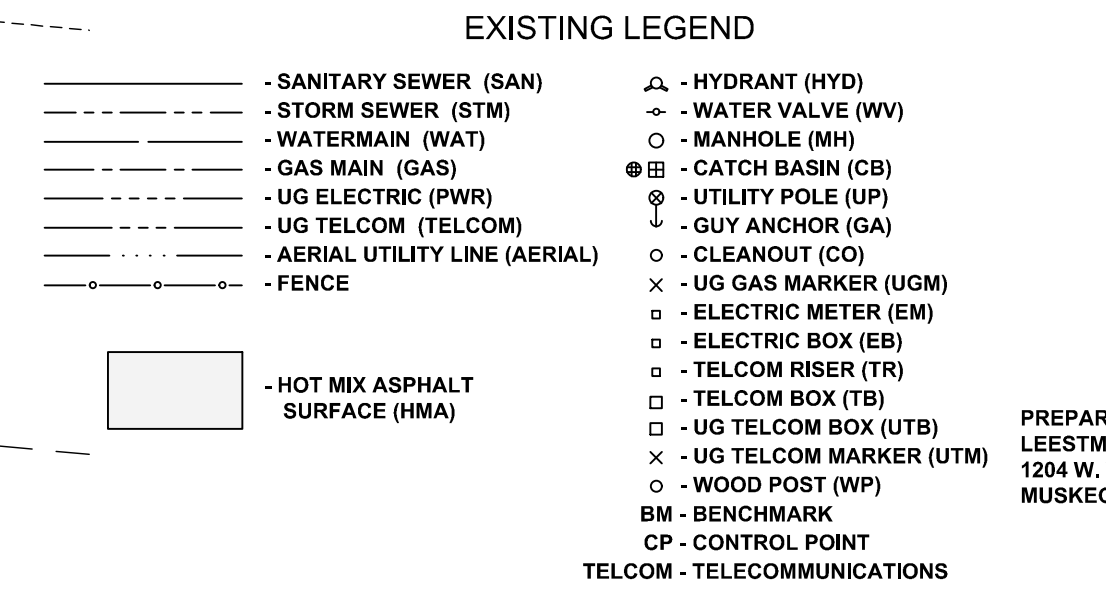
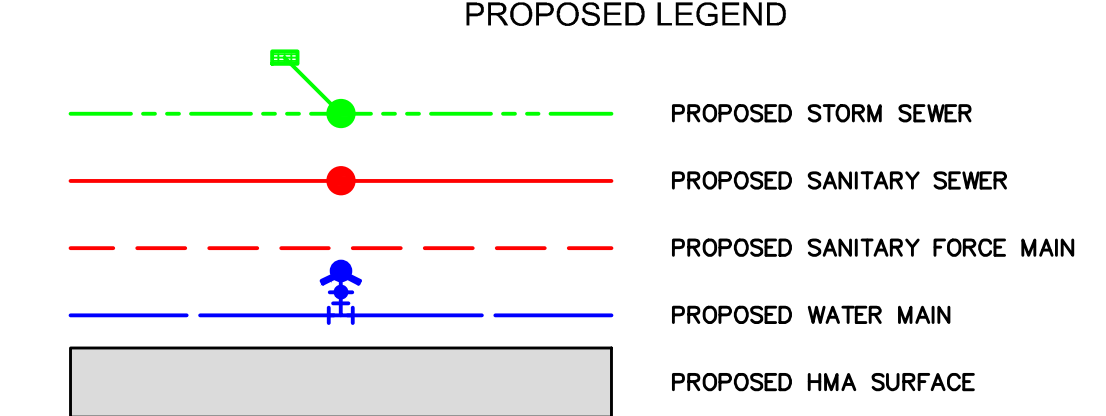
TYPICAL ROAD CROSS SECTION
SCALE: 1" = 2'

PROPERTY DESCRIPTION

That part of Block 574 of The Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, described as: COMMENCING at the Southeast corner of said Block 574; thence North 84°41'53" West 270.27 feet on the North right-of-way line of West Western Avenue, to the POINT OF BEGINNING; thence continuing along the North right-of-way line of West Western Avenue, North 80°29'37" West, a distance of 456.87 feet; thence North 01°57'31" East, a distance of 470.48 feet; thence North 43°04'18" West, a distance of 257.11 feet; thence North 88°04'18" West, a distance of 684.38 feet; thence North 01°57'07" East, a distance of 16.00 feet; thence South 88°04'18" East, a distance of 690.94 feet; thence South 43°04'18" East, a distance of 247.41 feet; thence South 43°06'52" East, 236.60 feet; thence South 43°02'16" East, a distance of 286.31 feet; thence South 43°05'32" East, a distance of 118.61 feet; thence South 02°21'07" West, a distance of 100.00 feet to the point of beginning. EXCEPT that part thereof occupied by the Chesapeake and Ohio Railway Company. Said parcel contains 149,551 square feet or 3.43 acres, more or less.

GENERAL NOTES:

- 1. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO ALL CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171.
3. PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.
4. ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE.
5. CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.
6. ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MMUTCD.
7. STREET LIGHTING TO BE IN ACCORDANCE WITH CITY OF MUSKEGON LIGHTING FOR PUBLIC STREETS. CITY WILL REQUIRE CUT-OFF FIXTURES TO PREVENT GLARE ONTO ADJACENT PROPERTIES.
8. ALL DRIVEWAYS FOR CONDO UNITS WILL BE SURFACED WITH CONCRETE.
9. EACH CONDO UNIT WILL HAVE A MINIMUM OF ONE (1) 8'x18' PARKING SPACE (DRIVEWAY/GARAGE STALL) DEDICATED ON SITE.
10. ALL PROPOSED WATER AND SANITARY SEWER LINES WILL BE LOCATED IN AN EASEMENT DEDICATED TO THE CITY OF MUSKEGON.
11. BIKE PATH BYPASS TO BE USED WHEN BOATS ARE BEING TRANSPORTED FROM BOAT STORAGE OVER MAIN BIKE PATH TO THE LAKE.
12. ALL UTILITIES REQUIRED FOR THE PROPOSED BOAT STORAGE, INCLUDING WATER MAIN, SANITARY AND STORM SEWER WILL CONNECT TO THE ADELAIDE POINTE DEVELOPMENT TO THE WEST, AS SHOWN. STORM WATER MANAGEMENT FOR BOAT STORAGE SITE TO BE PROVIDED AS PART OF THE ADELAIDE POINTE DEVELOPMENT.
13. HARTSHORN VILLAGE CONDOMINIUMS WILL BE CONVERTED FROM A TRADITIONAL CONDOMINIUM TO A SITE CONDOMINIUM.



PLAN REVISIONS

PROPOSED SITE PLAN FOR HARTSHORN VILLAGE CONDOMINIUM PUD AMENDMENT CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

Moore+Bruggink Consulting Engineers 2020 Monroe Ave. Grand Rapids, MI 49505 (616) 365-9801 mailbox@mbce.com

FIELD SURVEY / DATE M+B
PROJECT NO. 250217.01
DESIGN DRAWN BY: MJK
DESIGNED BY: JFL
CHECKED BY: JFL

PREPARED FOR: LEESTMA MANAGEMENT 1204 W. WESTERN AVE. MUSKEGON, MI 49441
PLAN DATE: DECEMBER 11, 2025
SHEET NUMBER 2 OF 3

**BENCHMARKS - NAVD88**

ELEVATION 591.793  
 TOP OF SSW FLANGE BOLT OF HYDRANT.  
 LOCATED 15'± SOUTHWESTERLY OF CENTERLINE  
 BOARDWALK COVE & 10'± NORTHWESTERLY OF  
 THE END OF PAVEMENT TO PHASE 1

ELEVATION 591.652  
 NORTHEAST CORNER OF A 6'x12' CONC  
 PAD TO TRANSFORMER, LOCATED 140'±  
 NORTH OF THE SOUTHWEST CORNER  
 OF HARTSHORN VILLAGE CONDO

**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#100	CP#101
M+8 RED CAP	M+8 RED CAP
N 636067.0441	N 636347.1043
E 12616984.9282	E 12616953.5921
ELEV 591.146	ELEV 583.999

**EXISTING UNDERGROUND UTILITY DATA**

**SANITARY MH#1**  
 RIM 590.32  
 3" PVC INV NE 584.07  
 8" PVC INV NW 584.07  
 8" PVC INV SE 583.67  
 2' DIA RIM  
 4' DIA PRECAST STRUCTURE

**STORM MH#2**  
 RIM 575.10  
 12" CONC INV SW 570.05  
 12" CONC INV NE 569.95  
 STRUCTURE BOTTOM 569.10  
 2' DIA RIM  
 4' DIA BLOCK STRUCTURE

**STORM CB#3**  
 RIM 589.25  
 10" PVC INV NW 585.60  
 12" CPP INV NE 585.50  
 STRUCTURE BOTTOM 585.15  
 2' SQUARE RIM  
 4' DIA PRECAST STRUCTURE

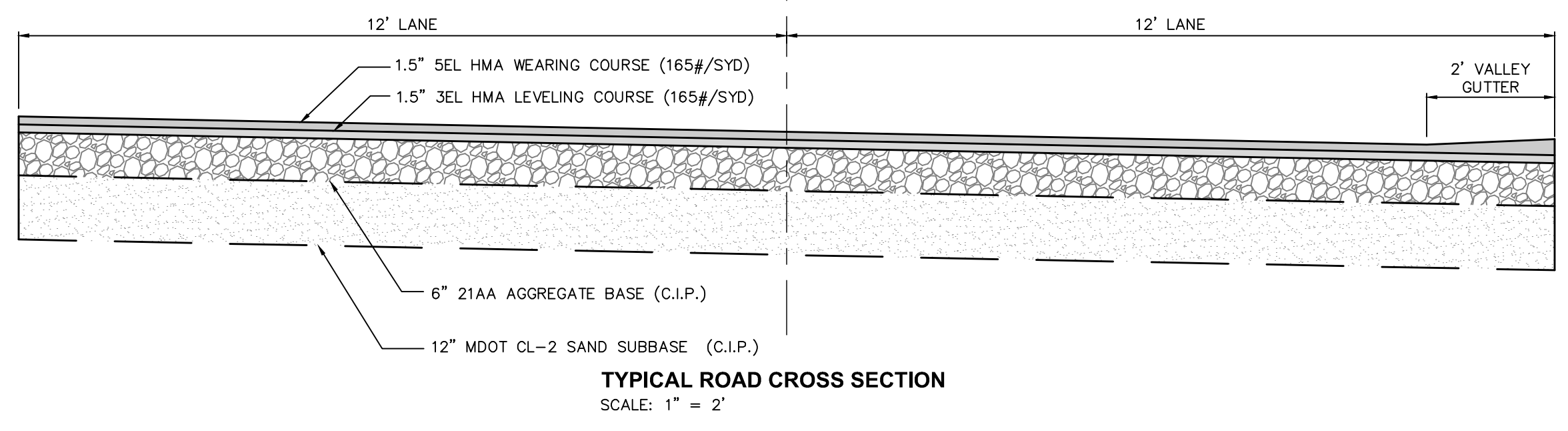
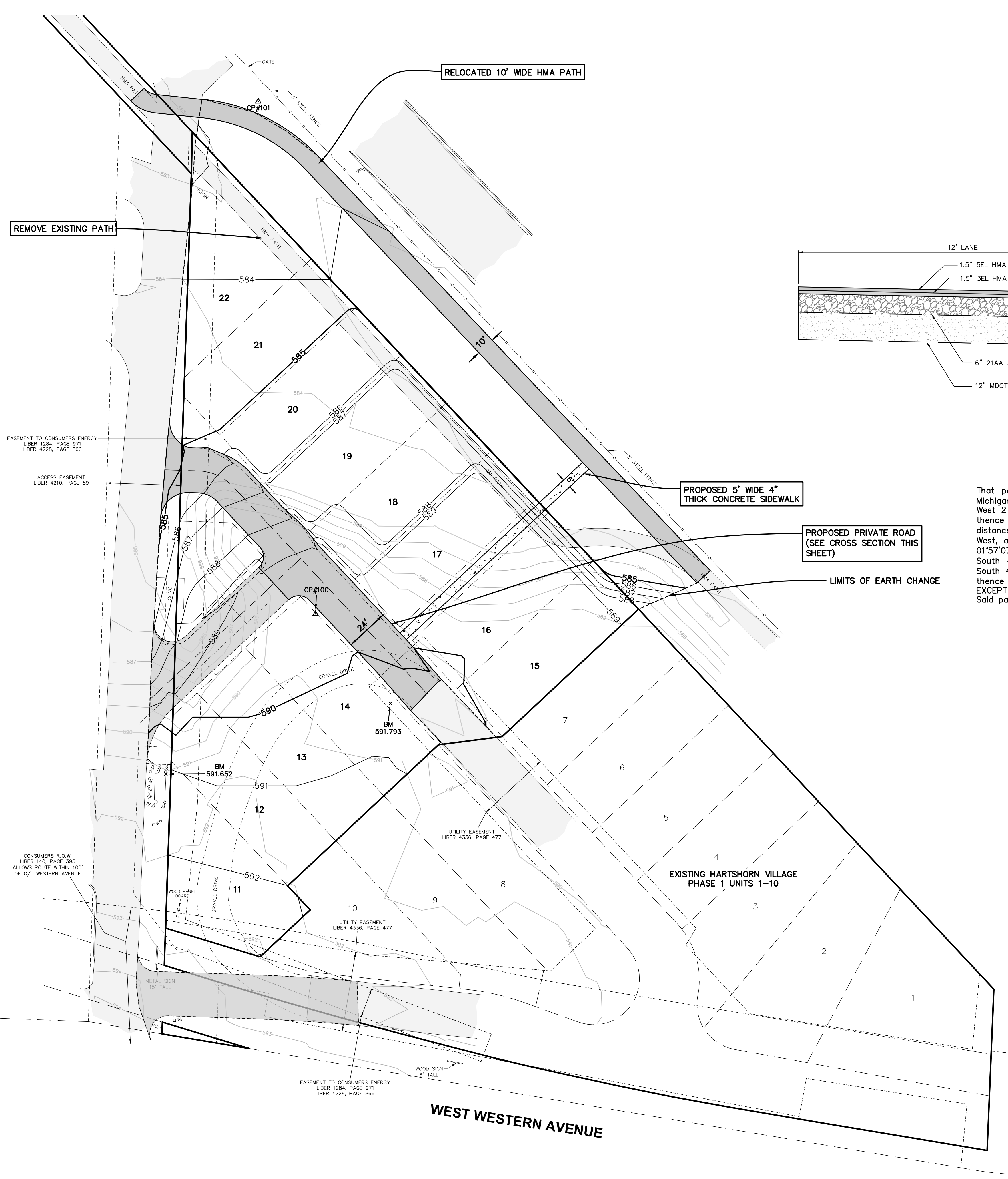
**STORM CB#4**  
 RIM 589.19  
 12" CPP INV SW  
 INV S  
 SILT SACK IN STRUCTURE  
 CAN'T OBTAIN INVERTS  
 2' SQUARE RIM

**WATER MH#5**  
 RIM 593.05  
 3" COPPER LINE E-W 589.05  
 STRUCTURE BOTTOM 588.55  
 2' DIA RIM  
 4' DIA PRECAST STRUCTURE

**SANITARY MH#6**  
 RIM 592.37  
 8" PVC INV E 584.87  
 2' DIA RIM  
 4' DIA PRECAST STRUCTURE

**STORM CB#7**  
 RIM 581.84  
 12" CONC INV SW 579.19  
 15" CONC INV NE 579.09  
 STRUCTURE BOTTOM 579.24  
 2' SQUARE RIM  
 4' DIA BLOCK STRUCTURE

**STORM CB#8**  
 RIM 582.37  
 12" CONC INV SW 579.62  
 12" CONC INV NE 579.37  
 STRUCTURE BOTTOM 578.87  
 2' SQUARE RIM  
 4' DIA BLOCK STRUCTURE



**TYPICAL ROAD CROSS SECTION**  
 SCALE: 1" = 2'

**PROPERTY DESCRIPTION**

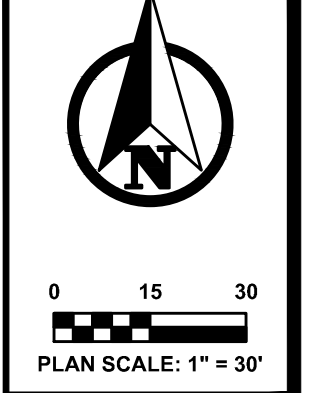
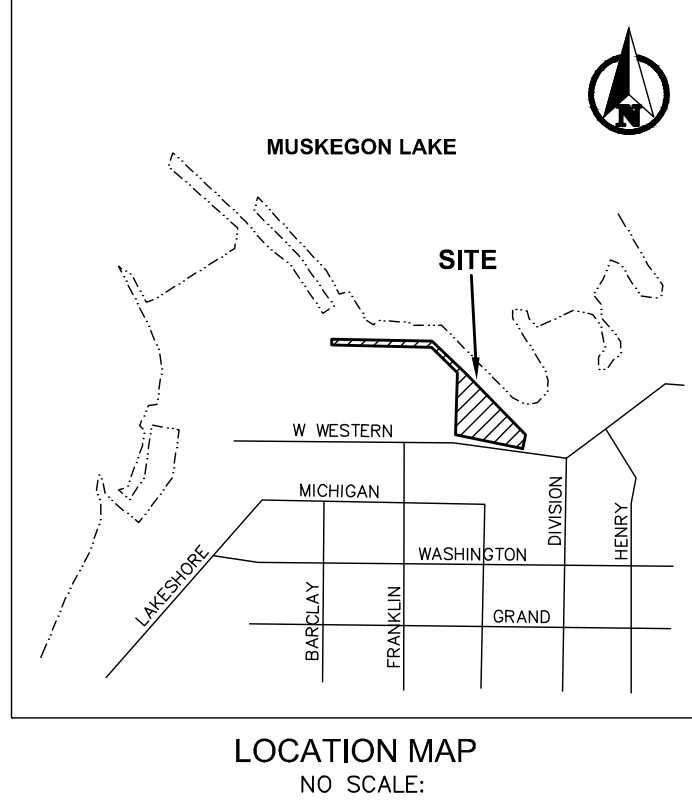
That part of Block 574 of The Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, described as: COMMENCING at the Southeast corner of said Block 574; thence North 84°41'53" West 270.27 feet on the North right-of-way line of West Western Avenue, to the POINT OF BEGINNING; thence continuing along the North right-of-way line of West Western Avenue, North 80°29'37" West, a distance of 456.87 feet; thence North 01°57'31" East, a distance of 470.48 feet; thence North 43°04'18" West, a distance of 257.11 feet; thence North 88°04'18" West, a distance of 684.38 feet; thence North 01°57'07" East, a distance of 16.00 feet; thence South 88°04'18" East, a distance of 690.94 feet; thence South 43°04'18" East, a distance of 247.41 feet; thence South 43°06'52" East, 236.60 feet; thence South 43°02'16" East, a distance of 286.31 feet; thence South 43°05'32" East, a distance of 118.61 feet; thence South 02°21'07" West, a distance of 100.00 feet to the point of beginning, a distance of 118.61 feet; EXCEPT that part thereof occupied by the Chesapeake and Ohio Railway Company. Said parcel contains 149,551 square feet or 3.43 acres, more or less.

**GENERAL NOTES:**

- UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO ALL CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171.
- IT IS PROPOSED THAT ALL EXISTING SOIL WILL REMAIN ON SITE. ADDITIONAL FILL MATERIAL MAY NEED TO BE TRUCKED IN.

**LEGEND**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>- SANITARY SEWER (SAN)</li> <li>- STORM SEWER (STM)</li> <li>- WATERMAIN (WAT)</li> <li>- GAS MAIN (GAS)</li> <li>- UG ELECTRIC (PWR)</li> <li>- UG TELCOM (TELCOM)</li> <li>- AERIAL UTILITY LINE (AERIAL)</li> <li>- FENCE</li> <li>- HOT MIX ASPHALT SURFACE (HMA)</li> </ul> | <ul style="list-style-type: none"> <li>Δ - HYDRANT (HYD)</li> <li>○ - WATER VALVE (WV)</li> <li>○ - MANHOLE (MH)</li> <li>⊗ - CATCH BASIN (CB)</li> <li>⊕ - UTILITY POLE (UP)</li> <li>⊥ - GUY ANCHOR (GA)</li> <li>○ - CLEANOUT (CO)</li> <li>× - UG GAS MARKER (UGM)</li> <li>□ - ELECTRIC METER (EM)</li> <li>□ - ELECTRIC BOX (EB)</li> <li>□ - TELCOM RISER (TR)</li> <li>□ - TELCOM BOX (TB)</li> <li>□ - UG TELCOM BOX (UTB)</li> <li>× - UG TELCOM MARKER (UTM)</li> <li>○ - WOOD POST (WP)</li> <li>BM - BENCHMARK</li> <li>CP - CONTROL POINT</li> <li>TELCOM - TELECOMMUNICATIONS</li> </ul> |
|---|---|



PLAN REVISIONS

**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 363-9801 mailbox@mbrace.com

**PROPOSED PRELIMINARY GRADING PLAN**  
 FOR  
**HARTSHORN VILLAGE CONDOMINIUM**  
**PUD AMENDMENT**  
 CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

FIELD SURVEY / DATE  
 M+B

PROJECT NO.: 250217.01

DESIGN DRAWN BY: MJK

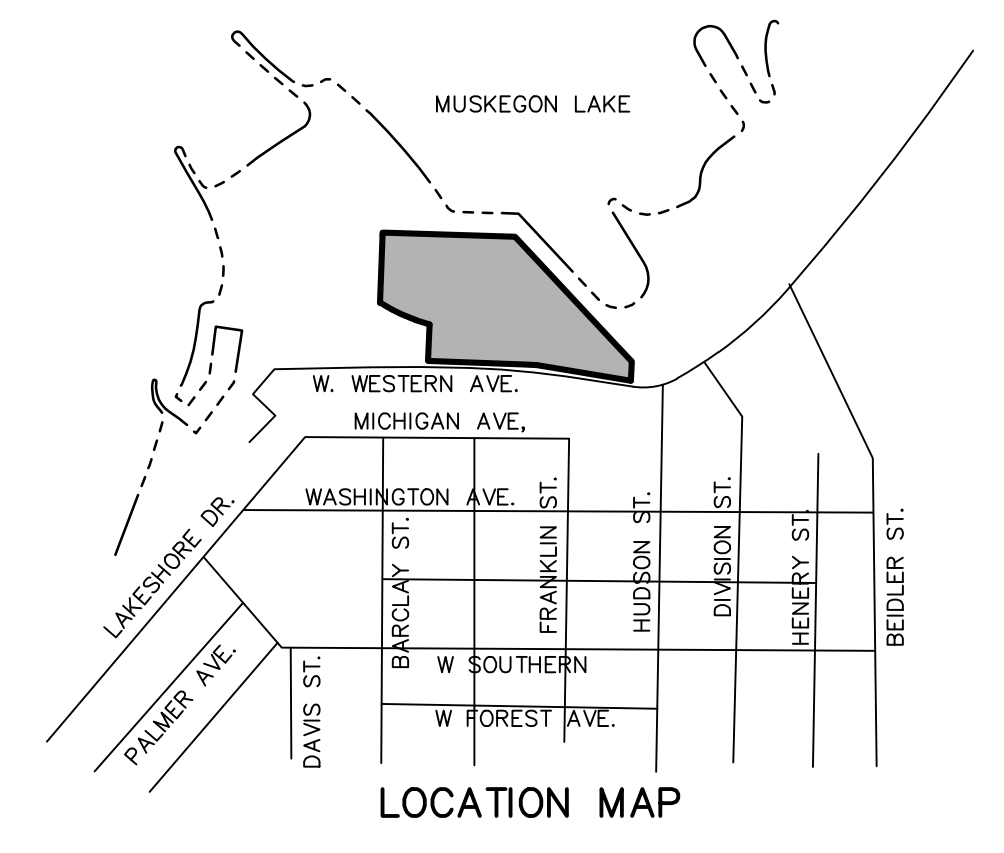
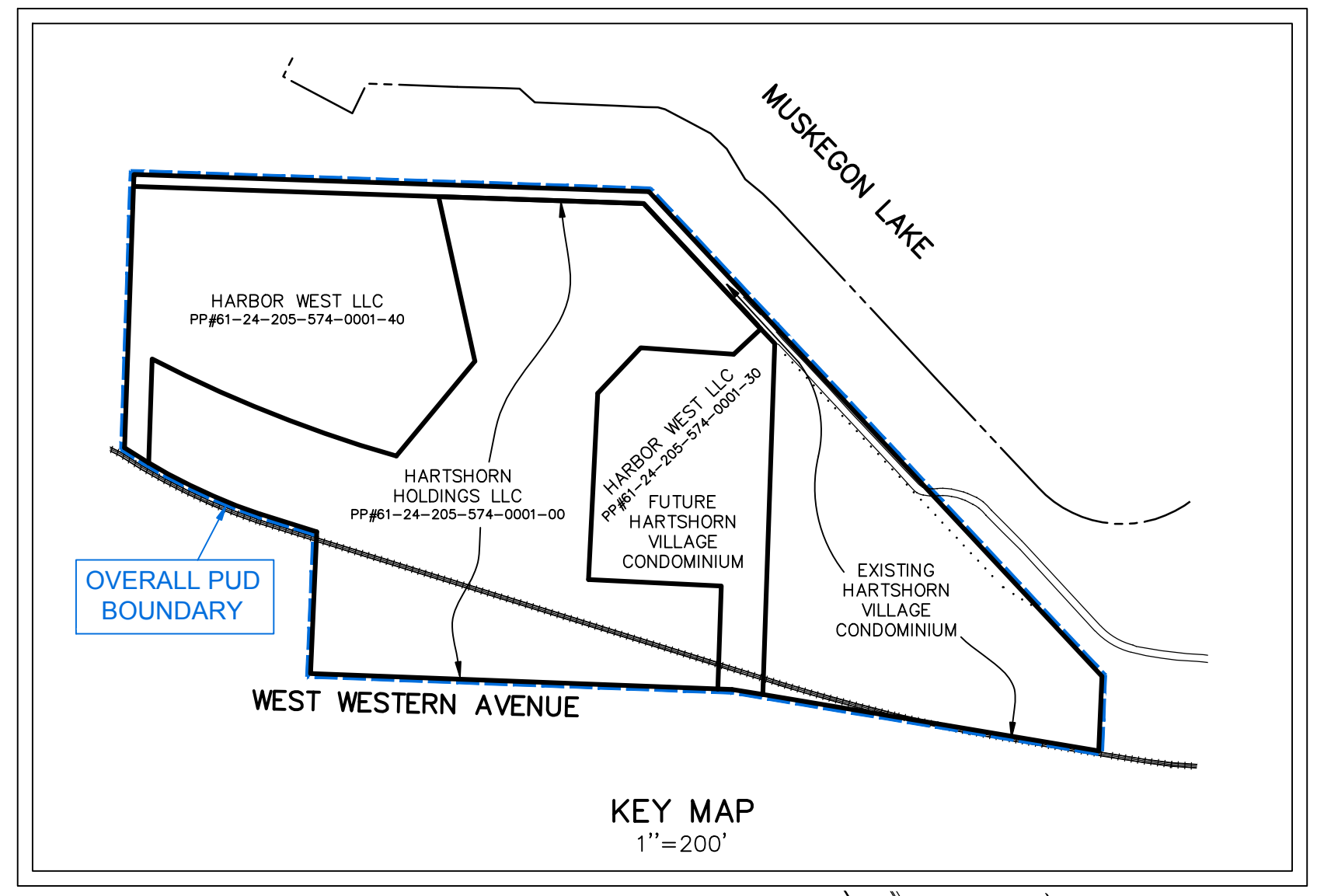
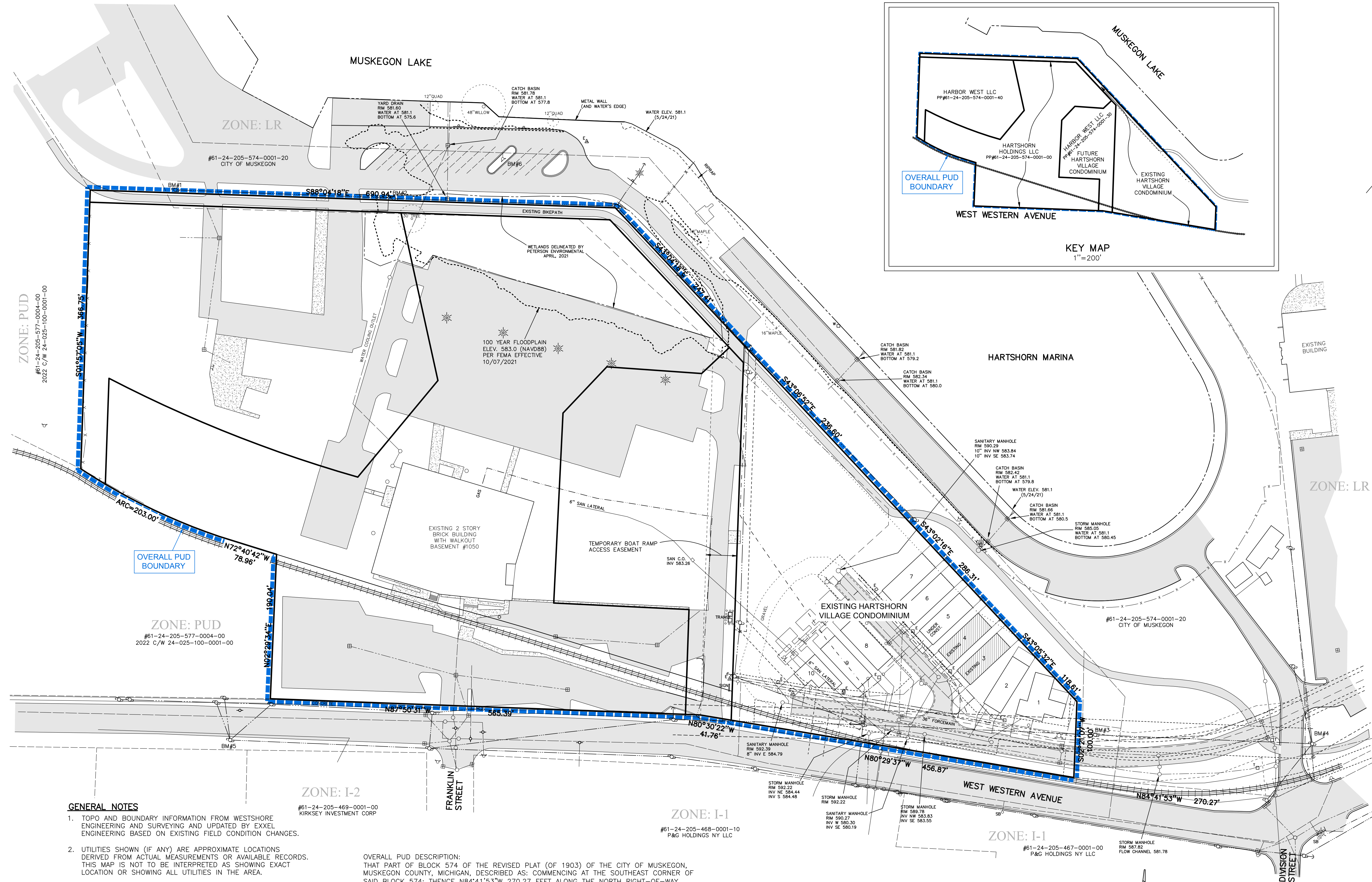
DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: DECEMBER 11, 2025

SHEET NUMBER  
**3 OF 3**

P:\250217.01 Hartshorn Village Condo\CADD\DWG\350217.1\_PUD SHEETS.dwg, 2/3/2025 9:46:20 AM, MATT KOZAK



- BENCHMARK #1 ELEV. 586.45 (NAVD88)  
TOP OF 80D SPIKE IN WEST SIDE  
UTILITY POLE (1.7' A/G)
- BENCHMARK #2 ELEV. 583.95 (NAVD88)  
TOP OF RR SPIKE IN SOUTH SIDE  
UTILITY POLE (2' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (0.9' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (0.9' A/G)
- BENCHMARK #4 ELEV. 588.93 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (1' A/G)
- BENCHMARK #5 ELEV. 594.25 (NAVD88)  
TOP OF SPINDLE IN NORTH SIDE  
UTILITY POLE
- BENCHMARK #6 ELEV. 583.52 (NAVD88)  
TOP OF WLY FLANGE BOLT ON  
HYDRANT

- GENERAL NOTES**
1. TOPO AND BOUNDARY INFORMATION FROM WESTSHORE ENGINEERING AND SURVEYING AND UPDATED BY EXXEL ENGINEERING BASED ON EXISTING FIELD CONDITION CHANGES.
  2. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
  3. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171

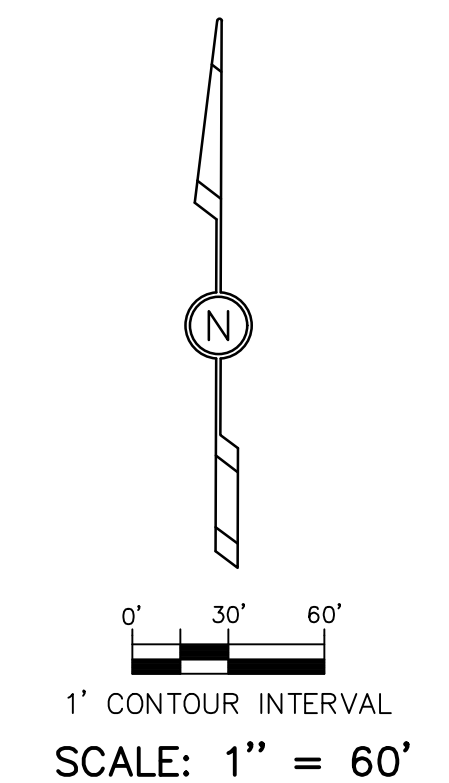
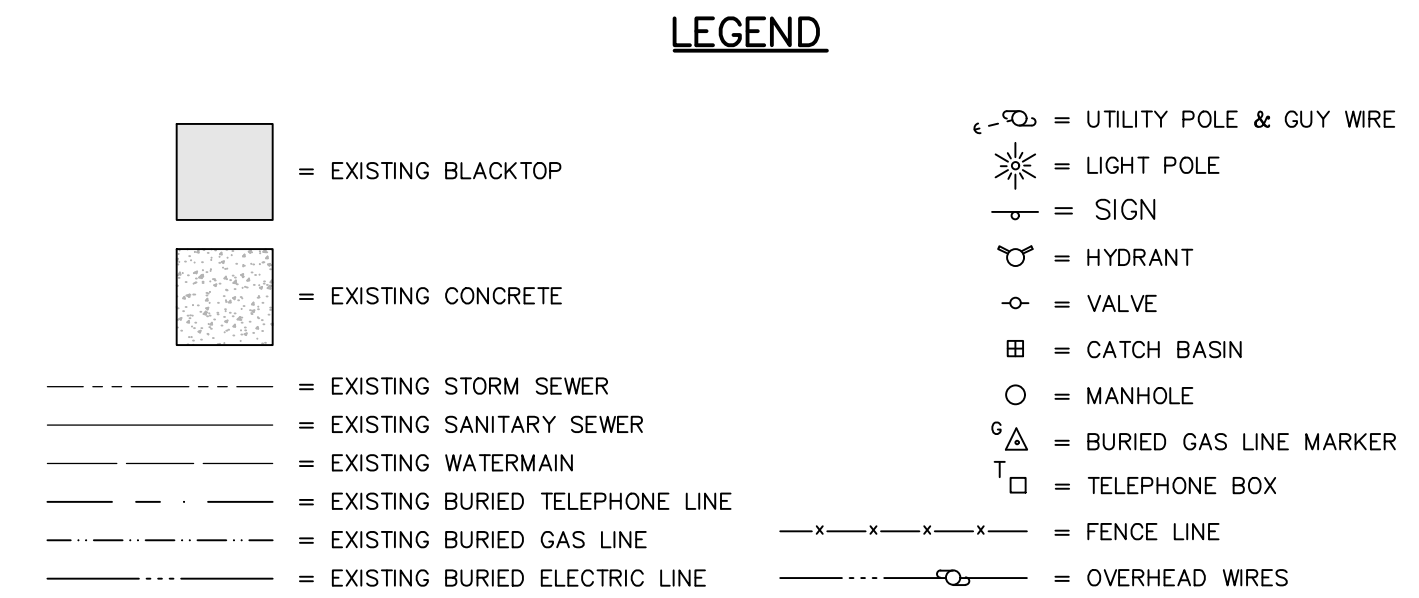
**FLOODPLAIN INFORMATION**

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AREAS "AE" (AREAS OF 100 YEAR FLOOD HAZARD WITH BASE FLOOD ELEVATION 583.0), AND "X" (AREAS OF MINIMAL FLOOD HAZARD) PER COMMUNITY NUMBER 260161 PANEL 26121C0257E CITY OF MUSKEGON DATED OCTOBER 7, 2021.

**UTILITY INFORMATION**

CITY OF MUSKEGON  
SANITARY SEWER, STORM SEWER AND WATER 231-724-4100  
COMCAST-CABLE 888-266-2278  
VERIZON-TELEPHONE 800-483-5600  
CONSUMERS ENERGY 800-477-5050  
MICH-CON 800-477-5000

**OVERALL PUD DESCRIPTION:**  
THAT PART OF BLOCK 574 OF THE REVISED PLAT (OF 1903) OF THE CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 574; THENCE N84°41'53"W 270.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST WESTERN AVENUE TO THE POINT OF BEGINNING; THENCE N80°29'37"W 498.63 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE N87°50'31"W 565.39 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE N02°29'34"E 190.04 FEET TO THE NORTHERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY; THENCE N72°40'42"W 79.23 FEET ALONG SAID RR ROW; THENCE NORTHWESTERLY 203.00 FEET ALONG THE ARC OF A 792.59 FOOT RADIUS CURVE TO THE RIGHT, BEING ALONG SAID RR ROW, THE CHORD OF WHICH BEARS N63°57'08"W 202.45 FEET; THENCE N01°57'05"E 366.74 FEET; THENCE S88°04'18"E 690.94 FEET; THENCE S43°04'18"E 247.41 FEET; THENCE S43°06'52"E 236.60 FEET; THENCE S43°02'16"E 286.31 FEET; THENCE S43°05'32"E 118.61 FEET; THENCE S02°21'07"W 100.00 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS 6 COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF HARTSHORN VILLAGE)



**EXISTING CONDITIONS**  
**HARTSHORN VILLAGE CONDOMINIUM -- PUD AMENDMENT**

FOR: HARBOR WEST LLC  
C/O RYAN LEESTMA  
1204 WEST WESTERN AVENUE  
MUSKEGON, MI 49441  
PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

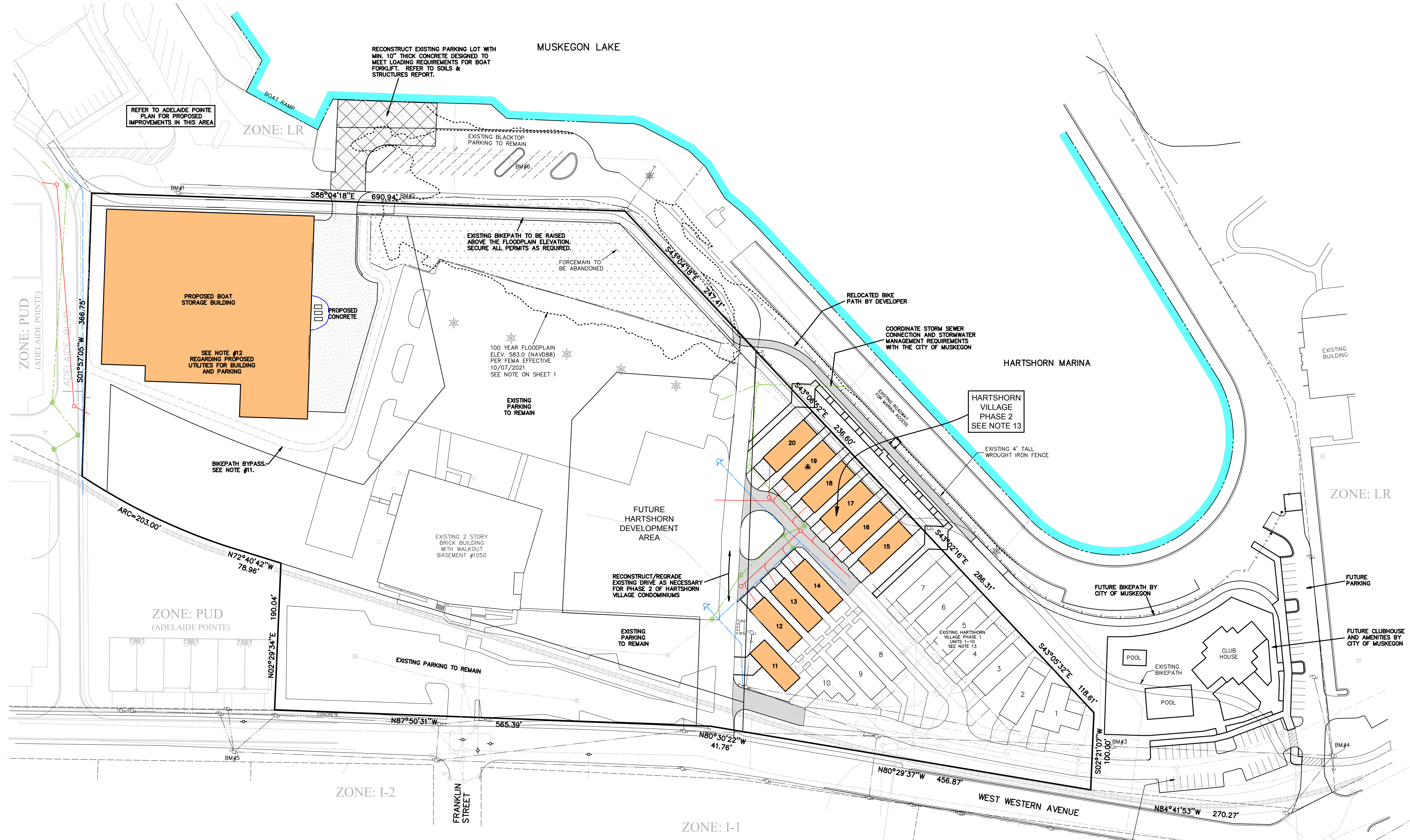
01/23/23	REV PER 01/12/23 P.C. MEETING	JDR
01/10/23	REV PER CITY ENG COMMENTS 1/3/23	JDR
12/27/22	SUBMIT FOR REVISED PUD (LEESTMA)	JDR
05/16/22	REV. STORMWATER MNGMT.	JDR
03/28/22	ADD EXISTING UTIL. POLE	JDR
DATE	REVISION	BY

DRAWN BY: JDR  
APPROVED BY: DDG  
FILE NO.: 202164E

PROJ. ENG.: DDG  
PROJ. SURV.: JCB  
DATE: 02/28/2022

**exxel engineering, inc.**  
planners • engineers • surveyors  
5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
Phone: (616) 531-3660 www.exxelengineering.com

**SHEET 1 of 3**



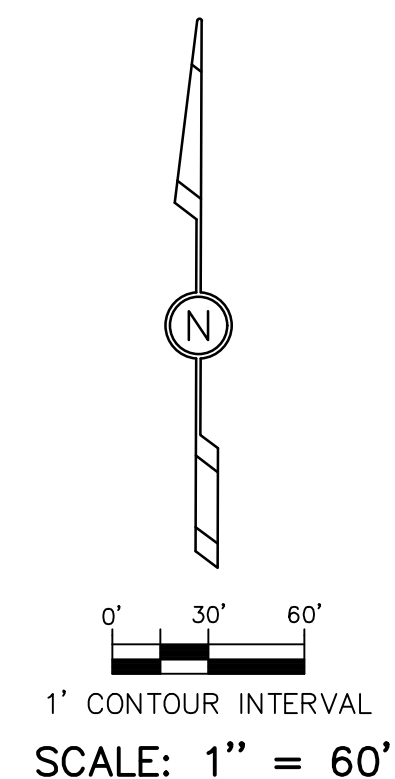
- BENCHMARK #1 ELEV. 586.45 (NAVD88)  
TOP OF 80D SPIKE IN WEST SIDE  
UTILITY POLE (1.7' A/G)
- BENCHMARK #2 ELEV. 583.95 (NAVD88)  
TOP OF RR SPIKE IN SOUTH SIDE  
UTILITY POLE (2' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (0.9' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (0.9' A/G)
- BENCHMARK #4 ELEV. 588.93 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (1' A/G)
- BENCHMARK #5 ELEV. 594.25 (NAVD88)  
TOP OF SPINDLE IN NORTH SIDE  
UTILITY POLE
- BENCHMARK #6 ELEV. 583.52 (NAVD88)  
TOP OF WLY FLANGE BOLT ON  
HYDRANT

**GENERAL NOTES**

1. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
3. PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.
4. ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE
5. CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.
6. ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MMUTCD.
7. STREET LIGHTING TO BE IN ACCORDANCE WITH THE CITY OF MUSKEGON LIGHTING FOR PUBLIC STREETS. CITY WILL REQUIRE CUT-OFF FIXTURES TO PREVENT GLARE ONTO ADJACENT PROPERTIES.
8. ALL DRIVEWAYS FOR CONDO UNITS WILL BE SURFACED WITH CONCRETE.
9. EACH CONDO UNIT WILL HAVE A MINIMUM OF ONE (1) 8'X18" PARKING SPACE (DRIVEWAY/GARAGE STALL) DEDICATED ON SITE.
10. ALL PROPOSED WATER AND SANITARY SEWER LINES WILL BE LOCATED IN AN EASEMENT DEDICATED TO THE CITY OF MUSKEGON.
11. BIKEPATH BYPASS TO BE USED WHEN BOATS ARE BEING TRANSPORTED FROM BOAT STORAGE OVER MAIN BIKEPATH TO THE LAKE
12. ALL UTILITIES REQUIRED FOR THE PROPOSED BOAT STORAGE, INCLUDING WATERMAIN, SANITARY AND STORM SEWER WILL CONNECT TO THE ADELAIDE POINTE DEVELOPMENT TO THE WEST, AS SHOWN. STORMWATER MANAGEMENT FOR BOAT STORAGE SITE TO BE PROVIDED AS PART OF THE ADELAIDE POINTE DEVELOPMENT.
13. HARTSHORN VILLAGE CONDOMINIUMS WILL BE CONVERTED FROM A TRADITIONAL CONDOMINIUM TO A SITE CONDOMINIUM.

**LEGEND**

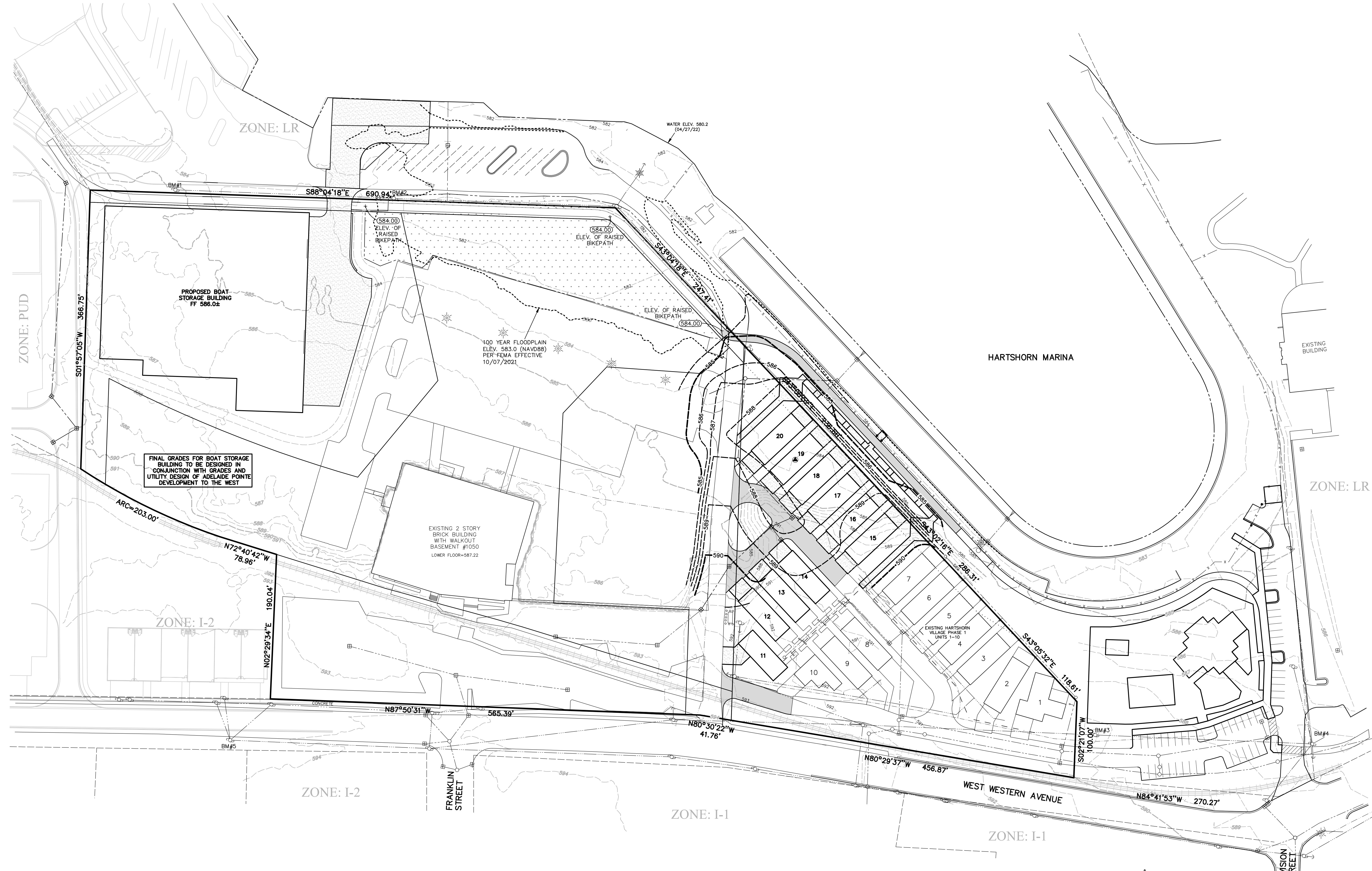
- [Grey Box] = PROPOSED BLACKTOP
- [White Box] = PROPOSED CONCRETE
- [Dashed Line] = EXISTING STORM SEWER
- [Dashed Line] = EXISTING SANITARY SEWER
- [Dashed Line] = EXISTING WATERMAIN
- [Dashed Line] = EXISTING BURIED ELECTRIC LINE
- [Blue Line] = PROPOSED WATERMAIN
- [Red Line] = PROPOSED SANITARY SEWER
- [Green Line] = PROPOSED STORM SEWER
- [Symbol] = UTILITY POLE & GUY WIRE
- [Symbol] = LIGHT POLE
- [Symbol] = SIGN
- [Symbol] = HYDRANT
- [Symbol] = VALVE
- [Symbol] = CATCH BASIN
- [Symbol] = MANHOLE
- [Symbol] = BURIED GAS LINE MARKER
- [Symbol] = TELEPHONE BOX
- [Symbol] = FENCE LINE
- [Symbol] = OVERHEAD WIRES



**PROPOSED SITE PLAN**  
**HARTSHORN VILLAGE CONDOMINIUM -- PUD AMENDMENT**  
 FOR: HARBOR WEST LLC  
 C/O RYAN LEESTMA  
 1204 WEST WESTERN AVENUE  
 MUSKEGON, MI 49441  
 PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

01/23/23	REV PER 01/12/23 P.C. MEETING	JDR
01/10/23	REV PER CITY ENG COMMENTS 1/3/23	JDR
12/27/22	SUBMIT FOR REVISED PUD (LEESTMA)	JDR
05/16/22	REV. STORMWATER MNGMT.	JDR
03/28/22	ADD EXISTING UTIL. POLE	JDR
DATE	REVISION	BY

DRAWN BY: JDR    APPROVED BY: DDG    PROJ. SURV.: JCB    SHEET 2 of 3  
 EXCEL ENGINEERING, INC.    5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
 Phone: (616) 531-3660    www.excelengineering.com



- BENCHMARK #1 ELEV. 586.45 (NAVD88)  
TOP OF ROD SPIKE IN WEST SIDE  
UTILITY POLE (1.7' A/G)
- BENCHMARK #2 ELEV. 583.95 (NAVD88)  
TOP OF RR SPIKE IN SOUTH SIDE  
UTILITY POLE (2' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (0.9' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (0.9' A/G)
- BENCHMARK #4 ELEV. 588.93 (NAVD88)  
TOP OF RR SPIKE IN NORTH SIDE  
UTILITY POLE (1' A/G)
- BENCHMARK #5 ELEV. 594.25 (NAVD88)  
TOP OF SPINDLE IN NORTH SIDE  
UTILITY POLE
- BENCHMARK #6 ELEV. 583.52 (NAVD88)  
TOP OF WLY FLANGE BOLT ON  
HYDRANT

FINAL GRADES FOR BOAT STORAGE BUILDING TO BE DESIGNED IN CONJUNCTION WITH GRADES AND UTILITY DESIGN OF ADELAIDE POINTE DEVELOPMENT TO THE WEST

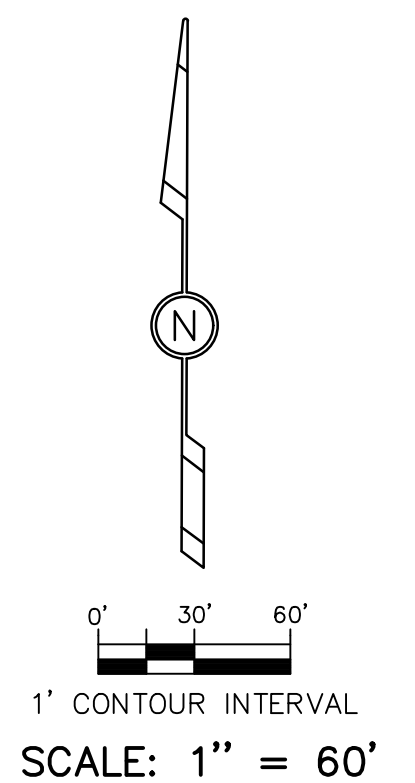
EXISTING 2 STORY BRICK BUILDING WITH WALKOUT BASEMENT #1050 LOWER FLOOR=587.22

100 YEAR FLOODPLAIN ELEV. 583.0 (NAVD88) PER FEMA EFFECTIVE 10/07/2021

**GENERAL NOTES**

1. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
3. IT IS PROPOSED THAT ALL EXISTING SOIL WILL REMAIN ON SITE. ADDITION FILL MATERIAL MAY NEED TO BE TRUCKED IN.

- LEGEND**
- = EXISTING CONTOUR
  - - - - = PROPOSED CONTOUR
  - - - - = EXISTING STORM SEWER
  - - - - = EXISTING BURIED ELECTRIC LINE
  - ⊕ = UTILITY POLE & GUY WIRE
  - ☼ = LIGHT POLE
  - ⊕ = SIGN
  - ⊕ = HYDRANT
  - ⊕ = VALVE
  - ⊕ = CATCH BASIN
  - ⊕ = MANHOLE
  - ⊕ = BURIED GAS LINE MARKER
  - ⊕ = TELEPHONE BOX
  - - - - = FENCE LINE
  - - - - = OVERHEAD WIRES



**PROPOSED PRELIMINARY GRADING PLAN**  
**HARTSHORN VILLAGE CONDOMINIUM – PUD AMENDMENT**  
 FOR: HARBOR WEST LLC  
 C/O RYAN LEESTMA  
 1204 WEST WESTERN AVENUE  
 MUSKEGON, MI 49441  
 PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

01/23/23	REV PER 01/12/23 P.C. MEETING	JDR	 <small>planners • engineers • surveyors</small> 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.exxelengineering.com
	CONDITIONS OF APPROVAL		
01/10/23	REV PER CITY ENG COMMENTS 1/3/23	JDR	
12/27/22	SUBMIT FOR REVISED PUD (LEESTMA)	JDR	
05/16/22	REV. STORMWATER MNGMT.	JDR	
03/28/22	ADD EXISTING UTIL. POLE	JDR	
DATE	REVISION	BY	FILE NO.: 202164E
			APPROVED BY: DDG
			PROJ. ENGR.: DDG
			PROJ. SURV.: JCB
			DATE: 02/28/2022
			SHEET 3 of 3



## Agenda Item Review Form

### Muskegon Planning Commission

<b>Commission Meeting Date:</b> February 12, 2026	<b>Title:</b> Election of Officers															
<b>Submitted by:</b> Mike Franzak, Planning Director	<b>Department:</b> Planning															
<b>Brief Summary:</b> Election of chairperson and vice chairperson.																
<b>Detailed Summary &amp; Background:</b> The board must elect a chairperson and vice-chairperson.  The current chairperson is Lea Willet LeRoi and the vice chairperson is Destinee Keener.																
<b>Goal/Focus Area/Action Item Addressed:</b>  <b>Key Focus Areas:</b>  <b>Goal/Action Item:</b> 2027 Goal 1: Destination Community & Quality of Life																
<b>Amount Requested:</b> N/A	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;"><input type="checkbox"/></td> <td style="width: 15%;">No</td> <td style="width: 15%;"><input type="checkbox"/></td> <td style="width: 15%;">N/A</td> <td style="width: 15%;"><input checked="" type="checkbox"/></td> <td style="width: 15%;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<b>Fund(s) or Account(s):</b> N/A	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;"><input type="checkbox"/></td> <td style="width: 15%;">No</td> <td style="width: 15%;"><input type="checkbox"/></td> <td style="width: 15%;">N/A</td> <td style="width: 15%;"><input checked="" type="checkbox"/></td> <td style="width: 15%;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<b>Recommended Motion:</b> I move to elect _____ as chairperson. I move to elect _____ as vice chairperson.																
<b>Approvals:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%; text-align: center;">X</td> <td style="width: 20%;"></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	X		Information Technology			Other Division Heads			Communication			Legal Review			<b>Guest(s) Invited / Presenting:</b> No
Immediate Division Head	X															
Information Technology																
Other Division Heads																
Communication																
Legal Review																





## Agenda Item Review Form

### Muskegon Planning Commission

<b>Commission Meeting Date:</b> February 12, 2026	<b>Title:</b> Planning Commission representative on the Zoning Board of Appeals									
<b>Submitted by:</b> Mike Franzak, Planning Director	<b>Department:</b> Planning									
<b>Brief Summary:</b> It is required that one Planning Commissioner holds a seat on the Zoning Board of Appeals. Staff is asking the Planning Commission to discuss who they would like to represent the Planning Commission on the Zoning Board of Appeals.										
<b>Detailed Summary &amp; Background:</b> It is required that one Planning Commissioner holds a seat on the Zoning Board of Appeals. Staff is asking the Planning Commission to discuss who they would like to represent the Planning Commission on the Zoning Board of Appeals.										
<b>Goal/Focus Area/Action Item Addressed:</b>  <b>Key Focus Areas:</b>  <b>Goal/Action Item:</b> 2027 Goal 3: Community Connection										
<b>Amount Requested:</b> N/A	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">No</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">N/A</td> <td style="width: 25%;"><input checked="" type="checkbox"/></td> <td style="width: 25%;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<b>Fund(s) or Account(s):</b> N/A	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">No</td> <td style="width: 25%;"><input type="checkbox"/></td> <td style="width: 25%;">N/A</td> <td style="width: 25%;"><input checked="" type="checkbox"/></td> <td style="width: 25%;"><input type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<b>Recommended Motion:</b> N/A										
<b>Approvals:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%; text-align: center;">X</td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> </table>	Immediate Division Head	X		Information Technology			Other Division Heads			<b>Guest(s) Invited / Presenting:</b> No
Immediate Division Head	X									
Information Technology										
Other Division Heads										

Communication			
Legal Review			



## Agenda Item Review Form

### Muskegon Planning Commission

<b>Commission Meeting Date:</b> February 12, 2026	<b>Title:</b> 2026 Planning Commission Goal Setting												
<b>Submitted by:</b> Mike Franzak, Planning Director	<b>Department:</b> Planning												
<b>Brief Summary:</b> The Planning Commission will set their goals for the 2026 calendar year. Board members have been asked to review the attached materials to discuss their preferences at the meeting.													
<b>Detailed Summary &amp; Background:</b> The Planning Commission will set their goals for the 2026 calendar year. Board members have been asked to review the attached materials to discuss their preferences at the meeting.													
<b>Goal/Focus Area/Action Item Addressed:</b>  <b>Key Focus Areas:</b>  <b>Goal/Action Item:</b> 2027 Goal 1: Destination Community & Quality of Life													
<b>Amount Requested:</b> N/A	<b>Budgeted Item:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;">No</td> <td style="width: 25%;">N/A</td> <td style="width: 25%;">X</td> </tr> </table>	Yes	No	N/A	X								
Yes	No	N/A	X										
<b>Fund(s) or Account(s):</b> N/A	<b>Budget Amendment Needed:</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;">No</td> <td style="width: 25%;">N/A</td> <td style="width: 25%;">X</td> </tr> </table>	Yes	No	N/A	X								
Yes	No	N/A	X										
<b>Recommended Motion:</b> I move to approve the following list as the 2026 Planning Commission goals:  (list after discussion)													
<b>Approvals:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%; text-align: center;">X</td> <td style="width: 20%;"></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> </table>	Immediate Division Head	X		Information Technology			Other Division Heads			Communication			<b>Guest(s) Invited / Presenting:</b> No
Immediate Division Head	X												
Information Technology													
Other Division Heads													
Communication													

Legal Review		
--------------	--	--



# 2025 MASTER PLAN PROGRESS REPORT



## **Master Plan Progress Report**

The charts in this report outline the progress made on the goals and action steps listed in the master plan. A green highlight indicates that progress has been made for the specific recommendation. The yellow highlight explains in detail what progress has been made.

ECONOMIC DEVELOPMENT		
Goal 1: Bolster business retention, expansion, and attraction initiatives with a robust portfolio of economic development programs and services.		
Recommendation	Time Frame	Task Leaders
E1.1   Maintain an up-to-date tax abatement policy.	Ongoing	DS
The Development Services Division maintains the tax abatement policy and currently reviews abatement requests as a team, using the policy to guide its recommendations to the Commission. The policy was updated again in 2025.		
E1.2   Identify land for future business expansion.	Ongoing	DS
Staff is working to find a developer for the remaining parcel in the Port City Industrial Park that was acquired from the jail. Staff also continues to work with existing businesses on expansion projects.		
Goal 2: Create viable commercial corridors and neighborhood commercial/social nodes		
E2.1   Invest in placemaking opportunities that capitalize on community assets.	Ongoing	DS, PC, DDA, DPW
The city adopted an Accessory Commercial Unit ordinance utilizing the community nodes identified in the future land use map.		
E2.2   Encourage the formation of business district associations and develop corridor improvement plans for active business districts.	Ongoing	DS
Staff has created a Corridor Improvement Checklist that will assist business owners in establishing business associations, addressing corridor issues, and creating a vision for their corridor. The Checklist is intended to incrementally improve business corridors rather than developing full-scale corridor improvement plans that may not be necessary. Staff is currently working with businesses on Getty St to determine the best path forward for improvements to the corridor. The Apple Ave Corridor Improvement Plan was completed 2024, which includes a new street design that was approved by the City Commission in 2025.		
E2.3   Support retail development, growth, and expansion through zoning amendments and economic incentives that encourage a range of potential unit sizes.	Now	DS, PC
The city continues to operate Western Market. However, the space for the Century Club is for sale and small retailers may lose their space. Staff will research possible zoning amendments and the tax abatement policy for ways to address the need for smaller retail spaces. City staff continues to encourage developers to provide smaller retail spaces, however, we do not currently have any incentives specific to this goal. Properties along Peck, Beidler and 3 <sup>rd</sup> St (Midtown) were rezoned to bring these existing businesses into conformance and allow new business expansion.		
E2.4   Promote walkability through pedestrian-focused ground-level activities and use micro-transit to bridge long distances.	Now	DS, PC

Staff updated the outdoor seating policy in 2024 and continues to approve outdoor seating requests. A new food truck parking lot has opened behind the Corner building next to Hackley park. The city continues to operate the downtown tram service. The city started operating a beach shuttle to transport people to the beach. Electronic scooters were briefly available in the summer of 2023, but an official contract never materialized.			
E2.5	Simplify zoning regulations to permit flexibility in business types.	Now	DS, PC
The zoning ordinance was amended to allow marinas in the Lakeside FBC. It was also amended to allow for cat cafes in numerous zoning districts. Additional efforts are needed to increase allowable use-types for existing commercial building within neighborhoods. The Accessory Commercial Unit ordinance was approved.			
Goal 3: Create opportunities for local residents to participate in the workforce.			
E3.1	Improve workforce training efforts and opportunities.	Now	DS
E3.2	Create a pipeline of workforce talent from schools to local industries.	Now	DS
Goal 4: Create a business community that is reflective of the diversity of the city.			
E4.1	Help create networking and mentoring opportunities for those interested in local business opportunities.	Now	DS, COM
E4.2	Create a community engagement portal to address the concerns and needs of local entrepreneurs.	Now	DS, COM
The Corridor Improvement Checklist was created to address business-owner concerns. Staff continues to meet with different business corridors.			
Goal 5: Utilize our natural resources to develop a strong blue economy.			
E5.1	Increase and enhance publicly-accessible amenities along the waterfront and soften shorelines where possible.	Ongoing	DS, PC
The land swap project was approved, which will increase publicly-accessible amenities along the waterfront.			
E5.2	Become regionally and nationally designated by organizations that will bring visibility and economic development to Muskegon Lake.	Next	DS
The city participated in the creation of the Shoreline Trails and Greenways Plan.			
Goal 6: Provide a diverse supply of housing options that focuses on infill development.			
E6.1	Maintain a database of available lots and incentives for residential development	Now	DS
The Planning Department maintains an online database/map of available city-owned, vacant residential properties.			
E6.2	Engage with developers to create agreements to provide diverse types of housing options.	Ongoing	DS
The Planning Department continues to work with developers on lot sales, requiring them to maximize unit counts by utilizing the most efficient site layouts.			

Transportation and Mobility			
Goal 1: Design streets to safely accommodate all users of the street equitably, putting people first.			
Recommendation		Time Frame	Task Leaders
T1.1	Develop a consistent approach to evaluating the conditions of city streets to ensure that they are sized appropriately and designed to serve all users. Prioritize traffic studies and design interventions on streets identified as those which impede safe, comfortable, and convenient travel for all users.	Ongoing	DPW
T1.2	Create and maintain a detailed inventory of existing, typical street design components used throughout the city including, but not limited to, right-of-way width, pavement width, travel and parking lane configuration, intersection treatments, design speeds and posted speed limits.	Now	DPW, DS
The City entered into a three-year contract for traffic volume and speed data software to address traffic mobility across the city.			
T1.3	Establish and adopt street design standards that consider existing, typical street design components and incorporate best practices in urban street design and construction. Complete all new street design projects in a way that exemplifies a safe streets approach and promotes safe, comfortable, and convenient use of the street by all.	Now	DPW, DS
Staff continues work on developing formal street design standards.			
Goal 2: Strengthen walkability, accessibility, and connectivity at major corridors and neighborhood centers.			
T2.1	Incorporate pedestrian and other active transportation amenities into the design of streets at commercial corridors and community nodes that improve access and mobility for all users.	Now	DPW, DS
The Apple Ave redesign includes reduced driving lanes and includes a new bike lane. The Lakeshore/Laketon Trail Connector on Sanford and Terrace designs were approved and will be constructed in 2026.			
T2.2	Maintain the existing street grid and reestablish it where it has been lost.	Ongoing	DPW, DS
Goal 3: Establish a local funding source for street right-of-way improvements.			
T3.1	Launch a citizen education campaign to increase the general understanding of the means of financing public right-of-way projects and ongoing maintenance needs.	Next	DPW, DS, COM
T3.2	Consider methods of establishing local funding for right-of-way projects and maintenance	Next	DPW, DS, CM

Goal 4: Improve access to public transportation.			
T4.1	Partner with MATS to complete improvements to the public realm surrounding bus stops throughout the city.	Now	DPW, DS
T4.2	Within 1/4-mile of existing bus stops in residential areas, enable transit-supportive housing densities/a housing supply that can support transit.	Now	DS, PC
Properties along Peck St were rezoned to FBC, allowing denser developments, especially the properties closest to Laketon Ave.			
T4.3	Partner with MATS to ensure public transportation options that service new or planned housing, employment, and commercial centers.	Ongoing	DS, CM
Goal 5: Utilize less land for vehicle parking throughout the city.			
T5.1	As parking demand fluctuates, travel habits change, and new development occurs, follow the strategies outlined in the City of Muskegon Parking Strategy, expanding the area of focus.	Ongoing	DS, DPW
The zoning ordinance was amended to reduce the minimum number of parking spaces required for residential units from two to one.			
T5.2	Make better use of on-street parking where it exists and/or where it can be accommodated.	Now	DS, DPW
The Traffic Committee regularly reviews parking restrictions city-wide.			
Goal 6: Promote and improve active transportation through maintenance and expansion of the network of sidewalks and nonmotorized trails.			
T6.1	Establish an active transportation plan.	Next	DS, DPW
The Shoreline Trails and Greenways plan was completed in 2025. An ongoing committee meets to address implementation of the plan.			
T6.2	Using the plan as a guide, expand the city's active transportation network.	Next	DS, DPW
Goal 7: Require new developments to incorporate strong connections to the existing transportation network.			
T7.1	Update the City's subdivision standards to encourage expansion of the existing street grid into newly-platted areas, creation of small blocks, and to restrict construction of new disconnected streets.	Now	DS
T7.2	When reviewing new developments, involve public transportation entities to incorporate connections that serve new residents.	Ongoing	DS
T7.3	Ensure that all new development located adjacent to existing or proposed non-motorized transportation facilities provides intentional public connections to those facilities.	Ongoing	DS, PC
Goal 8: Establish a process to complete quick-build street projects to improve safety within the city's neighborhoods.			

T8.1	Create a series of steps for neighborhood associations and business improvement districts to follow when requesting alterations to streets.	Now	DS, DPW
T8.2	Establish a means of measuring the success of projects undertaken through the quick-build program, consistently building on successful projects and evaluating failures.	Now	DS, DPW
Goal 9: Inventory and establish a policy for alley vacations and establishment of new alleys.			
T9.1	Encourage increased and continued use of public alleys through an improved maintenance plan, a more rigid access management policy, and education on and, when necessary, enforcement of parking regulations.	Now	DS, DPW
The city continues to utilize grant funding to pave public alleys and offers residents the option to improve their alleys.			
T9.2	Adopt standards for approving future requests for alley vacations.	Next	DS, DPW
Goal 10: Ensure transportation connections to the greater region and other population centers.			
T10.1	Seek partnerships with public transportation services in neighboring Ottawa and Kent Counties to establish connections to their population centers and associated transportation options.	Next	DS, DPW
T10.2	Establish more frequent, state-wide bus service to and from Muskegon.	Next	DS, CM
T10.3	Lobby for extension of passenger rail service to Muskegon. Study the feasibility of passenger rail connections to Muskegon.	Next	DS, CM

Housing & Neighborhoods			
Recommendation		Time Frame	Task Leaders
Goal 1: Adopt policies that provide housing choice within all neighborhoods.			
H1.1	Evaluate existing land uses throughout the city to determine where housing options can best be integrated into the city's neighborhoods.	Now	DS
Zoning reform was approved in 2024. Duplexes, triplexes and ADU's are now allowed in all residential zoning districts. Later amendments included the addition of cottage courts.			
H2.2	Study the needs of neighborhoods as well as shortcomings and weaknesses in the city's housing stock.	Now	DS
The Development Services Department plans on updating the housing needs study in 2026. A housing dashboard is being developed to track ongoing progress towards the city's housing goals.			
H3.3	Foster public-private partnerships that assist in the creation of affordable housing units.	Now	DS
The city was awarded six LIHTC developments in the past two years and staff continues to work with developers on providing affordable housing units, including the newly created scattered site PILOT agreements.			
Goal 2: Infill vacant residential lots with new housing options.			
H2.1	Track vacant property in the city and utilize the information in marketing pieces and sale policies.	Ongoing	DS
Vacant, city-owned properties can be found on the City's website <a href="#">here</a> . The lot sale policy was updated in 2025.			
H2.2	Educate and partner with other groups or individuals that own large quantities of vacant land in the city (Muskegon County, State of Michigan, private property owners) to create additional opportunities for infill housing construction on vacant lots, regardless of ownership.	Next	DS
The County of Muskegon has partnered with Allen Edwin Homes to build 30 homes. Planning Department staff has begun compiling a list of privately-owned buildable lots.			
H2.3	Partner with developers to construct infill housing. Explore unique development agreements that utilize the City's resources that pair with a developer's strengths to construct new housing in established residential areas.	Ongoing	DS, CM
The Development Services Division continues to work with a wide variety of developers, many of them local.			
H2.4	Involve a wide range of developers to ensure variety in housing products and to provide architectural diversity. Require individual developers to provide multiple	Ongoing	DS

	floorplans and interior layouts that draw from the needs and architectural styles of the immediate neighborhood.		
The Planning Department continues to work with a wide variety of large and small-scale developers to build housing. We continue to sell lots for a mixture of different housing types and sizes, including duplexes, ADU's and smaller houses under 600 sf. City staff is developing pre-approved housing plans that developers can utilize.			
Goal 3: Create walkable community nodes within a short distance of all residents.			
H3.1	Identify existing or potential community nodes in each city neighborhood to serve as a strong center(s) from which the neighborhood can orient itself and build upon.	Now	DS
Community nodes have been identified and incorporated into the future land use map. An Accessory Commercial Unit ordinance was approved in 2025, using the community nodes identified in the future land use map.			
H3.2	Update land use regulations to permit better integration of different land uses at identified community nodes.	Now	DS, PC
The rezonings on Peck St, Beidler, Midtown, and Lakeshore Dr have allowed for a variety of land uses and reinforced these locations as community nodes.			
Goal 4: Require new development to provide identified public amenities for existing and future residents.			
H4.1	Work with developers of major projects to incorporate needed amenities as identified by neighborhood residents.	Now	DS
H4.2	Create a database that identifies the public amenity needs of certain areas. Developers that are seeking information on potential investments can be notified early on about the needs of the community.	Ongoing	DS
Goal 5: Encourage participation in neighborhood associations to create strong neighborhoods with invested residents empowered to address their common needs.			
H5.1	Provide staff assistance to neighborhood associations so they have the ability to meet regularly and have the knowledge to legally operate.	Ongoing	DS
The city continues to host the monthly Neighborhood Associations of Muskegon (NAM) meetings at City Hall.			
H5.2	Offer financial incentives to neighborhood associations that partner with the city on general maintenance and services that would otherwise go unaddressed.	Ongoing	DS, CM
The city continues to provide the Neighborhood Empowerment Program grants to individual neighborhood associations.			
Goal 6: Strive to protect existing neighborhood residents from displacement and safeguard the cultural practices of diverse groups within the same space.			
H6.1	Create programs and partnerships with neighborhood associations and neighborhood task forces to limit the negative effects of reinvestment and ensure that existing residents benefit from such changes.	Ongoing	DS, CM

H6.2	Continue to offer and expand housing stability programs.	Ongoing	DS
H6.3	Continue to provide affordable housing units in all neighborhoods.	Ongoing	DS, PC
In 2025, the city programmed 121 units (between single family and duplex homes) of scattered site PILOT housing that will create affordable housing units with reduced taxes. We have also programmed 294 units for LIHTC development, which include subsidized apartment units available for those making between 30-120% of area median income. These projects include Froebel School, Apple Crossings, Amity Crossings, Allen Crossings, Nelson School and Pivotal (former McDonalds on Webster Ave).			

Natural Features			
Goal 1: Protect the quality of the Muskegon Lake watershed.			
Recommendation		Time Frame	Task Leaders
N1.1	Implement land-use regulations that will help filter and clean water before it enters the watershed.	Now	DS, PC
N1.2	Create a program through which lakefront property owners can receive funding to plant native vegetation along their property.	Next	DS, DDA
N1.3	Promote sustainable practices through education and outreach.	Now	DS, COM
Goal 2: Balance the different interests on Muskegon Lake			
N2.1	Allow for a wide variety of land uses along the Muskegon Lake shoreline considering the necessity of certain land uses and paying special attention to location, past planning efforts, existing context, and market demand.	Ongoing	DS, PC
N2.2	Conduct a carrying capacity study for Muskegon Lake.	Now	DS
Goal 3: Create wildlife corridors with small natural pathways that connect large natural areas.			
E3.1	Conduct a wildlife corridor study that focuses on linking existing corridors.	Now	DS, DPW
The Muskegon Rotary Club created a micro forest on Marquette, using this goal as inspiration.			
E3.2	Bolster Muskegon's urban tree canopy.	Now	DPW
The city completed a tree inventory that identifies the health of all trees in public spaces. The City continues to apply for urban tree grants and plants around 100 trees per year.			
Goal 4: Improve the environmental quality of greenway corridors by cleaning up contaminated sites, safeguarding areas highly susceptible to private land use, and reducing dumping.			
E4.1	Help remediate contaminated open spaces with phytoremediation efforts.	Next	DPW

E4.2	Require low impact design techniques at sites near environmentally sensitive ecosystems.	Now	DS
E.4.3	Prioritize the development of residential lots at the end of streets and those adjacent to open spaces.	Now	DS
Goal 5: Strengthen climate resilience efforts.			
E5.1	Create a climate action plan.	Now	CM

## Potential 2026 Planning Commission Goals

- Consolidating some commercial zoning districts (B-1, B-2, etc.) & eliminating obsolete zoning designations (RT, B-3).
- Rezone business districts to FBC where appropriate. Identify B-1, B-2, & B-4 commercial districts that would function better as FBC.
- Signage ordinance updates
- Updating landscaping requirements (amount of landscaping required, vegetation buffers along the waterfront, more street trees, etc.)
- Institute residential lot-width maximums in R districts. These already exist in FBC districts.
- Incorporating low impact design standards. [Here](#) is a good example of LID parking lot improvements.
- Identifying community needs as it pertains to PUD's