

# CITY OF MUSKEGON

## PLANNING COMMISSION MEETING

**October 23, 2025 @ 4:30 PM**  
**MUSKEGON CITY COMMISSION CHAMBERS**  
**933 TERRACE STREET, MUSKEGON, MI 49440**

### MINUTES

#### CALL TO ORDER

L. Willett-Leroi called the meeting to order at 4:31 PM, and a roll call was taken.

#### ROLL CALL

Members Present: Ken Johnson, Jonathan Seyferth, Destinee Keener, Shonie Blake, Steve Gawron, Lea Willett LeRoi, Bryon Mazade, Jill Montgomery-Keast, Lashae Simmons

Member(s) Absent:

Member(s) Excused:

Staff Present: M. Franzak and S. Romine

Others Present:

#### APPROVAL OF MINUTES

**A. Approval of the minutes from the regular meeting of September 11, 2025. Planning**

A motion to approve the Minutes of the regular Planning Commission meeting on September 11, 2025, was made by D. Keener, supported by B.Mazade, and unanimously approved.

#### PUBLIC HEARINGS

**A. Case 2025-38: Request to rezone a portion of the property at 560 Mart St from Waterfront Marine (WM) to Waterfront Industrial PUD (WI-PUD), by West Michigan Dock & Market Corp. Planning**

#### SUMMARY

The applicant is requesting to rezone 23.5 acres of the 43.5-acre site to WI-PUD. The area to be rezoned is located behind the existing security fence (please see attachment). This area has historically been used for port-related activities. Although these uses are not allowed in the WM

zoning district, they are considered legally non-conforming (grandfathered). Rezoning this portion of the property to WI-PUD would allow the applicant to apply for a PUD for port-related uses, which would allow them to become legally conforming. The rest of the parcel would remain under Waterfront Marine (WM) zoning. Please see the enclosed zoning ordinance excerpts.

This rezoning request is related to the "land swap" project between the City, Mart Dock, and Verplank. More information regarding the project can be found here: <https://muskegon-mi.civilspace.io/en/projects/connecting-community-to-the-water-ports-and-parks>

The land swap project would help complete several goals identified in city plans, including the following:

- Increasing publicly-accessible land along the waterfront - Imagine Muskegon Lake (page 10).
- Increasing publicly-accessible shoreline - Imagine Muskegon Lake (page 10)
- Increasing multi-use paths and trails align the shoreline - Imagine Muskegon Lake (page 10)
- Increasing mixed-use development along the waterfront - Imagine Muskegon Lake (page 11)
- Activating the Mart Dock property as an activity center - Imagine Muskegon Lake (page 37,40,41)
- Habitat restoration at the future park on the Verplank site - Imagine Muskegon Lake (page 59)
- Connecting the Western & Central Waterfront Districts to Downtown - Imagine Muskegon Lake (page 15)
- Become regionally and nationally designated by organizations that will bring visibility and economic development to Muskegon Lake - Master Plan (Economic Development, page 19)
- Improve the environmental quality of greenway corridors by cleaning up contaminated sites, safeguarding areas highly susceptible to private land use, and reducing dumping - Master Plan (Natural Features, page 13)
- Increase and enhance publicly-accessible amenities along the waterfront and soften shorelines where possible - Master Plan (Economic Development, page 18)
- Invest in placemaking opportunities that capitalize on community assets - Master Plan (Economic Development, page 10)
- Increase access to the Muskegon Lake shoreline - Master Plan (Jackson Hill, page 11).

### **STAFF RECOMMENDATION**

I move that the request to rezone a portion of the property at 560 Mart St from Waterfront Marine to Waterfront Industrial PUD be recommended to the City Commission for approval.

## **PUBLIC HEARING COMMENCED**

J. Eckholm, Director of Development Services: Supports this rezoning and spoke about it as a component of the "land-swap" agreement with 560 Mart Street.

## **CLOSE PUBLIC HEARING — MOTION**

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

***MOTION PASSES***

## **MOTION**

Motion by L. Simmons, second by D. Keener, that the request to rezone a portion of the property at 560 Mart St from Waterfront Marine to Waterfront Industrial PUD be recommended to the City Commission for approval.

**ROLL VOTE:** Ayes: L. Willett-Leroi, J. Montgomery-Keast, J. Seyferth, S. Gawron, B. Mazade, S. Blake, and L. Simmons II  
Nays: K. Johnson and D. Keener

## **MOTION PASSED**

### **B. Rezoning of 501 E Western Ave from Open Space Recreation (OSR) to Waterfront Industrial PUD (WI-PUD). Planning**

## **SUMMARY**

Staff is requesting to rezone a portion of Fisherman's Landing (501 E Western) to WI-PUD to allow for port activities on-site. Once the property is rezoned to WI-PUD, the owner would be able to apply for a PUD for port-related activities. The remainder of the property will remain OSR zoning, and the boat launch, fishing areas, and bathrooms will remain open to the public. About 3.5 of the 5 parking lots on-site will remain (about 46 parking spaces to be eliminated). Please see the enclosed map depicting the portion of the property to be rezoned and the zoning ordinance excerpts for WI-PUD and OSR.

This rezoning request is related to the "land swap" project between the City, Mart Dock, and Verplank. More information regarding the project can be found here: <https://muskegon-mi.civilspace.io/en/projects/connecting-community-to-the-water-ports-and-parks>

The land swap project would help complete several goals identified in city plans, including the following:

- o Increasing publicly-accessible land along the waterfront - Imagine Muskegon Lake (page 10).
- o Increasing publicly-accessible shoreline - Imagine Muskegon Lake (page 10)
- o Increasing multi-use paths and trails align the shoreline - Imagine Muskegon Lake (page 10)
- o Increasing mixed-use development along the waterfront - Imagine Muskegon Lake (page 11)
- o Activating the Mart Dock property as an activity center - Imagine Muskegon Lake (page 37,40,41)
- o Habitat restoration at the future park on the Verplank site - Imagine Muskegon Lake (page 59)

- o Connecting the Western & Central Waterfront Districts to Downtown - Imagine Muskegon Lake (page 15)
- o Become regionally and nationally designated by organizations that will bring visibility and economic development to Muskegon Lake - Master Plan (Economic Development, page 19)
- o Improve the environmental quality of greenway corridors by cleaning up contaminated sites, safeguarding areas highly susceptible to private land use, and reducing dumping - Master Plan (Natural Features, page 13)
- o Increase and enhance publicly-accessible amenities along the waterfront and soften shorelines where possible - Master Plan (Economic Development, page 18)
- o Invest in placemaking opportunities that capitalize on community assets - Master Plan (Economic Development, page 10)
- o Increase access to the Muskegon Lake shoreline - Master Plan (Jackson Hill, page 11).

**STAFF RECOMMENDATION**

I move that the request to rezone a portion of the property at 501 E Western Ave from Open Space Recreation to Waterfront Industrial PUD be recommended to the City Commission for approval.

**PUBLIC HEARING COMMENCED**

None.

**CLOSE PUBLIC HEARING — MOTION**

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

**MOTION**

Motion by D. Keener, second by K. Johnson, that the request to rezone a portion of the property at 501 E Western Ave from Open Space Recreation to Waterfront Industrial PUD be recommended to the City Commission for approval.

**ROLL VOTE:** Ayes: L. Willett-Leroi, K. Johnson, J. Montgomery-Keast, J. Seyferth, S. Gawron, B. Mazade, L. Simmons II  
 Nays: D. Keener and S. Blake

**MOTION PASSED**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**ANY OTHER BUSINESS**

None.

**GENERAL PUBLIC COMMENT**

None.

**ADJOURNMENT**

The Planning Commission meeting adjourned at 5:14 pm.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk