

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

March 12, 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 4:05 PM, and a roll call was taken.

ROLL CALL

Members Present: K. Johnson, J. Seyferth, S. Gawron, L. Willett-LeRoi, M. De La Garza

Member(s) Absent: None.

Member(s) Excused: D. Keener, S. Blake, B. Mazade, L. Simmons

Staff Present: M. Franzak and S. Romine

Others Present: None.

APPROVAL OF MINUTES

A. Approval of minutes from the regular Planning Commission meeting of February 12, 2026. Planning

A motion to approve, with a correction that M. De La Garza's absence to be revised to excused, the minutes of the regular Planning Commission meeting on March 12, 2026, was made by K. Johnson, supported by S. Gawron, and unanimously approved.

PUBLIC HEARINGS

A. Case 2026-05: Staff-initiated request to amend Article II (Definitions) of the zoning ordinance to create definitions for "Public Access" and "Waterfront Public Access." Planning

This item was removed from the agenda.

B. Case 2026-06: Staff-initiated request to amend Sections 403, 702, 802, 902, 1102, 1302, 1402, 1502, 1802, and 1902 and Article XX of the zoning ordinance to require all Planned Unit Developments and Specific Development Plans in these zoning districts to include waterfront public access requirements. Planning

This item was removed from the agenda.

C. Case 2026-07: Staff-initiated request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-Family Residential districts, and all other references to these districts in the zoning ordinance.

Planning

SUMMARY

The B-3, Central Business District, has been replaced by the Form-Based Code (FBC). All properties that were zoned B-3 were rezoned to FBC in 2015 and there would be no reason to rezone any new parcels to B-3. Once removed, Section 1200 (B-3) will be reserved for future use in the zoning ordinance.

In 2025, all properties zoned RT, Two-Family residential, were rezoned to R, Residential. The RT district is no longer needed since zoning reform was passed in 2024. Duplexes may now be built in R districts. Section 600 (RT) will be reserved for future use in the zoning ordinance.

Please see the attached files that show the removal of these references throughout the zoning ordinance.

STAFF RECOMMENDATION

I move the request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-Family Residential districts, and all other references to these districts be recommended to the City Commission for approval.

PUBLIC HEARING COMMENCED

No public comments were received.

PUBLIC HEARING - MOTION

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

MOTION PASSED

MOTION

A motion by S. Gawron, seconded by J. Seyferth, that the request to amend the zoning ordinance by eliminating B-3, Central Business, and RT, Two-Family Residential districts, and all other references to these districts, be recommended to the City Commission for approval.

ROLL VOTE: Ayes: S. Gawron, J. Seyferth, L. Willett-Leroi, K. Johnson, and M. De La Garza.

Nays: None.

MOTION PASSED

D. Case 2026-08: Staff-initiated request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts. Planning

SUMMARY

Currently, the zoning ordinance requires a minimum width of 30 feet for residential lots. In the Form Based Code, there is also a maximum lot widths, which is 60 feet. This request is to make this same standard a requirement in all R, Residential districts, not just Form Based Code districts. Minimum lot widths for single-family (30), duplexes (40), and triplexes (50) will remain the same.

The master plan references the need for zoning restrictions that would eliminate the possibility of combining several lots, which reduces housing development. See Goal 2 and Recommendation 2 in the master plan attachment.

STAFF RECOMMENDATION

I move the request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts, be recommended to the City Commission for approval.

PUBLIC HEARING COMMENCED

No public comments were received.

PUBLIC HEARING - MOTION

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

MOTION

A motion by J. Seyferth, seconded by S. Gawron, that the request to amend Section 404 of the zoning ordinance to establish maximum lot widths in R, Neighborhood Residential districts be recommenced to the City Commission for approval.

ROLL VOTE: Ayes: S. Gawron, J. Seyferth, K. Johnson, L. Willett-Leroi, and M. De La Garza.
Nays: None.

MOTION PASSED

E. Case 2026-09: Staff-initiated request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts. Planning

SUMMARY

The zoning ordinance sets maximum density requirements for multi-family housing. These standards can be viewed in the RM-1 (Low-Density Multiple-Family), RM-2 (Medium-Density Multiple-Family), and RM-3 (High-Density Multiple-Family) sections of the zoning ordinance.

Staff is proposing to set a minimum density requirement in these districts as well, to ensure the proper amount of housing in each development. Currently, a property zoned RM-3, designated for the highest density, could use the development standards of the RM-1 districts, which would allow for the development of a lone, single-family house.

STAFF RECOMMENDATION

I move the request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts be recommended to the City Commission for approval.

PUBLIC HEARING COMMENCED

No public comments were received.

PUBLIC HEARING - MOTION

A motion to close the public hearing was made by S. Gawron, supported by K. Johnson, and unanimously approved.

MOTION

A motion by S. Gawron, seconded by J. Seyferth, that the request to amend Sections 703, 803, and 903 to set minimum density requirements for multi-family housing districts be recommended to the City Commission for approval.

ROLL VOTE: **Ayes:** S. Gawron, J. Seyferth, L. Willett-Leroi, K. Johnson, and M. De La Garza.

Nays: None.

MOTION PASSED

UNFINISHED BUSINESS

A. 2026 Goal Setting Planning

This item was removed from the agenda and will be discussed at the April 16, 2026, Planning Commission meeting.

NEW BUSINESS

None.

ANY OTHER BUSINESS

None.

GENERAL PUBLIC COMMENT

None.

ADJOURNMENT

The Planning Commission meeting adjourned at 4:33 PM.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk