

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

July 23, 2026 @ 4:00 PM

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

☐ **CALL TO ORDER:**

☐ **ROLL CALL:**

☐ **APPROVAL OF MINUTES:**

☐ **PUBLIC HEARINGS:**

**A. Case 2026-14: Request for a special use permit to operate a school
(Divine Minds Early Learning Academy) and co-work office space at 451
S Getty St, by Divine Minds Early Learning Center.**

Planning

☐ **UNFINISHED BUSINESS:**

☐ **NEW BUSINESS:**

☐ **ANY OTHER BUSINESS:**

☐ **GENERAL PUBLIC COMMENT:**

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

☐ **ADJOURNMENT:**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such

as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705.
clerk@shorelinecity.com



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: July 23, 2026	Title: Case 2026-14: Request for a special use permit to operate a school (Divine Minds Early Learning Academy) and co-work office space at 451 S Getty St, by Divine Minds Early Learning Center.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request for a special use permit to operate a school (Divine Minds Early Learning Academy) and co-work office space at 451 S Getty St.	
Detailed Summary & Background: The property is zoned R, Neighborhood Residential. Schools and daycares are allowed as a special use permitted in this district. Offices are also allowed as a special use permitted in this district if they are located in a previously existing or established commercial building not already converted to residential. The proposed use would include a preschool and a daycare center for children up to 12 years old. They are expecting 32 students for the preschool but do not have a total number of daycare students at this time. They plan to operate Monday through Friday from 6 am to 11:30 pm, so they may assist families on first and second work shifts. These uses would take place in the former school building, which is attached to the church building. They are also proposing to offer a coworking space in the current church building, which would be open to parents to utilize as office space. The property comes with a large parking lot that is accessible off of Getty St. The zoning ordinance requires daycare centers to provide a minimum of 35 sf of indoor play area for each child. Play areas shall be computed exclusively of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep. This facility appears to provide more than enough play space as the school side of the building measures 12,185 feet. The church building measures 9,088 feet. Please see the attached sketch of the buildings from the Assessor's office. The ordinance also requires a minimum area of 1,200 sf of outdoor play area. The applicant is proposing the grass lot to the south of the building for the play area. They have already ordered playground equipment for this area. The applicant is currently operating Divine Minds Early Learning Academy at 425 Catawba Ave. Notice was sent to all properties within 300 feet of this address. At the time of this writing, staff had received one comment from the public. Please see the attached email.	
Goal/Focus Area/Action Item Addressed:	

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	
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Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
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Recommended Motion:

I move the request for a special use permit to operate a school, daycare, and co-work office space at 451 S Getty St be approved.

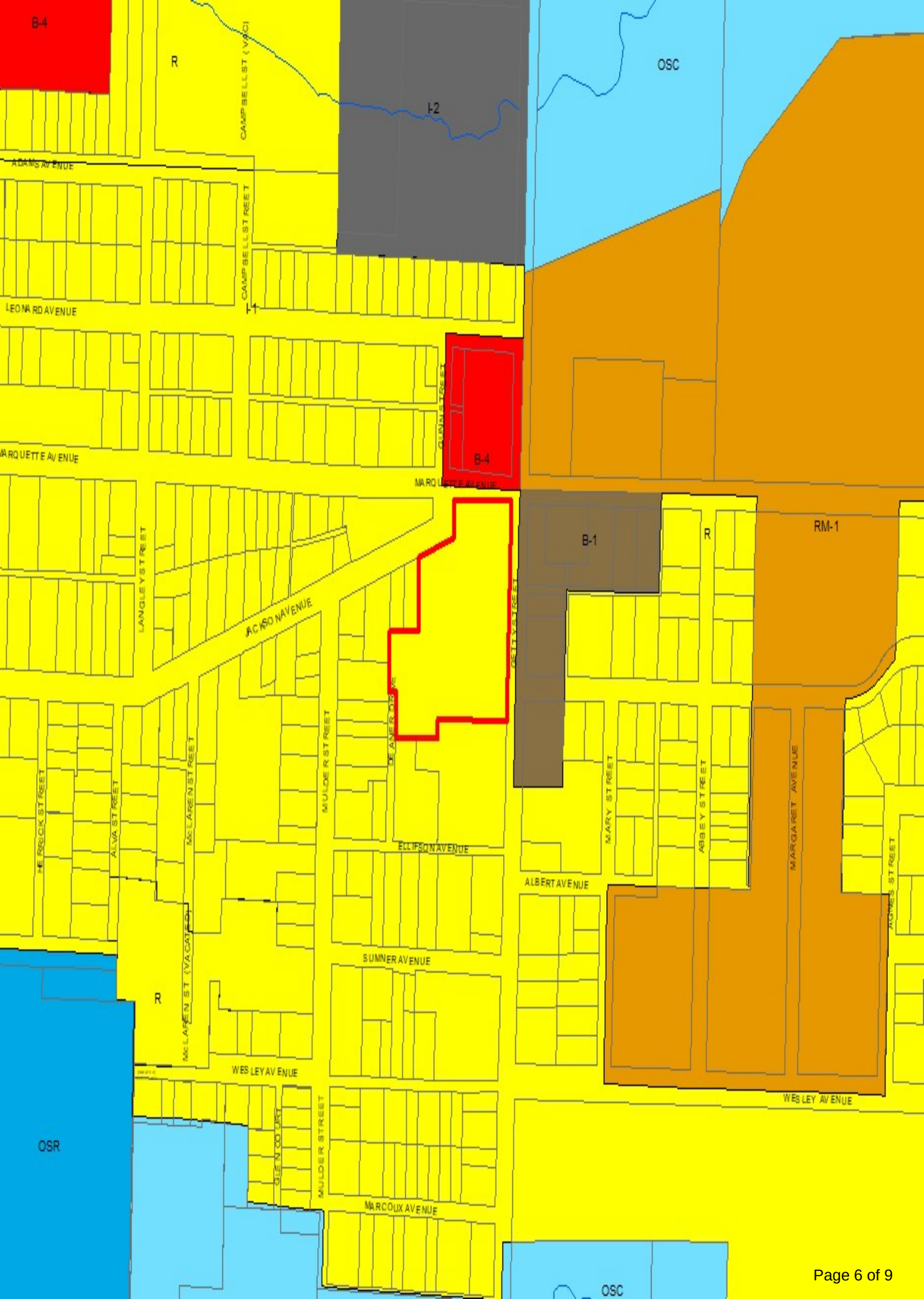
Approvals:

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

Guest(s) Invited / Presenting:

No







MULDER STREET

MULDER STREET

DEANER DRIVE

MARQUETTE AVENUE

GUNNER STREET

GETTY STREET

Proposed Charter School Purchase

 Yvonne Morrissey <morriseyyvonne@gmail.com>
To Mike Franzak

  Reply

 Reply All

 Forward



Wed 7/8/2026 1:32 PM

 You replied to this message on 7/8/2026 1:34 PM.

Warning: Unusual sender <morriseyyvonne@gmail.com>

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

Good afternoon Mr. Franzak,

Thanks for meeting with me this morning to discuss the above. Here are my comments and a few from my neighbors regarding the charter school proposed for the former Our Lady of Grace Church property.

While in my opinion it is better to have buildings occupied, potential problems should be seriously considered and addressed. Below is our list that we seek answers to before acquisition is completed with anyone:

1. We/I are concerned about schools drawing the potential for mass shootings. A charter school is not exempt from this threat. I and others live very close to the proposed school. Such a threat brings me and others in harms way.
2. Even if the city continues to increase property values annually by their 1 percent, we foresee property values going down. People like to live in quiet and peaceful neighborhoods. Such is interrupted by schools, their noise, and heavy traffic. We will lose our solitude and privacy at least 5 days a week.
3. Speaking of traffic, it's going to cause more congestion, anxious drivers, and more reckless drivers around the school effecting Getty, Marquette and Jackson Streets. I've personally lived on this street and in this neighborhood for over 40 years. I see people everyday of the week running through red lights. Police are on this street often. What new roll will they play in this new venture?
4. There is no playground area. How will this be addressed? What is being proposed by administration to keep children on school property and not wondering into neighborhood? What will administration do to keep the noise level minimal for homeowners within hearing range of noise?

Thank you for your attention. We/I look forward to reasonable accommodations to our concerns.

Sent from my iPhone