

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

September 10, 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 August 13, 2026.
Planning

☐ **PUBLIC HEARINGS:**

A. Case 2026-17: Request to rezone the property at 1145 Wesley Ave from R, Neighborhood Residential to Form Based Code, Neighborhood Edge, by Pioneer Resources. Planning

B. Case 2026-18: Request to rezone the property at 1210 Lakeshore Dr from Form Based Code, Urban Residential to R, Neighborhood Residential, by Greg Wing. Planning

☐ **UNFINISHED BUSINESS:**

☐ **NEW BUSINESS:**

☐ **ANY OTHER BUSINESS:**

☐ **GENERAL PUBLIC COMMENT:**

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

☐ **ADJOURNMENT:**

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

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is

not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit:

www.shorelinecity.com

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

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

CITY OF MUSKEGON

PLANNING COMMISSION MEETING

August 13, 2026 @ 4:00 PM
MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440
MINUTES

CALL TO ORDER

D. Keener called the meeting to order at 4:02 PM, and a roll call was taken.

ROLL CALL

Members Present: K. Johnson, J. Seyferth, D. Keener, S. Gawron, B. Mazade, M. De La Garza

Member(s) Absent: S. Blake, L. Simmons

Member(s) Excused: L. Willett LeRoi

Staff Present: M. Franzak and S. Romine

Others Present:

APPROVAL OF MINUTES

A. Approval of the minutes from the regular meeting on July 16, 2026, and the special meeting on July 23, 2026. Planning

A motion to approve the minutes of the regular Planning Commission meeting on July 16, 2026, and the special meeting on July 23, 2026, was made by K. Johnson, supported by S. Gawron, and unanimously approved.

PUBLIC HEARINGS

A. Hearing, Case 2026-16: Request to amend the Planned Unit Development (PUD) at Harbour Towne Condominium Association (Parcel # 61-24-425-000-0000-00), to reduce the amount of sidewalk to be installed as required as part of their plans to construct additional housing. Planning

SUMMARY

In August 2024, Harbour Towne Condominium Association applied to amend the PUD to allow for an additional 10 buildings (28 units total) on vacant lots located on the west side of the development. The amendment was approved

with the following conditions:

1. A turnaround must be incorporated at the end of Channel View Point.
2. An additional fire hydrant must be added along Channel View Point. (They have since worked with the Fire Marshal and determined this is not necessary).
3. A stormwater permit must be obtained from the Engineering Department before construction commences.
4. A landscaping plan is provided. (These will be reviewed by staff during the building permit phase).
5. Sidewalks through Harbour Towne Circle East and West are installed within two years from the commencement of construction.

Harbour Towne Condominium Association has been unable to find a way to finance the installation of a new sidewalk throughout the entire development, so they are now proposing a scaled-back version of the sidewalk connection, which would include a new sidewalk from the Fulton St entrance to the Indiana St entrance, as depicted on the map that has been included.

The Engineering Department has the following comments regarding the proposed site plan:

1. A crosswalk will be incorporated at Indiana St, including accessible ramps. The existing sidewalk on Indiana St that this will connect to is on the south side.
2. While the City's engineering group or a consultant, whichever ends up designing this, will be able to make the highlighted route work, several of the driveways on the east side of West Harbour Towne Circle will get quite a bit steeper near the roadway. Those residents may be unhappy with the result, as the steepness of their driveways may cause bottoming out or, at the least, a "lumpy" ride.
3. Grading easements will be needed outside the existing right-of-way, particularly along the east side of the street. If not obtainable, retaining walls may be necessary, driving up costs. Grading easements for the driveways will be absolutely required and are necessary for the project as proposed.
4. Improved sidewalk ramps, requiring grading easements and possibly requiring permanent easements, will be needed at the Fulton entrance to make the sidewalks ADA-compliant, which is a requirement for public sidewalks when upgraded.

STAFF RECOMMENDATION

I move the request to amend the Planned Unit Development at Harbour Towne Condominium Association, to reduce the amount of sidewalk to be installed as required as part of their plans to construct additional housing be recommended

to the City Commission for approval with the following conditions:

1. A turnaround must be incorporated at the end of Channel View Point.
2. A stormwater permit must be obtained from the Engineering Department before construction commences.
3. A landscaping plan is provided.
4. A crosswalk will be installed at Indiana St.
5. Grading easements will be needed outside the existing right-of-way, particularly along the east side of the street. If not obtainable, retaining walls may be required.
6. Improved sidewalk ramps, requiring grading easements and possibly requiring permanent easements, will be required at the Fulton entrance to make the sidewalks ADA-compliant.

PUBLIC HEARING COMMENCED

Harbour Towne Resident, 3440 Pigeon Hill Ct: Questioned who would be installing the sidewalks and maintaining them.

J. Fox: Asked about the proposed building within Harbour Towne that would abut his property.

Harbour Towne Resident, 1473 W. Harbour Towne: Stated that they would like to see sidewalks throughout all of Harbour Towne.

Harbour Towne Resident, 1639 W. Harbour Towne: Stated that they walk through Harbour Towne often, have never needed a sidewalk, and don't want sidewalks throughout Harbour Towne.

CLOSE PUBLIC HEARING - MOTION

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

MOTION

Motion by K. Johnson, seconded by S. Gawron, that the request to amend the Planned Unit Development at Harbour Towne Condominium Association, to reduce the amount of sidewalk to be installed as required as part of their plans to construct additional housing, be recommended to the City Commission for approval with the following conditions:

1. A turnaround must be incorporated at the end of Channel View Point.
2. A stormwater permit must be obtained from the Engineering Department before construction commences.
3. A landscaping plan is provided.

4. A crosswalk will be installed at Indiana St.
5. Grading easements will be needed outside the existing right-of-way, particularly along the east side of the street. If not obtainable, retaining walls may be required.
6. Improved sidewalk ramps, requiring grading easements and possibly requiring permanent easements, will be required at the Fulton entrance to make the sidewalks ADA-compliant.

ROLL VOTE: **Ayes:** K. Johnson, J. Seyferth, S. Gawron, D. Keener, and M. De La Garza

Nays: None

Abstain: B. Mazade

MOTION PASSED

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

ANY OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

NONE

ADJOURNMENT

The Planning Commission meeting adjourned at 5:01 PM.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: September 10, 2026	Title: Case 2026-17: Request to rezone the property at 1145 Wesley Ave from R, Neighborhood Residential to Form Based Code, Neighborhood Edge, by Pioneer Resources.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request to rezone the property at 1145 Wesley Ave from R, Neighborhood Residential to Form Based Code, Neighborhood Edge.	
Detailed Summary & Background: Pioneer Resources conducts their operations at 1145 Wesley Ave. They are a non-profit organization that assists seniors and people with disabilities to attain independence. This facility hosts office and therapy uses. They would now like to offer a dog daycare to the public which will also be used as a vocational training area for persons with disabilities. This use would be conducted in the garage building in the back of the property. They are planning on renovating a portion of the building and adding a small addition. The property is zoned R, Neighborhood Residential. The existing use as office space is considered legally, non-conforming. Office space is allowed under a special use permit. However, there are no records of a special use permit being granted at this site. In addition, a dog daycare would fall under a "kennel" use in the zoning ordinance. Indoor commercial kennels are only allowed in B-4 (General Business), FBC-Neighborhood Edge, and FBC-Neighborhood Core districts. Outdoor kennels are only allowed in industrial districts. The proposed use would be an indoor kennel. A rezoning to FBC, Neighborhood Edge would bring the existing uses into conformance and allow the dog daycare. When rezoning a single parcel, it is appropriate to determine if it would be considered a spot zone. Please see below on how to identify a potential spot zone, along with staff commentary. How to Identify A Spot Zone Small size: The rezoned tract is very small compared to the large, contiguous district surrounding it. <i>Staff comment: The parcel measures just under six acres in size. The surrounding area consists of schools, single-family housing, multifamily housing, parks and a small business corridor.</i> Inconsistent use: The new rules allow land uses that clash with neighboring properties (such as an industrial use in the middle of a residential neighborhood). <i>Staff comment: The rezoning would actually bring the property into conformance. The existing office buildings are allowed as a special use permitted in R districts. However, there are no special use</i>	

permits on file at this property. A rezoning to FBC, NE would bring this property into conformance while also allowing them to expand operations such as the dog daycare.

Special benefit: The change mainly favors a single property owner instead of serving the general public or conforming to community needs.

Staff comment: The property owner will not be favored by rezoning the property. It will bring the property into conformance. Pioneer Resources is a valuable resource to the community and the rezoning will help them continue their efforts and expand their services to the neighborhood. The large campus-style setting will ensure there is plenty of distance between the new use and existing residential properties.

Conflicts with master plan: The designation goes directly against the city's comprehensive or master land-use plan.

Staff comment: The future land use map identifies this property for multifamily housing. Although it does not call for business specifically, it does call for a more intense use than low/moderate residential as it currently exists.

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	
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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:

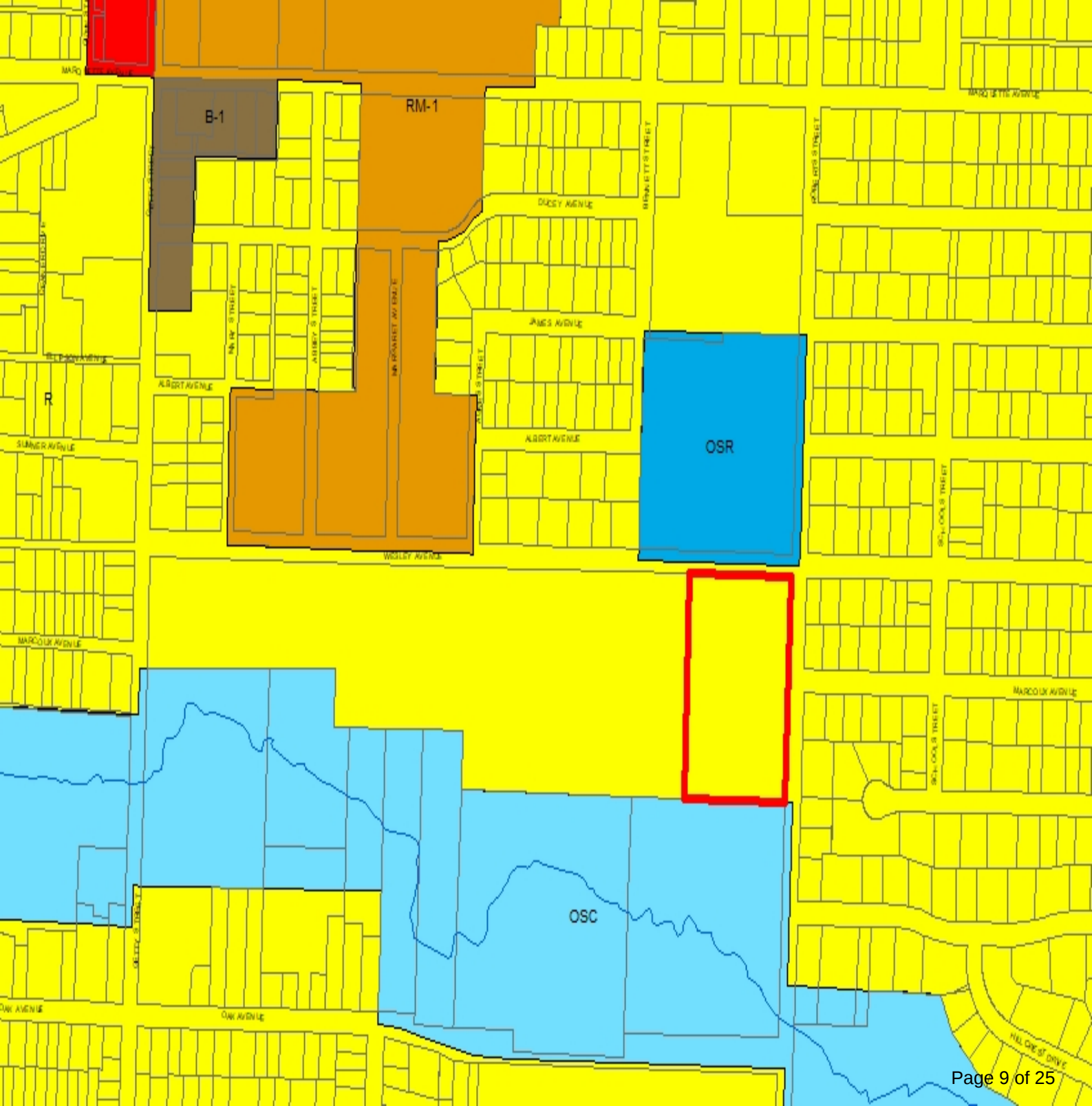
I move the request to rezone the property at 1145 Wesley Ave from R, Neighborhood Residential to Form Based Code, Neighborhood Edge be recommended to the City Commission for approval.

Approvals:

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

Guest(s) Invited / Presenting:

No





2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

1.0 CONTEXT AREA INTENT AND DESCRIPTION

INTENT

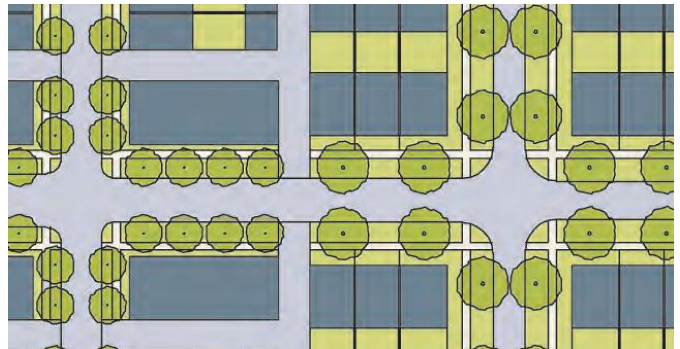
To provide an urban form that can accommodate a very diverse range of Building Types and uses, in order to reinforce the pattern of existing diverse walkable neighborhoods and to encourage revitalization and investment.

DESCRIPTION

This Context Area is characterized by a wide range of residential building types that have a variety of setback conditions within a compact walkable block structure. Retail and office enterprises may occur in various locations within the block structure. This Context Area provides a variety of medium and small residential building types that transition between the existing neighborhoods.

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

- A. Primarily attached buildings
- B. Medium to large building footprint
- C. Varied front setbacks
- D. Small side setbacks
- E. Varied frontages



2.0 CONTEXT AREA LOCATION



2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

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

BUILDING TYPE WITH FRONTAGE OPTION		NEIGHBORHOOD EDGE (NE) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
FLEX BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING TYPE	with STOREFRONT	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
CARRIAGE HOUSE BUILDING TYPE		By Right	2 story building required	Not Applicable - Carriage House Building Type must be used as an accessory building to another building type (refer to Section 2006)
CIVIC BUILDING TYPE		By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

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

* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

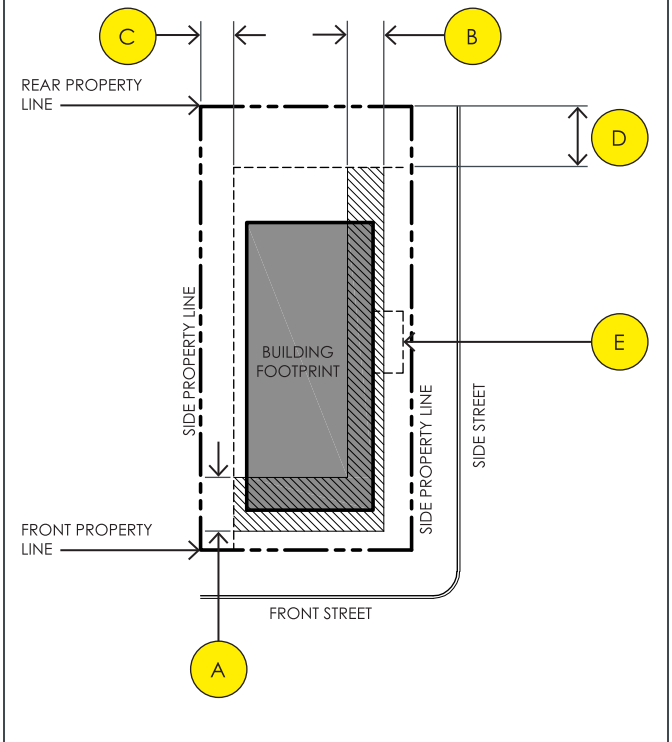
2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.10 for building site placement.

- A. Front Build-to-Zone (at front street):
 - Required build-to-zone from 5 to 25 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
- B. Side Build-to-Zone (at side street):
 - Required build-to-zone from 10 to 25 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
 - 3 feet from side property line.
- D. Rear Setback:
 - 10 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.

ILLUSTRATION 5.10 BUILDING SITE PLACEMENT

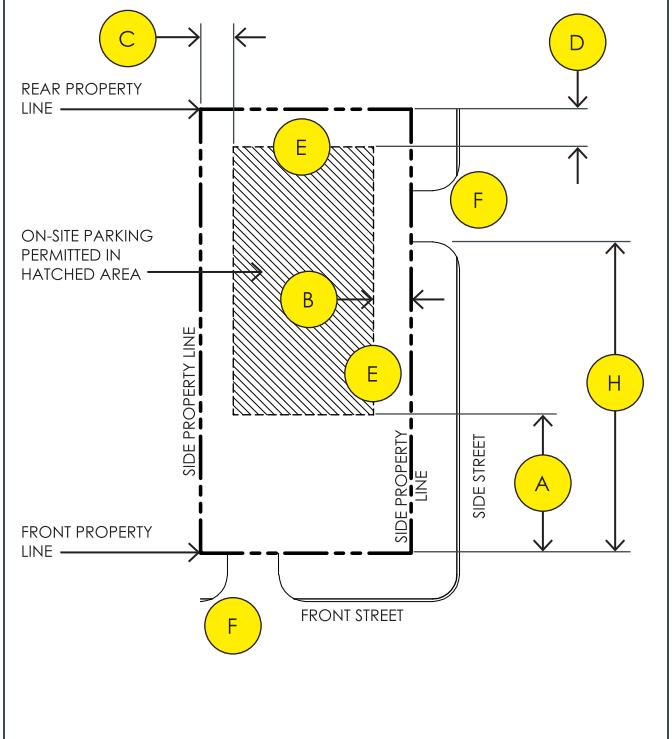


5.0 PARKING PLACEMENT

Refer to Illustration 5.11 for on-site parking placement.

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

ILLUSTRATION 5.11 PARKING PLACEMENT



2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

6.0 PERMITTED USES

NEIGHBORHOOD EDGE (NE) CONTEXT AREA PERMITTED USES

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

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

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

Blank cell = Use not permitted in this Context Area

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

6.0 PERMITTED USES (continued)

NEIGHBORHOOD EDGE (NE) CONTEXT AREA PERMITTED USES

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

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Agenda Item Review Form

Muskegon Planning Commission

Commission Meeting Date: September 10, 2026	Title: Case 2026-18: Request to rezone the property at 1210 Lakeshore Dr from Form Based Code, Urban Residential to R, Neighborhood Residential, by Greg Wing.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request to rezone the property at 1210 Lakeshore Dr from Form Based Code, Urban Residential to R, Neighborhood Residential.	
Detailed Summary & Background: The subject parcel previously contained a house, but it was demolished in 2021. The property was considered legally, non-conforming for many years because it was zoned I-2, General Industrial. This is most likely because of its proximity to the former Cole's Quality Foods plant. The parcel was rezoned to FBC, UR in 2018 along with the form based code expansion in the Nims Neighborhood. Staff included this property in the rezoning because of its historical residential use. However, a rezoning to R-1 (a zoning designation at the time) may have been more appropriate. The property owner is having difficulty getting their house plans approved because they don't meet the form based code regulations. Most notably, they cannot meet the requirement that the garage must be placed at least 40 feet back from the property line. This requirement is to encourage alley loaded parking. However, there is not an alley in this area and there is no possibility of one ever being built because of the topography. Ever since zoning reform passed (allowing duplexes, accessory dwelling units), staff has been recommending the R, Neighborhood Residential designation, rather than FBC, for properties without alleys. The lot measures 61' x 132'. Another problem the owner is having with the FBC is the maximum width of a house must not exceed 36'. The FBC requires smaller lots and the maximum width requirement encourages owners to split lots when possible. This lot has historically contained a house wider than 36' as do many of the properties on Lakeshore Dr. When rezoning a single parcel, it is appropriate to determine if it would be considered a spot zone. Please see below on how to identify a potential spot zone, along with staff commentary. How to Identify A Spot Zone Small size: The rezoned tract is very small compared to the large, contiguous district surrounding it. <i>Staff comment: While the subject parcel is small, it is the same size as the other residential parcels on Lakeshore Dr, almost all of which are zoned R, Neighborhood Residential.</i> Inconsistent use: The new rules allow land uses that clash with neighboring properties (such as an	

industrial use in the middle of a residential neighborhood).

Staff comment: A rezoning to R, Neighborhood Residential, would not clash with neighboring properties, but rather bring it into conformance with the rest of the residential properties on Lakeshore Dr. The new zoning would allow the house to be constructed with the same regulations as the rest of the residential properties.

Special benefit: The change mainly favors a single property owner instead of serving the general public or conforming to community needs.

Staff comment: The property owner will not be favored by rezoning the property. In fact, the property owner appears to be held to a different standard to the rest of the residential properties on Lakeshore Dr with the current zoning designation.

Conflicts with master plan: The designation goes directly against the city's comprehensive or master land-use plan.

Staff comment: The proposed zoning designation aligns with the master plan. This parcel, along with the rest of the residential parcels on Lakeshore Dr, are noted as "low/moderate residential" on the Future Land Use Map.

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	
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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 to rezone the property at 1210 Lakeshore Dr from Form Based Code, Urban Residential to R, Neighborhood Residential 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



MUSKEGON LAKE

LR

OSC

HIGH ST
LAKESHORE DRIVE

WEST SOUTHERN AVENUE

WASHING

FOREST AVENUE

PALMER AVENUE
MCGRAFT STREET

VERNON

AVENUE STREET











