

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-16-02
February 8, 2016**

CALL TO ORDER

Vice - Chairperson Bouwman called the meeting to order at 7:00 PM.

ROLL

Present: Borushko, Bouwman, Wood, Singerling, Frein

Absent: Nolan

Excused: Hower

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Clerk Ann Oakes, Fire Inspector Mark Nicolai, Recording Secretary Gloria Vega and five (5) guests.

APPROVAL OF AGENDA

Motioned Singerling, supported Wood to approve the agenda.

Motion carried.

APPROVAL OF MINUTES

Motioned Wood, supported Singerling to approve the minutes of January 11, 2016 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Vice Chairperson Bouwman thanked Ms. Grabinski for providing the report.

Board Minutes January 4 and January 19, 2016

Information only, no action taken.

OLD BUSINESS

SU16-01 – 1437 Holton Rd

Existing business request for car dealership

The Special Use Hearing opened at 7:04PM.

The Special Use Hearing was published in the Muskegon Chronicle on December 27, 2015. Twenty-one (21) notices were mailed to property owners on December 23, 2015. There was one (1) response – inquiry only.

Brian Blaski, 1437 Holton Rd., was here to answer any questions the Commission may have. He advised the Commission that he will be selling new utility trailers and used cars. There are

eight (8) spaces available. The trailers will be 24' maximum but mainly 12' or 14', and will be approximately 5'6" tall. The trailers and autos will be sold "as is". Mr. Blaski was advised that he will need to have two spaces available for parking and the space in front of the door will remain empty per the fire department regulations. When asked where he will be cleaning the cars, he replied that he will be cleaning them behind the building. It was recommended that he have a shared driveway agreement. A shared parking agreement is suggested but not required. The Special Use Hearing Summary was reviewed and all requirements were met.

Motioned Wood, supported Singerling to close the Special Use Hearing at 7:18PM.

Motion carried.

Motioned Singerling, supported Bouwman to recommend approval to the Township Board with 8 spaces available, an open space for the fire department and pending a driveway agreement.

Motion carried.

**SPR 16-02 – 1437 Holton Rd
Auto Dealer License**

Brian Blaski, 1437 Holton Rd., was present to answer any questions the Commission may have. There will be 8 spaces for trailer/car sales. There will be no additional lighting. He will use the existing signage. Commissioner Singerling indicated that there are absorbent blankets available should any of the vehicles have any leakage of fluids. He was advised to provide a shared driveway agreement.

Motioned Singerling, supported Wood to approve SPR 16-02.

Motion carried.

Sign Ordinance

Flutter flags are not allowed and businesses that have them have been sent violation letters. Ms. Grabinski has provided an ordinance comparison of nearby jurisdictions.

Eloy Martinez, 1577 Holton Rd., North Pointe Jewelers and James Mines, 1577 Holton Rd., Anchor Insurance, were present. Both gentlemen indicated that their business had an upswing in sales while the flutter flags were there and when they were removed, business dropped. Their flutter flags were 12' tall and 18" wide at the bottom tapering off at the top.

The Commission directed Ms. Grabinski to revise the sign ordinance for guidelines regarding flutter flags. Size, location, safety standards, limit per parcel, an application process, and fees should be included in the revision.

NEW BUSINESS

**SPR16-03 – 1990 E. Apple Ave.
Township Veterans Memorial**

Ann Oakes, Clerk, 601 E River Rd., was present to tell the Commission about the Veterans Memorial. The Committee has raised over \$7500.00 in donations. She has been looking at the possibility of a grant. The DPW will do the ground maintenance. Commissioner Wood

indicated that there should be angled parking, a swale and the mail box will have to be relocated. Ray and Sharon has offered to supply flowers. Commissioner Singerling suggested that the local VFW posts be contacted for help.

Motioned Singerling, supported Wood to approve SPR16-03 and for the Committee to work with staff.

Motioned carried.

OTHER

Section 58-258(1)(B) – Discussion

Towing and impound establishments should be in an industrial zone not commercial. The Township has two on Apple Ave. now.

Motioned Wood, supported Singerling to eliminate (B) (1,2).

Wood amended motion to include (B)(3). Singerling withdrew support.

Motioned Wood, supported Borushko to eliminate (B)(1,2,3) and move to the Industrial zoning district, special uses allowed.

Motion carried.

PUBLIC COMMENT

Ann Oakes, Clerk, 601 E River Rd., wanted to thank Ms. Grabinski, Mr. Ream and Steve Parker for all of the help with the Veterans Memorial.

NEXT MEETING

The next scheduled meeting for the Planning Commission is on March 14, 2016 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned Singerling, supported Wood to adjourn at 8:23 PM.

Motion Carried.

Respectfully submitted,

*Sandi Frein
Recording Secretary*