

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-16-04
April 11, 2016**

CALL TO ORDER

Chairperson Nolan called the meeting to order at 7:00 PM.

ROLL

Present: Borushko, Frein, Nolan, Singerling, Hower

Absent:

Excused: Bouwman, Wood

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Fire Inspector Mark Nicolai, Recording Secretary Robyn McKenna and nine (9) guests.

APPROVAL OF AGENDA

Motioned Hower, supported Singerling to approve the agenda.

Motion carried.

APPROVAL OF MINUTES

Motioned Hower, supported Borushko to approve the minutes of March 14, 2016 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Chairperson Nolan thanked Ms. Grabinski for the report.

Township Board Minutes March 7, 2016 and March 21, 2016

Par Plan News

WMSRDC – Information Letter

Information only, no action taken.

OLD BUSINESS

None

NEW BUSINESS

SPR16-04 – 800 S. Mill Iron Rd. Eagle Island Golf Course

Mike Sruba – 2991 Sherwood Ct. – Mr. Sruba advised they would like to build a 40' X 24' pavilion. The proposed pavilion will be 60' from the existing building adjacent to the parking lot. It will have a metal roof – open on the side. It will be used for picnic tables - daytime use – no lights – close at dark. Grills cannot be located under the roof. Fire Inspector has approved the site plan.

Motioned Hower, supported Singerling to approve the site plan as presented.

Motion carried.

SPR16-05 – 1221 Holton Rd. JB Auto

Jaed Brink – 1221 Holton Rd. – Mr. Brink is the owner of JB Auto. Mr. Brink advised he would like to build a 30' X 32' addition to the existing building for detailing. Ms. Grabinski advised that Mr. Brink has obtained a variance for the corner setback that is 1' & 11/16" from the lot line and all other requirements have been met. Fire Inspector has approved the site plan and is awaiting construction documents that shall include the following:

1. What is the intended use for the addition?
2. Are there any hazardous chemicals being used or stored within the structure... and if so, a plan for compliance with the Code.

Discussion was held regarding contamination into the ground. Mr. Brink advised the cars will be kept in the addition to dry. 90% of the cars will be washed outside – if weather permits. The addition will have a cement floor – beveled to drain out the door. If there would be a spill they should be able to contain it to the cement and will not go into the ground.

Motioned by Hower, supported by Borushko to approve the site plan as presented.

Motion carried.

OTHER

Draft Sign Ordinance

Ms. Grabinski provided a *draft* temporary sign ordinance. She added a checklist of regulations the applicant has to initial to the backside of the sign application. Ms. Grabinski advised she has reviewed the ordinance with the Police Chief and if they hire another enforcement officer, they would be able to enforce the ordinance. Members felt it was a good start.

Eloy Martinez – 1577 Holton Rd. – Northpointe Jewelers. Mr. Martinez advised they have a 15' flutter flag which says "OPEN" - they would display it when they opened and bring it in when they closed. When the flag was displayed they did see an increase in traffic. He discussed the two (2) week regulation and commented that it takes longer than two (2) weeks for potential customers to see it.

Rick Fisher – 1888 Holton Rd. & 3807 Apple Ave. – Flowers by Ray & Sharon. Mr. Fisher advised customers still go to our previous location on Lake Avenue - they do not see us. Having a sign up for two (2) weeks – most people would not see. He would like to change the sign according to their specials then just leaving one (1) sign up for the whole time. He understands the Board's concern of having a street look like a parade and he appreciates the Board looking into changing the current ordinance. He added that advertising can have a dramatic impact on business – anything would be better than what is in place today.

Joe Legros – 1887 Holton Rd. – Edward Jones. Mr. Legros commented that you see businesses park cars close to the road with advertisement signs placed on them. His business is more seasonal and certain times of the year they would need more than two (2) weeks for advertising.

A lengthy discussion was held regarding the allowance of one (1) temporary sign for every 80' of frontage; two (2) week regulation; enforcement; setbacks; a business could share a sign with another business and have a sign up all year – 365 days is not temporary; allow twenty-six (26) weeks with fee and fines for violation. Members agreed to allow twenty-six (26) weeks with a minimum of four (4) weeks and all costs covered.

Motioned Singerling, supported Frein to make corrections and forward to the Township Board as a *draft* for their review.

Motion carried.

PUBLIC COMMENT

Opened at 7:59 PM

Dorothy Perkins – 3787 Apple Ave. – Ms. Perkins questioned why signs are not allowed close to the building? The Commission informed her that permanent signs can be attached to the building.

NEXT MEETING

The next scheduled meeting for the Planning Commission is on May 9, 2016 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned Hower, supported Nolan to adjourn at 8:00 PM.

Motion Carried.

Respectfully submitted,

Sandi Frein
Recording Secretary