

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-16-05
May 9, 2016**

CALL TO ORDER

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

ROLL

Present: Borushko, Frein, Bouwman, Nolan, Wood, Singerling, Hower

Absent:

Excused:

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Recording Secretary Robyn McKenna and four (4) guests.

APPROVAL OF AGENDA

Motioned Borushko, supported Bouwman to approve the agenda.

Motion carried.

APPROVAL OF MINUTES

Motioned Hower, supported Wood to approve the minutes of April 11, 2016 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Chairperson Nolan thanked Ms. Grabinski for the report.

Township Board Minutes April 4, 2016 and April 18, 2016

Information only, no action taken.

OLD BUSINESS

None

NEW BUSINESS

None

OTHER

Accessory Building in R-1 Zone – Greenhouse Discussion

Ms. Grabinski advised she needed direction to determine if a greenhouse is considered an accessory structure to a residence in a residential zone. This particular property is over an acre and the owners are asking to be allowed a 30' x 60' greenhouse for vegetables. It would be for personal use only and would not be a commercial enterprise. The ordinance allows 1920 sf between two (2) accessory structures. The property owners did ask if they would be allowed to put the "overage" out on a roadside stand or take to a farmers market. They were advised that roadside stands are only allowed in a RR Zone and taking the overage to a farmers market would be considered a home occupation – which is not allowed outside of the residence. Discussion was held regarding excessive size of the greenhouse; glare from the glass; definition of farm in the ordinance; commercial use; structure size is permitted in the R-1 Zone. Majority of the members agreed that is permissible and the uses should be clear to the property owners.

Draft Sign Ordinance Amendment

Ms. Grabinski advised she presented the draft ordinance to the Township Board for review and consideration. Supervisor Kieft proposed a special meeting for the Planning Commission and Township Board together to review and discuss the proposed sign ordinance. Members agreed and Treasurer, Jeff Wood will work with Supervisor Kieft to set up a date.

Draft Appeals Ordinance

Ms. Grabinski advised that the 2006 enabling Act created changes that do not allow a use variance except in cases where a jurisdiction's Zoning Ordinance has particular verbiage – which the Township's Ordinance does not. The Zoning Ordinance was never amended to be compliant with 2006 Act.

Motion by Singerling, supported Nolan to proceed with Ordinance No. 16-06 to amend Chapter 58 Sec. 58-415 (5) (6) to remove all reference to Use Variances to comply with State Law.

Motion carried.

PUBLIC COMMENT

Opened at 7:19 PM

Elizabeth Szymanski – 3249 Defeyter – Mrs. Szymanski provided the Commission a proposed plan for a private school to be located in the closed Orchard View education building at the corner of Apple Avenue and Dangl Rd.. She advised they would like to have the Commission's opinion on the project and if there would be anything that would prevent a school at this location.

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Public Comment continued

Ben Spencer – 4485 Apple Avenue – Mr. Spencer advised it would be a non-denomination Christian based school with projects more real world based. They would promote healthy living choices; basically learn how to run a home. They have been working with Pastors in the area and they should be able to start with 100 students – (K-8).

Gary Zarkowski – 3186 Apple Avenue – Mr. Zarkowski is the owner of the building and advised that the building will be totally upgraded.

Ms. Grabinski advised that she has advised them to apply for Conditional Zoning. The property is zoned C-1 – which would allow a pre-school/daycare but a private school is permitted in the residential zone. If the school leaves – the property reverts back to the commercial zone. Members agreed it would be a good use for the property.

NEXT MEETING

The next scheduled meeting for the Planning Commission is on June 13, 2016 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned Hower, supported Wood to adjourn at 7:32 PM.

Motion Carried.

Respectfully submitted,

Sandi Frein
Recording Secretary