

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-16-10  
October 10, 2016**

**CALL TO ORDER**

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

**ROLL**

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

Absent:

Excused: Bouwman

Also Present: Planning, Zoning and Development Director Grabinski, Recording Secretary Gloria Vega, Fire Inspector Nicolai and thirty-four (34) guests.

**APPROVAL OF AGENDA**

**Motioned Hower, supported Singerling to approve the agenda with changes to F1 and F2 to read North Port Villages.**

**Motion carried.**

**APPROVAL OF MINUTES**

**Motioned Borushko, supported Wood to approve the minutes of September 19, 2016 as presented.**

**Motion carried.**

**COMMUNICATIONS**

**Staff Report**

**Township Board Minutes September 6, 2016 and September 19, 2016  
Correspondence re: 3 senate bills in process**

**Information only, no action taken.**

**OLD BUSINESS**

**SU16-03 – 3289 Apple  
Request for Used Vehicle Sales**

No one was in attendance to speak on this item. It was noted that this was brought before the Commission in June and the applicant was given 90 days to comply. Then in September he was given an additional 30 days and now it is October. Since he is so close to being finished, he should be given 30 days to comply.

**Motioned Wood, supported Singerling to table this item.**

**Motion carried.**

**NEW BUSINESS**

**SPR16-08 – River Road  
North Port Villages**

Steve Vallier, 2534 Black Creek Rd., was in attendance to give a presentation and to answer any questions that the Commission had. This project is bordered on the North by River Rd., on the South by Becker Rd., on the East by Sheridan Rd., and on the West by Oak Estates. It is 167 acres and the plan is it to have 363 homes built. There will be 7 phases to this project with 44 lots in the first phase which is in the North West corner of the property. It will take approximately 10 to 15 years to complete the project. Public water and sewer will be available. There will be 4 parks, a gazebo, walking trails and a soccer field. The North East corner will be a gated community. There will not be retaining ponds, bio-swales will remove the storm water.

The interior roads will be private, built to MCRC specs. Maintenance and snow removal will be managed by and paid for through the association fees. If enough lots aren't sold and homes constructed to pay for these costs, it will fall back on the developer.

Kelly Uganski, 19772 N. Fruitport Rd., talked about the size (1200 – 1300 sf) of the homes and the cost (\$150,000 - \$220-000).

P.J. Bourdon, 2000 Pleasant Oak Dr., stated that the traffic on River Rd. and M120 is already bad and will only get worse with all of the additional homes and the new Spectrum facility.

Scott Hepworth, 2034 Pleasant Oak Dr., stated that the lots are postage stamp size and should be larger. Spectrum will add even more traffic when it opens in December. There is no bus service to this area and he is concerned for the senior citizens in the area.

Lloyd Holland, 2173 E. River Rd., stated that the proposed parks will be too close to his property. The parks should be located in the middle of the project. He would also like to see larger lots.

Carl Johnson, 1841 N. Sheridan Rd., is concerned with the additional traffic.

**Motioned Singerling, supported Frein to recommend to the Township Board approval of the site plan that meets zoning requirements.**

**Yeas: 3 Nays: 3  
Motion Fails.**

Catherine Linstrom, 2033 Pleasant Oak Dr. asked how this project can be stopped.

**Motioned Wood, supported Hower to recommend approval of the preliminary site plan to the Township Board and require a traffic impact study be done as part of the site plan.**

**Motion carried.**

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**SU16-06 – Site Condo**  
**River Rd./North Port Villages**

The Special Use Hearing opened at 8:19PM. The Hearing was published in the Muskegon Chronicle on September 25, 2016. 138 notices were mailed. There were three (3) calls from residents on N. Sheridan. They were concerned with the type of buffer that will be in place, traffic concerns and if the fitness trail will be open to the public. Three (3) calls from Pleasant Oak residents concerned with the traffic and are opposed to the project. An e-mail was received concerning traffic.

Steve Vallier reiterated the information concerning the project.

Mary Jo Westenberg, 1889 N Sheridan, asked if there would be a fence around the gated community portion of the project. Mr. Vallier responded that there will not be any fences.

**Motioned Hower, supported Singerling to close the Special Use Hearing at 8:34PM.**

**Motion carried.**

The Special Use Hearing Summary was reviewed and conditions were met.

**Motioned Wood, supported Hower to recommend approval of the site condo to the Township Board.**

**Motion carried.**

**Public Hearing 16-04**  
**Sign Ordinance – ground signs**

The Public Hearing opened at 8:36PM. The Public Hearing was published in the Muskegon Chronicle on September 25, 2016. It was not necessary to notify any residents concerning this Hearing.

The purpose of this Hearing is to add an ordinance for ground signs in commercial and industrial districts.

**Motioned Singerling, supported Hower to close the Public Hearing at 8:45.**

**Motion carried.**

**Motioned Wood, supported Hower to recommend approval to the Township Board to allow a ground sign at each ingress/egress to the property.**

**Motion carried.**

**OTHER**

**Medical Marijuana Law Update/Ordinance Discussion**

The Commission instructed Ms. Grabinski to present this to the Township Board.

**PUBLIC COMMENT**

None

**NEXT MEETING**

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

**ADJOURNMENT**

**Motioned Hower, supported Wood to adjourn at 8:48 PM.**

**Motion Carried.**

Respectfully submitted,

*Sandi Frein*  
*Recording Secretary*