

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-16-12  
December 12, 2016**

**CALL TO ORDER**

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

Chairperson Bouwman introduced the new members of the Commission, Wade VandenBosch and John Hughes. Commissioner Hughes is representing the Township Board and Commissioner VandenBosch is representing the public.

**ROLL**

Present: Hower, Singerling, VandenBosch, Bouwman, Hughes, Frein, Borushko

Absent:

Excused:

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Recording Secretary Gloria Vega and four (4) guests

**APPROVAL OF AGENDA**

**Motioned Hower, supported Singerling to approve the agenda with the addition of Item 3 under New Business, 2085 Apple – Fence Removal.**

**Motion carried.**

**APPROVAL OF MINUTES**

**Motioned Hower, supported Hughes to approve the minutes of November 14, 2016 as presented.**

**Motion carried.**

**COMMUNICATIONS**

**Staff Report**

Chairperson Bouwman thanked Ms. Grabinski for the report.

**Township Board Minutes November 7, 2016 and November 21, 2016  
Information One Pager from legal counsel**

**Information only, no action taken.**

## **OLD BUSINESS**

**None**

## **NEW BUSINESS**

### **Public Hearing 16-05 Amendment to Blight Ordinance**

The Public Hearing was published in the Muskegon Chronicle on November 27, 2016. Notices to property owners were not required.

#### **The Public Hearing opened at 7:05PM.**

The Amendment to Blight Ordinance had the word "stumps" added to Sec.58-13 (3).

#### **Motion Singerling, support Hower to close the Special Use Hearing at 7:10PM**

**Motion carries.**

#### **Motion Singerling, support Borushko to recommend approval to the Township Board for the amendment to Sec. 58-13(3).**

**Motion carries.**

### **Public Hearing16-06 Non-Permanent Signs Ordinance**

The Public Hearing was published in the Muskegon Chronicle on November 27, 2016. Notices to property owners were not required. There was one response regarding when the ordinance would be adopted.

#### **The Public Hearing opened at 7:10PM.**

The Sign Committee was comprised of three Township trustees, three Planning Commission members and six business owners. The purpose of the committee was to define signs and preserve the safety and character of the Township. Staff is comfortable with the ordinance.

Commissioner Singerling suggested a time limit of 42 to 45 weeks. Commission Frein stated that there should not be a limit but to send it to the Township Board and let them decide on the time limit.

Eloy Martinez, 1577 Holton Rd, North Pointe Jewelers, indicated that if there is not a set limit the Board may send it back and then the Committee would have to start over. The ordinance could be revisited in a year.

Rick Fisher, 1888 Holton Rd, Flowers by Ray & Sharon, informed the Commission that the landlord of the building needs to approve the sign as well.

Roger Scanlon, 3611 E Apple Ave, Apple Mill Motors, felt that the Board wanted a 30 day limit. He suggested the use of tags to enforce the ordinance.

Commissioner Frein reminded the Commission that the Board can change the time limit if they so choose.

Commissioner Borushko suggested a limit of 48 weeks.

Chairperson Bouwman indicated that it would be enforced by complaint only.

**Motion Borushko, support Hower to close the Public Hearing at 7:30PM.**

**Motion carries.**

**Motion Hower, support Frein to send it to the Township Board as presented.**

**Ayes: Hower, VandenBosch, Bouwman, Hughes, Frein, Borushko**

**Nays: Singerling**

**Motion carries.**

### **2085 E Apple Ave Fence Removal**

Wendy's would like to remove 3 or 4 sections of the privacy fence to the east of their building. Removal of the fence would make the strip mall more noticeable to traffic on E Apple Ave. It was not a requirement for Wendy's to have the fence. If they remove 3 sections, the fence would end closer to the front of the building.

**Motion Singerling, support Hower to have staff send a letter to Wendy's allowing them to remove 3 sections of fence.**

Commissioner VandenBosch stated that since the fence was not a requirement he would be comfortable with "up to 4 sections".

**Amended motion Singerling, support Hower to have staff send a letter to Wendy's allowing them to remove up to 4 sections of fence.**

**Motion carries.**

### **OTHER**

**None**

### **PUBLIC COMMENT**

Mr. Martinez inquired as to when the amended sign ordinance would go to the Township Board. Ms. Grabinski informed him it would be on December 19. Mr. Martinez, Mr. Fisher and Mr. Scanlon will be present at the Board Meeting.

Commissioner Singerling wished everyone a Merry Christmas.

**NEXT MEETING**

The next scheduled meeting for the Planning Commission is on January 9, 2017 at 7:00 PM in the Board Room at Town Hall.

**ADJOURNMENT**

**Motioned Singerling, supported Hower to adjourn at 7:47 PM.**

**Motion Carried.**

Respectfully submitted,

*Sandi Frein*  
*Recording Secretary*

DRAFT