

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-17-02
February 13, 2017**

CALL TO ORDER

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

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 one (1) guest

APPROVAL OF AGENDA

Motioned Singerling, supported Hower to approve the agenda as presented

Motion carried.

APPROVAL OF MINUTES

Motioned Borushko, supported Hower to approve the minutes of January 9, 2017 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Chairperson Bouwman thanked Ms. Grabinski for the report.

Township Board Minutes January 3, 2017 and January 17, 2017

Information only, no action taken.

OLD BUSINESS

None

NEW BUSINESS

ZC17-01 – 2116 N.Sheridan RR to R-1

Commissioner Singerling recused himself for this item.

The Zone Change Hearing was published in the *Muskegon Chronicle* on January 29, 2017. Twenty two notices were mailed to property owners on January 24, 2017. There was one inquiry response.

The Public Hearing opened at 7:10PM.

Joe Singerling, 2116 N. Sheridan Rd. was present to answer any questions the Commission had. Mr. Singerling would like to split his property which is zoned RR, but is not enough acreage for the 2 parcels to be in compliance after the proposed split. This zone change would bring both properties into compliance. His son will build a home on the portion that is split off. The neighborhood is mostly R-1.

Motion Borushko, support Hower to close the Zone Change Hearing at 7:20PM.

Motion carries.

Motion Borushko, support Hughes to recommend approval to the Township Board for ZC17-01 – Request for zone change from RR to R-1.

Motion carries.

James Ziemkowski, 2085 N. Sheridan Rd, inquired about what was going on behind his property. Ms. Grabinski will notify him when the North Point project goes to the Board.

OTHER

Accessory Structures Information

Ms. Grabinski has gone to the Inspection Committee with her concerns of accessory buildings being in the side and front yards. Also of concern was the "pop-up" carports.

After discussion, Ms. Grabinski was directed to draft an ordinance combining Norton Shores ordinance with the City of Muskegon's ordinance.

Billboard Ordinance

Due to the infrequency of requests for a billboard all applicants will be directed to go to the ZBA for approval.

Solar Energy Systems Information

This item was placed on the agenda due to an application for a ground solar panel project being received, and our ordinance doesn't address them. Placement of the solar panels was discussed. It was agreed that the solar panels should not be placed in the front yard. Set back requirements must be met. Lorraine was directed to bring back a draft ordinance for review.

Planning Commissioners Pay Comparison

A chart of nearby jurisdictions was provided to the Commissioners. It was noted that the Secretary should be getting \$50 but is only receiving \$40. A request for a raise in pay should go to the Township Board for approval.

2016 Annual Report

Commissioner Singerling indicated that this report is the best report that he has seen.

PUBLIC COMMENT

None

NEXT MEETING

The next scheduled meeting for the Planning Commission is on March 13, 2017 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned Hower, supported VandenBosch to adjourn at 7:48 PM.

Motion Carried.

Respectfully submitted,

Sandi Frein
Recording Secretary