

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-17-04
April 10, 2017**

CALL TO ORDER

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

ROLL

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

Absent:

Excused: Frein

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Recording Secretary Gloria Vega, Deputy Fire Chief Grabinski and five (5) guests

APPROVAL OF AGENDA

Motioned Hower, supported Singerling to approve the agenda as presented.

Motion carried.

APPROVAL OF MINUTES

Motioned Hower, supported Singerling to approve the minutes of March 13, 2017 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Township Board Minutes March 6, 2017 and March 20, 2017

Information only, no action taken.

OLD BUSINESS

SPR 17-01

981 SF Addition at 1906 Holton Rd

Joe Fehler, 6045 Ricky Ln., was present to answer any questions. The revised plan meets the required setbacks for both Holton Rd. and Edna St. There is now more parking available. The drain calcs were presented and met standards.

Motioned Singerling, supported Hughes to recommend approval.

Motion carried.

NEW BUSINESS

Commissioner VandenBosch recused himself.

Spr17-02 – 2589 E Apple Ave Dollar General

Scott Knowlton, 1435 Fulton, was present to answer any questions. The proposed building will be 9,197 SF with 7,220 SF for retail space. There will be trees and shrubs planted around the parking lot with sod and seed on the remainder of the green space. They have received preliminary approval from MDOT for the curb cut. The signage is handled by a third party.

Ms. Grabinski stated that Muskegon County had said that the property didn't have access to water. That is a false statement and they will be required to connect to the public water system. Deputy Fire Chief Grabinski indicated that they need to have a fire hydrant installed. Commissioner Singerling advised that the Township has requested new businesses on Apple Ave to plant some sort of apple tree. He said that there are many varieties and they are resistant to salt.

Motioned Singerling, supported Hower to approve contingent on meeting all codes.

Motion carries.

Commissioner VandenBosch returned.

Public Hearing 17-01 – Ordinance Amendment Accessory Structures

The Public Hearing was published in the *Muskegon Chronicle* on March 26, 2017.

The Public Hearing opened at 7:13PM.

The Commission instructed Ms. Grabinski to confer with the Township Attorney regarding the status of existing structures.

Motioned Hower, supported VandenBosch to close the Public Hearing at 7:15PM.

Motion carries.

Motioned Singerling, supported Borushko to recommend approval to the Township Board.

Motion carries.

Public Hearing 17-02 – Ordinance Solar Energy Systems

The Public Hearing was published in the *Muskegon Chronicle* on March 26, 2017.

The Public Hearing opened at 7:16PM.

This is a new ordinance. Section 58-507 Geothermal Energy Systems doesn't belong in this ordinance.

Motioned Borushko, supported Hower to close the Public Hearing at 7:20PM.

Cal Fowle, 428 S Sheridan Dr., had questions on the geothermal portion of the ordinance.

Motioned Singerling, supported Hower to recommend adoption to the Township Board with Section 58-507 removed and renumber the remainder of the ordinance.

Motion carries.

OTHER

None

PUBLIC COMMENT

None

NEXT MEETING

The next scheduled meeting for the Planning Commission is on May 8, 2017 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned Hower, supported VandenBosch to adjourn at 7:24 PM.

Motion Carried.

Respectfully submitted,

Sandi Frein
Recording Secretary