

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-17-05  
May 8, 2017**

**CALL TO ORDER**

Vice-Chairperson Singerling called the meeting to order at 7:00 PM.

**ROLL**

Present: Hower, Singerling, VandenBosch, Hughes, Frein

Absent:

Excused: Bouwman, Borushko

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Recording Secretary Gloria Vega and nine (9) guests

**APPROVAL OF AGENDA**

**Motioned Hower, supported Hughes to approve the agenda with the addition of item 1 under Old Business 17-04 Accessory buildings Chapter 58 Sec. 2(f).**

**Motion carried.**

**APPROVAL OF MINUTES**

**Motioned Hower, supported VandenBosch to approve the minutes of April 10, 2017 as presented.**

**Motion carried.**

**COMMUNICATIONS**

**Staff Report**

**Township Board Minutes April 3, 2017 and April 17, 2017**

**Information only, no action taken.**

**OLD BUSINESS**

**17-04 Accessory Buildings**

**Chapter 58 Sec. 2(f)**

**Motioned Frein, supported Hower to recommend the removal of the last sentence.**

**Motion carried.**

## **NEW BUSINESS**

### **SPR17-03 – 2110 Evanston Ave Pump & Pantry**

Bob Cheema, 2110 Evanston Ave. was present to answer any questions the Commission had. Currently the pumps are too close to the building causing a safety hazard. He would like to move the pumps farther away from the building to allow safe and convenient parking for the store as well as more ease in moving around the pumps. New pumps, tanks and a new canopy will be installed. He will reduce the number of pumps by one for a total of three pumps. He was granted a variance on both side setbacks to allow the 75' canopy.

**Motioned Hughes, supported VandenBosch to approve the site plan review.**

**Motion carries.**

### **3672 Apple Ave Billboard Approval in C-2 Zone**

Tony Lockridge, 2110 Ranch Rd, was here to answer any questions the Commission had. The ZBA approved a 465' setback variance to allow a billboard 35' from the Mill Iron property line. at the April 12, 2017 meeting. The billboard will have a LED display. The Township will have access to the billboard and businesses may purchase ad time. The Township will decide the color scheme, font and masonry work. At night the nits will be no more than 500 and during the daylight hours it will be 7500 nits. Mr. Lockridge was informed that the Ordinance for the Township is 5000 nits during the daylight hours. Mr. Lockridge indicated that the factory will set the nits at the Ordinance standards.

Mike Mumaw, PO Box 226; Marshall MI, gave a brief history of the property.

Mr. Lockridge summed up his presentation by saying each ad will be 10 seconds long, the change is instantaneous, and the Township will be supplied with a list of emergency contacts for malfunctions.

**Motioned Hower, supported Hughes to approve a billboard in a C-2 zone contingent on meeting all ordinance requirements.**

**Motion carries.**

### **ZC17-01 –Vacant Lot Adjacent to 1249 E Laketon Ave**

The Public Hearing opened at 7:22PM.

The Public Hearing was published in the *Muskegon Chronicle* on April 23, 2017.

Twenty-five properties owners were mailed notices on April 21, 2017. There were no responses.

The proposed use will be construction of a retail/industrial building.

Sig Rudholm, 917 W Savage, indicated that there will be retail in the front with industrial in the rear. 1249 E Laketon Ave is located in the City of Muskegon. One third of the existing building will be torn down. Ms. Grabinski indicated that most of Laketon Avenue is currently zoned M.

**Motioned Hower, supported Frein to close the Public Hearing at 7:26PM.**

**Motion carries.**

**Motioned VandenBosch, supported Hower to recommend approval of the Zone Change from C1 to M.**

**Motion carries.**

**SPR17-04 – Vacant Lot  
Adjacent to 1249 E Laketon Ave**

Sig Rudholm, 917 W Savage, informed the Commission that they are currently looking for tenants for the building. The Fire Department disapproved it because of the distance to the nearest fire hydrant. Automatic fire suppression must be installed as well. Mr. Rudholm indicated that water and sewer will be connected next summer. They will be contacting the County Health Department for an additional septic for backup. A final Site Plan Review will be required to move forward after the building use is determined.

**Motioned Hower, supported Hughes to approve the Site Plan Review for the vacant lot adjacent to 1249 E Laketon Ave.**

**Motion carries.**

**SPR17-05 – 1735 Holton Rd  
O'Reilly Auto Parts**

Josh Ligon, 736 Cherry; Chattanooga TN, was present representing Burkhardt Engineering. Three lots will be purchased and combined with the existing home to be demolished. The Fire Department has approved the site plan. The parking will be adequate for the business. DOT has approved the location of the drive.

**Motioned Frein, supported Hughes to approve Site Plan Review 17-05 for 1735 Holton Rd, O'Reilly Auto Parts.**

**Motion carries.**

**Public Hearing 17-03  
Amendment 58-12 & 58-482**

The Public Hearing opened at 7:35PM.

The Public Hearing was published in the *Muskegon Chronicle* on April 23, 2017.

In regards to 58-12, the correct and more descriptive verbage is in 58-26.

**Motioned Hower, supported Frein to close the Public Hearing at 7:38PM.**

**Motion carries.**

**Motioned Hughes, supported Frein to eliminate 58-12 and approve 58-482 as amended.**

**Motion carries.**

**OTHER**

**Draft Ordinance Amendment  
C-1 Zoning District**

At the present time, most storage facilities are located in a C-1 district.

**Motioned Hower, supported Hughes to adopt the amendment as written.**

**Motion carries.**

**Billboard Ordinance  
Discussion**

Discussion only, no action taken.

**PUBLIC COMMENT**

**None**

**NEXT MEETING**

The next scheduled meeting for the Planning Commission is on June 12, 2017 at 7:00 PM in the Board Room at Town Hall.

**ADJOURNMENT**

**Motioned Hower, supported VandenBosch to adjourn at 7:42 PM.**

**Motion Carried.**

Respectfully submitted,

*Sandi Frein  
Recording Secretary*