

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-17-10
OCTOBER 9, 2017**

CALL TO ORDER

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

ROLL

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

Absent:

Excused: Hughes

Also Present: Planning and Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin, and 15 guest(s).

APPROVAL OF AGENDA

Motioned by Singerling, supported by Hower to approve the Amended agenda to include F3, Bear Creek Apartments.

Motion carried.

APPROVAL OF MINUTES

Motioned by Hower, supported by Singerling to approve the minutes of October 4, 2017 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Chairperson Bouwman thanked Brian Werschem for the Staff Report.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Public Hearing - Zone Change 17-02
Ordinance Number 17-16 to Rezone Parcel #61-10-007-200-0015-00 on Holton Road from C-1 Neighborhood Commercial / R-4 High Rise / P Parks and Conservancy to P Parks and Conservancy.

Public hearing Opened at 7:02 PM.

Chairperson Bouwman explained that City of North Muskegon would like to have the zoning C-1 and R-4 removed and have the property listed as only p for Parks and Conservancy. The City of North Muskegon would like to build soccer fields for High School and Middle School sports and a Little League baseball field.

Board member Joe Singerling pointed out that it will be harder to change back or to any other zone if it is approved to be changed to Parks and Conservancy.

Kevin Ware, 2754 Patricia Dr, N Muskegon, MI opposed the change.

Stan Rop, 2974 Ridgeview, N Muskegon, MI would rather see it as a park rather than a high-rise.

Donna Klecka, 2968 Ridgeview, N Muskegon, MI questioned how close to her property line this park would be and why they were sent the letter about this meeting.

Robert Carr, 1081 Holton Rd, N Muskegon, MI was concerned with this change making a change on his property.

Zoning Administrator, Brian Werschem pointed out to the guests that all parcels within 300 feet receive notification, and that if it is changed, it changes nothing with their properties.

Kineta Fowler, 428 S Sheridan, Muskegon, MI 49442 commented on

Motion by Howe, Second by VandenBosch to close the public hearing at 7:16 PM.
Motion Carried

Motion by Hower, Second by VandenBosch to recommend to the Township Board approval of the Zone change for Parcel #61-10-007-200-0015-00 on Holton Road from C-1 Neighborhood Commercial / R-4 High Rise / P Parks and Conservancy to P Parks and Conservancy.

Ayes: Hower, Singerling, VandenBosch, Bouwman, Frein, Borushko

Nays:

Motion Carried

2. Public Hearing - Zone Change 17-03

Ordinance Number 17-15 to Rezone Parcel #61-10-007-100-0020-00, commonly known as 601 W. Giles R-3 Fourplex and Townhouse Residential to R-1 Single Family Residential.

Public hearing Opened at 7:17 PM.

Planning / Zoning Administrator Brian Werschem explained that this zone change request came out of a Zoning Board of Appeals approval as a condition. The parcel has 2 single family residential buildings so is non-conforming as an R3 parcel. Another condition of ZBA approval is that the parcel be split creating two (2) parcels with one single family residential structures making both properties conforming as R1.

Motion by Borushko, Second by Singerling to Close the public hearing at

7:20 p.m. Motion Carried

Motion by Singerling, Second by Hower to recommend to the Township Board approval of the Zone change for Parcel #61-10-007-100-0020-00, commonly known as 601 W. Giles, from R-3 Fourplex and Townhouse Residential to R-1 Single Family Residential.

Ayes: Hower, Singerling, VandenBosch, Bouwman, Frein, Borushko

Nays:

Motion Carried

3. Site Plan Amendment - Bear Creek Apartments.

Address: 79 - 103 E. Giles

Parcel #: 10-008-100-0002-00

Zoning: R3 Fourplex & Townhouse Residential

Planning / Zoning Administrator Brian Werschem explained that the original Site Plan approval for Bear Creek Apartments occurred in 1991 to construct thirteen (13) two family structures and ten (10) four family structures interconnected as five (5) separate structures. One (1) structure consisting of four (4) four family buildings was never constructed, instead carports were built in their place. The request is to construct two (2) four family buildings connected to one of the exiting multifamily structures. Brian considered the footprint change as major requiring Planning Commission approval but the population density would still be four (4) less than the original approval.

Motion by Singerling, Second by Hower to approve the Site Plan amendment for Bear Creek Apartments contingent on meeting all Federal, State, County and Local rules, regulations and ordinances.

Ayes: Hower, Singerling, VandenBosch, Bouwman, Frein, Borushko

Nays:

Motion Carried

PUBLIC COMMENT - None

NEXT MEETING

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

ADJOURNMENT

Motioned by Hower, supported by VandenBosch to adjourn at 7:30 PM.

Motion Carried.

Respectfully submitted,

Sandra Frein
Secretary