

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-17-11
November 13, 2017**

CALL TO ORDER

Vice Chairman Joseph Singerling called the meeting to order at 7:00 PM.

ROLL

Present: Hower, Singerling, VandenBosch, Frein, Hughes

Absent:

Excused: Bouwman, Borushko

Also Present: Planning and Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin, and 7 guest(s).

APPROVAL OF AGENDA

Motioned by Hower, supported by VandenBosch to approve the agenda as submitted.

Motion carried.

APPROVAL OF MINUTES

Motioned by Hower, supported by Hughes to approve the minutes of October 9, 2017 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Board Minutes from October 2, 2017 and October 16, 2017 provided

Staff report from Administrator Werschem provided for both agenda topics.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Site Plan Review Application 17-06 - 1888 Holton Road Suite C - Papa Murphy's
Parcel#: 10-215-000-0006-00
Zoning: C1 Neighborhood Commercial
**Request: Buildout the vacant section of the Multi-tenant facility
for use as a Papa Murphy's Restaurant.**

Phyllis Senn 8000 NE Parkway, Vancouver, WA explained the Papa Johns concept with 1500 Units in 37 states including several in West Michigan.

Jeff Hildebrand 1103 11th Ave East, Menominee, WI is the franchisee. He plans to have 12 -15 employees including 2-3 full time.

Rick Fisher 1888 Holton Rd Muskegon, MI owner of Flowers By Ray & Sharon, Requested the 3 sided dumpster enclosure, but is fine with the 4 sides to be able to move forward.

John Hughes suggested that 3 sided are better with being able to remove snow. Joseph Singerling suggested that maybe the Board should look into changing the ordinance to a 3 sided dumpster enclosure.

Motion by Hughes , Second by Hower to approve the Site Plan for Papa Murphy's located at 1888 Holton Rd. Suite C Parcel # 10-215-000-0006-00.

**Conditions if Any:
Dumpster enclosure to meet ordinance.
Standards of Site Plan Approval were all met.**

Ayes: Hower, Singerling, VandenBosch, Frein, Hughes
Nays:0

Motion Carried

2. Site Plan Amendment - 834 S. Sheridan - Arbor Crossings Apartment
Parcel#: 10-023-300-0005-00
Zoning: R3 PUD Fourplex and Townhouse Residential
Request: Convert the existing structure originally constructed for laundry and daycare into an additional Fourplex within the Fourplex Community.

Henry Gillen 2560 Morrice Rd, Owosso MI (builder) explained changing the Laundry/Daycare into Fourplex. They would be adding a couple of doors and tearing up some cement to add plumbing lines.
Maximun density up from 108 to 112.

Motion by Hower, Second by Hughes, to increase the density of Arbor Crossings Apartments located at 834 S. Sheridan Rd. Parcel# 10-023-300-0005-00 from 108 units to 112 units by converting the laundry / Day Care Center into an additional Fourplex.

Conditions if Any: None

Ayes: Hower, Singerling, VandenBosch, Frein, Hughes
Nays: 0

Motion Carried

PUBLIC COMMENT –

None

NEXT MEETING

The next scheduled meeting for the Planning Commission is on December 11, 2017 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned by Hower, supported by VandenBosch to adjourn at 7:15 PM.

Motion Carried.

Respectfully submitted,

Sandra Frein
Secretary

DRAFT