

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-18-7
July 9, 2018**

CALL TO ORDER

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

ROLL

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

Absent: None

Excused: None

Also Present: Planning and Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin, and 4 guests.

APPROVAL OF AGENDA

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

Motion carried.

APPROVAL OF MINUTES

Motioned by Hower, supported by Singerling to approve the minutes of May 14, 2018 as presented.

Discussion was brought up by Borushko regarding the Meijer Berry Junction Trail as to the donations and connection of trail.

Motion carried.

COMMUNICATIONS

Board Minutes from May 7, 2018 and May 21, 2018 and June 4, 2018 and June 18, 2018 provided

Staff report from Administrator Werschem provided.

UNFINISHED BUSINESS - None

NEW BUSINESS

1. PC 18-06 Public Hearing - Application for Zone Change
 Name: Adam Freeman
 Address: Vacant Lot upon Mink Road
 PP# 61-10-036-400-0023-00

Purpose: Rezone the parcel from Neighborhood Commercial (C1) to Single Family Residential (R1).

Open Public Hearing at 7:02 PM

Adam Freeman, 2701 W Michillinda, Whitehall MI spoke regarding the family property that he wants to build a new house on. His family is expecting their 4th child and he would like to have his office there so that his wife is able to be at home and his children will be able to grow up there like he did. He wants to be able to keep it in the family for many years.

Singerling commented that it was a positive direction for the property to make it Residential. It will make it closer to the Master Plan.

VandenBosch is abstaining from vote as Freeman is a client of his.

Bouwman asked if finding of facts was needed and Werschem commented that no, only on a special use permit.

Motion to close public hearing by Singerling second Borushko.

Closed Public Hearing at 7:06 PM

Motion by Singerling, Supported by Borushko to recommend approval to the township board to rezone parcel 61-10-036-400-0023-00 from Neighborhood Commercial (C1) to Single Family Residential (R1).

The zone change is closer to Master Plan. All conditions met.

Ayes: Hower, Hughes, Singerling, Frein, Borushko

Nays: 0

Abstain: VandenBosch

2. PC 18-07 Public Hearing - Special Use Permit

**Name: Adam Freeman
Address: Vacant Lot upon Mink Road
PP# 61-10-036-400-0023-00
Zoning: Currently C1 - PC18-06 requesting rezoning to R1**

Purpose: Flag Lot for Single Family Residential

Open Public Hearing at 7:08 PM

Flag Lot for Single Family Residential. Notices were sent. No responses. Published in Muskegon Chronicle on June 17, 2018. No responses.

Werschem mentioned the key factors. Special use can allow flag lot. Borushko asked how long it would take before he could start. Werschem explained that the Board would need to approve it, Penny Good, Assessor, would do a zone change and boundary adjustment. After approval, it would need to be posted to public and the wait would be 10 days. Plans could be submitted during the 10 days. Permit could be approved within a couple of weeks of approval.

Chairman Bouwman asked Adam Freeman, 2701 W Michillinda, Whitehall, MI how soon he would like to have this happen and Adam said he would like to break ground in August.

Chairman Bouwman read the facts and findings.

Motion to close public hearing by Singerling second Hower

Closed Public Hearing at 7:12 PM

Motion by Singerling, Supported by Hower to recommend approval to the township board for a special use permit for a flag lot on parcel 61-10-036-400-0023-00.

Ayes: Hower, Hughes, Singerling, Frein, Borushko

Nays: 0

Abstain: VandenBosch

PUBLIC COMMENT –

None - Werschem mentioned that there are a few things in the works. Wesco has purchased several homes on Ada behind their building, have leveled them and will be building a more user friendly store in the near future.

NEXT MEETING

The next scheduled meeting for the Planning Commission is on August 13, 2018 at 7:00 PM in the Board Room at Town Hall. Planner Werschem will not be available for that meeting. Sandra Frein will be absent.

ADJOURNMENT

Motioned by Singerling Supported by Hower to adjourn at 7:21 PM.

Motion Carried.

Respectfully submitted,

***Sandra Frein
Secretary***