

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-23-2
January 9, 2023**

CALL TO ORDER

Chairperson Bouwman called the meeting to order at 6:30 p.m.

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

Excused: VandenBosch,

Absent:

**Also Present: Recording Secretary Andria Muskovin, Planner
Werschem and 2 guests.**

Approval of Agenda

**Motioned by Hower supported by Singerling to approve the Agenda
for the January 9, 2023 Planning Commission meeting.**

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

Nays: None

Motion carried.

Approval of Minutes

**Motioned by Hower supported by Singerling to approve the minutes
from December 12, 2022 Regular Meeting and January 4, 2023
Special Meeting with one modification to add just (south of) River
Rd. regarding the grant to widen the road.**

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

Nays: None

Motion carried.

Communications

December 5, and December 19, 2022 Board Minutes Reviewed

Staff Report acknowledged

New General Commercial Zoning District - will be on February 2023 PC Meeting.

Unfinished Business –

New Business –

1. PC 23-02 Zone Change Public Hearing

Name: Mary Willis
Address: 3811 Evanston
PP#: 61-10-036-400-0004-10
Zoning: Neighborhood Commercial (C1)

Purpose: Requesting rezoning to Single Family Residential (R1)

Public Hearing opened at 6:32 p.m.

Published on December 25, 2022 with no inquiries.

Planner Werschem stated that Mary Willis would like to have her property at 3811 Evanston rezoned to Single Family Residential (R1) for the purpose of selling. Zoning was changed some years back when storage units were added. Changing back to R1 zoning would bring this property into compliance and goes along with the Master Plan.

58-432 Initiation and procedure

- (c) Amendment review procedure. Proposed amendments to the official **zoning** map shall be reviewed in accordance with the following:
 - (3) Planning commission consideration and recommendation. The planning commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies and any public comments. The planning commission shall identify

and evaluate all relevant factors, and shall report its findings and recommendation to the township board. In considering an amendment to the official **zoning** map (rezoning), the planning commission shall consider the following factors in making its findings and recommendations:

- (a) Consistency with the master plan. Consistency with the master plan's goals, policies, and future land use map. If conditions have **changed** since the master plan was adopted, the consistency with recent development trends in the area shall be considered.

PC determined this is consistent with the master plan and future land use map. Future land use map proposes medium density residential.

- (b) Environmental features. Compatibility of all the potential uses allowed in the proposed **zoning** district(s) with the site's physical, geological, hydrological, and other environmental features.

Since it is already a single family residential property, staff believes it is compatible.

- (c) Suitability with the law. Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses and **zoning** in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure and potential influence on property values.

PC determined it is suitable with the law.

- (d) Capacity of public services and utilities. Capacity of available utilities and public services to accommodate all the potential uses permitted in the proposed **zoning** district(s) without compromising the health, safety, and welfare of township residents or burdening the township with unplanned capital improvement costs or other unplanned public expenses.

Property is already connected to all available public services and utilities.

- (e) Capability of road system. Capability of the road system to safely and efficiently accommodate the expected traffic generated by all the potential uses permitted in the proposed **zoning** district.

Property is already used as R1 and the road system is adequate.

- (f) Demand for uses. The apparent demand for the types of uses permitted in the proposed **zoning** district(s) in relation to the amount of land currently **zoned** and available in the Township and surrounding communities to accommodate the demand.

At this location the demand is greater for residential use than spot zoned commercial.

- (g) Scale of future development. The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.

The site is too small to be developed in any other manner than residential.

- (h) Other factors. Whether all of the potential uses in the proposed **zoning** district(s) are equally or better suited to the area than the current uses allowed.

PC determined the highest best use of the property is Single Family Residential.

Motion by Singerling supported by Borushko to close the public hearing at 6:35 PM.

Motion by Singerling supported by Hower to recommend to the Muskegon Charter Township Board, approval of the zoning map amendment for 3811 Evanston, Parcel Number 61-10-036-400-0004-10, having met the standards of 58-432 (c) (3) of the Muskegon Charter Township Code of Ordinances..

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

Nays: None

Motion carried.

2. PC 23-03 Zone Change Public Hearing

Name: Michael Dunham

Address: 1616 Marquette and 1642 Marquette

PP#: 61-10-022-100-0004-00 and 61-10-022-100-0005-00

Zoning: Fourplex & Townhouse Residential (R3)

Purpose: Requesting rezoning to Duplex Residential (R2)

Public Hearing opened at 6:37 p.m.

Published on December 25, 2022 with one inquiry. Resident thought it pertained to his property but when told it did not, he had nothing more to add.

Jeff Voss, spoke on behalf of the owner of the properties. He stated that because of the set back in the R3 zoning, they would like to have it changed to R2 so that they can build 3 duplexes. There was some discussion on the driveways but at this time it does not having anything to do with the zone change. Driveways would have to be compliant with our ordinance.

Motion by Hower supported by Singerling to close the public hearing at 6:44 pm.

58-432 Initiation and procedure

- (c) Amendment review procedure. Proposed amendments to the official **zoning** map shall be reviewed in accordance with the following:
 - (3) Planning commission consideration and recommendation. The planning commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies and any public comments. The planning commission shall identify and evaluate all relevant factors, and shall report its findings and recommendation to the township board. In considering an amendment to the official **zoning** map (rezoning), the planning commission shall consider the following factors in making its findings and recommendations:
 - (a) Consistency with the master plan. Consistency with the master plan's goals, policies, and future land use map. If conditions have **changed** since the master plan was adopted, the consistency with recent development trends in the area shall be considered.
PC determined this is consistent with the master plan and future land use map. Future land use map proposes medium density residential.
 - (b) Environmental features. Compatibility of all the potential uses allowed in the proposed **zoning** district(s) with the site's physical, geological, hydrological, and other environmental features.
PC determined R2 is more compatible with the area due to the very small size of the properties.
 - (c) Suitability with the law. Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses and **zoning** in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure and potential influence on property values.
PC determined it is suitable with the law.
 - (d) Capacity of public services and utilities. Capacity of available utilities and public services to accommodate all the potential uses permitted in the proposed **zoning** district(s) without compromising the health, safety, and welfare of township residents or burdening the township with unplanned capital improvement costs or other unplanned public expenses.

PC determined there is more than adequate public services and utilities for R2, even more so than for R3.

- (e) Capability of road system. Capability of the road system to safely and efficiently accommodate the expected traffic generated by all the potential uses permitted in the proposed **zoning** district.

PC determined the road system is more than adequate to accommodate any R2 use..

- (f) Demand for uses. The apparent demand for the types of uses permitted in the proposed **zoning** district(s) in relation to the amount of land currently **zoned** and available in the Township and surrounding communities to accommodate the demand.

PC determined that there continues to be high demand for residential uses and duplex uses in the area.

- (g) Scale of future development. The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.

PC determined that the site is too small to be developed as fourplexes or townhouses and duplex would be better suited..

- (h) Other factors. Whether all of the potential uses in the proposed **zoning** district(s) are equally or better suited to the area than the current uses allowed.

PC determined the highest best use of the property is Medium Density Residential.

Motion by Singerling supported by Hower to recommend to the Muskegon Charter Township Board, approval of the zoning map amendment for 1616 Marquette and 1642 Marquette, Parcel Numbers 61-10-022-100-0004-00 and 61-10-022-100-0005-00, having met the standards of 58-432 (c)(3) of the Muskegon Charter Township Code of Ordinances.

Ayes: Hower, Singerling, Hughes, Bouwman, Borushko, Frein
Nays: None

Motion carried.

Public Comments: Chairman Bouwman did bring up that he would like some more discussion regarding the setbacks in certain zones. More discussion on this later.

Announcements: Next Planning Commission meeting will be February 13, 2023.

Motion by Hower supported by Singerling to adjourn the meeting at 6:55 P.M.

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

Nays:

Motion Carried

Respectfully submitted by,

**Joseph Singerling
Secretary**