

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-23-9  
August 14, 2023**

**CALL TO ORDER**

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

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

**Excused:** Frein, VandenBosch

**Absent:**

**Also Present:** Recording Secretary Kelly Sluyter, Planner Werschem, and 4 guests.

**Approval of Agenda**

Motioned by Hower supported by Singerling to approve the Agenda for the August 14, 2023 Planning Commission meeting.

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

**Nays:** None

**Motion carried.**

**Approval of Minutes**

Motioned by Borushko supported by Hower to approve the minutes from June 12, 2023.

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

**Nays:** None

**Motion carried.**

**Communications**

June 5, 2023, and June 19, 2023 Board Minutes Reviewed

Staff Report acknowledged

**Unfinished Business – none**

**New Business –**

**1. PC 23-20                    Zone Change – Public Hearing**

**Name:                    Terry Hoofman**  
**Address:                1410 Quarterline**  
**PP#:                     61-10-672-001-0001-00**  
**Zoning:                 Single Family Residential (R1)**  
**Purpose:                 Rezone to Duplex Residential (R2)**

**Bouman opened the public hearing at 6:32 P.M**

**Published on June 25, 2023 with zero inquiries.**

**Brushed up on it not being spot zoning – due to properties across the street.**

**No real concerns.**

**Motioned by Singerling supported by Hower to close public hearing at 6:34 P.M.**

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

**Nays:    None**

**Motion carried.**

**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 request is consistent with the Master Plan. The area is master planned for medium density residential. Duplex residential is 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 that the request is compatible of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features.*

- 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 that the request is compatible 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.*

- 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 that the site is already adequately served by public services and utilities and the request would not increase or change those 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.**

*PC determined the road system is existing and 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.

*PC determined the demand for housing spaces continues to exceed the availability for housing.*

- 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 property can accommodate duplex use but no further development.*

- 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 that duplex use is equally suited to the property as single family residential use.*

**Motion to recommend to the Township Board approval of the zone change request for 1410 Quarterline, PP# 61-110-672-001-0001-00, from single family residential (R1) to Duplex Residential (R2) to the Township Board having met the standards of section 58-432 (c) (3) of the Muskegon Charter Township Code of Ordinances.**

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

**Nays: None**

**Motion carried.**

**Public Comments: None**

**Announcements: Next Planning Commission meeting will be September 11, 2023.**

**Planning Commission discussed the time of the meetings possibly changing and briefly discussed the Adult Foster Care Home proposed for Woodland.**

**Motion by Hower supported by Singerling to adjourn the meeting at 6:44 P.M.**

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

**Nays:**

**Motion Carried**

**Respectfully submitted by,**

**Joseph Singerling  
Secretary**