

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-23-11  
October 9, 2023**

**CALL TO ORDER**

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

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

**Excused:** Frein

**Absent:**

**Also Present:** Recording Secretary Amy Vos, Planner Werschem, and 3 guests.

**Approval of Agenda**

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

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

**Nays:** None

**Motion carried.**

**Approval of Minutes**

Motioned by Borushko supported by Hower to approve the minutes from September 11, 2023.

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

**Nays:** None

**Motion carried.**

**September 5, 2023 and September 18, 2023 Board Minutes Reviewed**

**Staff Report acknowledged.**

**Unfinished Business – none**

**New Business –**

1. PC 23-25 - Site Plan

**Name:** Midwest V, LLC

**Address:** 2139 S Mill Iron Rd.

**PP#:** 61-10-036-100-0039-20

**Zoning:** Neighborhood Commercial (C1)

**Purpose:** Retail Development – Dollar General

Midwest V, LLC proposes to construct a new Dollar General Store at 2139 S Mill Iron Rd., parcel # 61-10-036-100-0039-20, immediately north of the existing gas station on the corner of Evanston and Mill Iron. The parcel is zoned Neighborhood Commercial (C1) and a retail store is a permitted use therefore Site Plan approval is required.

*Joe Westerbeke – ENG Architects – 1693 Robbins Rd, Grand Haven, MI 49417 – reviewed the most recent site plans with the updated water well and answered questions from the PC’s regarding the signage and updated water well.*

## **ARTICLE VIII. - SITE PLAN REVIEW**

### **Sec. 58-486. - Standards for approval.**

- (a) The intent of the planning commission is to minimize any adverse impacts that a proposed site plan may have on the neighboring properties, the neighborhood in general and its character, and the community as a whole.
- (b) Each site plan shall conform to all applicable provisions of this chapter and the following standards:
  - (1) All elements of the site plan shall be designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

*PC determined all elements of the site plan are designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site is to be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.*

- (2) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

*PC determined the landscape is being preserved in so far as practical.*

- (3) Stormwater and erosion protection.
  - a. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties, the public stormwater drainage system, or nearby bodies of water.

*PC determined that the appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties, the public stormwater drainage system, or nearby bodies of water through onsite drainage and retention.*

- b. Provisions shall be made to accommodate stormwater, prevent erosion and the formation of dust.

*PC determined that provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.*

- c. The use of detention/retention ponds may be required.

*PC determined the detention / retention ponds provided are adequate.*

- d. Surface water on all paved areas shall be collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.

*PC determined that surface water on all paved areas are being collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.*

- e. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

*PC determined that no swales, wetlands, ponds, or swamps exist so this requirement does not apply.*

- f. Catch basins or other protective measures may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.

*PC determined that no contamination is being produced so this standard does not apply.*

- g. Compliance with the requirements of [section 58-487](#) shall also be demonstrated.

*PC determined the requirements of section 58-487 are demonstrated.*

- (4) The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

*PC determined that no dwelling units are proposed so this standard does not apply.*

- (5) Every structure or dwelling unit shall have access to a public street, unless otherwise provided in an approved PUD.

*PC determined that the structure does have access to public streets.*

- (6) A pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system shall be provided.

*PC determined the pedestrian circulation system provided is adequate.*

- (7) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.

*PC determined that safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site is provided.*

- (8) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

*PC determined that the arrangement of public or common ways for vehicular and pedestrian circulation is connected to existing or planned streets and pedestrian or bicycle pathways in the area.*

- (9) All streets shall be developed in accordance with [chapter 42](#), subdivisions and the county road commission specifications.

*PC determined that no streets are required so this section does not apply.*

- (10) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the fire and police departments.

*PC determined that all buildings or groups of buildings are arranged so as to permit necessary emergency vehicle access as required by the fire and police departments. Fire department has approved the layout.*

- (11) The site shall be adequately served by water supply and sewage collection and/or treatment.

*Municipal water and sewer is required and provided.*

- (12) All loading or unloading areas and outside storage areas, including refuse storage stations, shall be screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.

*PC determined that all loading or unloading areas and outside storage areas, including refuse storage stations, are screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.*

- (13) Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

*PC determined that no light trespass will occur from this development.*

- (14) Site plans shall conform to all applicable requirements of state and federal statutes and approval must be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.

*This should be a contingency in any approval.*

Motion by Hower, supported by Singerling to approve the site plan for Midwest V, LLC for 2139 S Mill Iron Rd., parcel 61-10-036-100-0039-20 having met the standards of Section 58-486 of the Muskegon Charter Township Code of ordinances contingent on compliance with all federal, state, county and local rules, regulations policies and ordinances.

**Public Comments: None**

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

**Motion by Hower supported by Singerling to adjourn the meeting at 6:37 P.M.**

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

**Nays: None**

**Motion Carried**

**Respectfully submitted by,**

**Joseph Singerling  
Secretary**