

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

December 11, 2014

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, B. Larson, B. Mazade, S. Wisneski, F. Peterson, J. Doyle

MEMBERS ABSENT: Excused: L. Spataro, B. Smith, S. Gawron

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: C. Peterson, 896 W. Laketon Ave.; R. Brush, 930 W. Laketon Ave.

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of October 16, 2014 be approved, was made by S. Wisneski, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2014-13: Request to rezone the property at 916 West Laketon Avenue from R-1, Single Family Residential to B-4, General Business by Lakeshore Animal Hospital. M. Franzak presented the staff report. Lakeshore Animal Hospital is located at 896 W. Laketon Ave. They also own the property at 916 W. Laketon Ave., which had a house on it that was recently demolished. The lot is now vacant. The property measures 39 x 162 feet and is considered a non-buildable lot because it does not have the required minimum road frontage of 50 feet. The applicant is seeking to rezone the property so that they may expand their parking lot for the adjacent animal hospital, since commercial parking lots are not allowed on residentially zoned properties. Notice was given to properties within 300 feet of the subject property. D. Belonga of 1781 Division St. and J. Nelson of 973 W. Larch Ave. called to say that they had no objection to the request. J. Brush, 930 W. Laketon Ave. called to say that he is opposed to the rezoning because the property owners have not been good neighbors in the past, their vehicles and snow removal equipment tear up the alley, and there are drainage issues with their parking lot that make a mess of the alley. R. Keil of 936 W. Laketon also called to say that he is opposed to the request, for similar reasons given by Mr. Brush. M. Franzak pointed out that the applicant would be required to submit a site plan showing stormwater management and drainage for the proposed new parking lot.

C. Peterson stated that they intended to put in a small parking lot with landscaping, and he had looked into the drainage issues. S. Wisneski asked if there was driveway access from the parking lot to Laketon Avenue. C. Peterson stated that there was. He also stated that with the additional parking area, they should not need to use snow removal equipment like they did last year. R. Brush lived nearby and used the alley to access his driveway. He was opposed to the rezoning request, stating that the applicant had caused problems for the neighbors in the way they used the alley.

A motion to close the public hearing was made by B. Mazade, supported by S. Wisneski and unanimously approved.

B. Larson asked who set the grades for lot paving. M. Franzak stated that, per City ordinance, all water must be retained on site. C. Peterson stated that they did retain their water on-site. B. Mazade stated that while he understood the concerns about the alley, it was a public right-of-way. He hoped that the new parking lot would resolve much of the issues mentioned. He asked if a site plan review would be required. M. Franzak stated that it would, and it would require that stormwater be addressed.

A motion that the request to rezone the property located at 916 West Laketon Avenue from R-1, Single Family Residential to B-4, General Business, as described in the public notice, be recommended for approval to the City Commission, was made by J. Doyle, supported by B. Mazade and unanimously approved.

B. Mazade informed Mr. Brush that the City Commission would also have to approve the request.

NEW BUSINESS

None.

OLD BUSINESS

OTHER

None.

There being no further business, the meeting was adjourned at 4:22 p.m.