

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING
MINUTES

January 14, 2016

Vice Chairman B. Larson called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, S. Gawron

MEMBERS ABSENT: F. Peterson; B. Smith, excused; T. Michalski, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: Lorin Industries representative

APPROVAL OF MINUTES

A motion that the minutes of the special meeting of December 10, 2015 be approved, was made by S. Gawron, supported by J. Montgomery-Keast and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2016-01: Request to vacate the remainder of the 16 ft. wide alley in Block 14 of Continental Addition, north of Keating and South of vacated Nims (east of Vulcan (vacated) and west of Roberts Street). M. Franzak provided a background on previous alley and street vacations in this area. In 2014, Newkirk Electric petitioned and received approval to have Nims Street, Vulcan Street and the alley between Brunswick and Vulcan vacated. In order to utilize the areas that were once publicly owned, they were required to replat the area through Circuit Court. During that process, it came to the attention of the State that there is still an alley on the books between the vacated Vulcan and Roberts Streets, even though there is not a physical alley there. This “paper alley” is located in the parking lot of Lorin Industries. In order to complete the replatting process, Lorin Industries has petitioned to vacate this alley and they will join Newkirk Electric in their suit to replat the block.

A representative from Lorin Industries attended the meeting and concurred with M. Franzak’s assessment. A motion to close the public hearing was made by J. Montgomery-Keast, supported by J. Doyle and unanimously approved.

A motion that the vacation of the remainder of the 16-foot wide alley in Block 14 of Continental Addition, north of Keating Avenue and south of vacated Nims Street [east of Vulcan Street (vacated) and west of Roberts Street] be recommended to City Commission for approval, was made by J. Montgomery-Keast, supported by J. Doyle and unanimously approved, with B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, and S. Gawron voting aye.

Hearing, Case 2016-02: Staff-initiated request to amend the Master Land Use Plan to remove all references to Fisherman's Landing. M. Franzak explained the process of amending the City's Master Plan. Staff requested to remove all references to Fisherman's Landing, so that the City could keep its options open in the event of a land swap in the future. In September 2015, the Planning Commission started the amendment process by granting approval to make the amendments. In October, the City Commission approved distribution of the proposed amended Master Plan to all of the regional entities, who were given 42 days to comment on the amendments. Staff did not receive any comments during this time. The final step in the process is to have Planning Commission hold a public hearing on the amendment, which must pass with at least a two-thirds (2/3) vote. The staff report listed the areas of the Master Plan where Fisherman's Landing was mentioned.

J. Montgomery-Keast asked what protections were in place to ensure the future of Fisherman's Landing. S. Gawron stated that state grant requirements stated that if the park was removed from its current location, it must be replicated elsewhere.

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

A motion that the proposed amendments to the City of Muskegon's Comprehensive Master Land Use Plan be approved as presented, was made by J. Doyle, supported by S. Gawron and approved, with B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, and S. Gawron voting aye.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

None

There being no further business, the meeting was adjourned at 4:10 p.m.