

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-18-4
April 9, 2018**

CALL TO ORDER

Chairperson Bouwman called the meeting to order at 7:00 PM.

ROLL

Present: Hower, VandenBosch, Hughes, Singerling, Bouwman

Absent: Frein

Excused: Borushko

Also Present: Planning and Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin, and 5 guests.

APPROVAL OF AGENDA

Motioned by Hower, supported by Singerling, to approve the agenda as submitted.

Motion carried.

APPROVAL OF MINUTES

Motioned by VandenBosch, supported by Singerling to approve the minutes of March 12, 2018.

Motion carried.

COMMUNICATIONS

Staff Report

Board Minutes from March 5, 2018 and March 19, 2018 provided

Staff report from Administrator Werschem provided.

UNFINISHED BUSINESS

1. **PC 18-01** **Tabled – Application for Zone Change**
Name: **Camcar Properties LLC**
Address: **2389 E. Laketon Ave., Muskegon, MI 49442**
PP# **61-10-034-200-0024-00**

Purpose: **Rezone the parcel from Commercial / Industrial (M)**
 to Municipal / School (M/S)

Richard Postema, 1580 44th St, Wyoming, MI spoke on behalf of his client who is the potential buyer of 2389 E Laketon. Mr. Postema brought with him a partial site plan and explained that he was under the impression that the Planning Commission Board wanted a complete site plan before they would make any kind of decision on the zone change. He was waiting until the site plan was complete before they submitted the application. Mr. Postema explained some of the changes that would

be happening with the possible Charter School. He said that overall the building was in good shape. He said that they plan to tear down the wood building and build a new mechanical room. They would also tear down the portable classroom. He said that some of the tiles on the floor so have asbestos, but they are ok if you leave them alone. They planned to put carpet down over the tile floors. The plan was also to add the sprinkler system that is required, a new HVAC system and get rid of the boiler and brims around the building. He is also adding AC and a new electrical system to help with the AC. He also stated that some of the parking lot would be removed as they need more room for sidewalks for drop off of children and most of them are dropped off by parents and not bussed in.

Mr. Postema was asked by Brian Werschem if the school would have daycare or preschool and Mr. Postema said no. It would be a K-8 school.

Brian Werschem said he would need to confirm zone change would be needed for Charter school since there was not going to be a preschool or daycare.

Chairman Bouwman was concerned that if they changed the zoning that the potential buyer would find that the cost would be too high to bring the building up to code and doesn't want to go on with it.

Chairman Bouwman asked what are all the parameters and impacts on the community to having a Charter school.

Singerling was not in favor of Charter school, he said he has never been a supporter of charter schools. He commented that the zoning goes with the property not the buyer. Wondered if it would be a benefit to the Township.

Hower asked if it was a viable charter with collage sponsorship. Mr. Postema did not know that. Hower also commented that there is a limit to how many charter schools can be in Michigan, and that it would be only 1 1/2 miles from another charter school. Brian Werschem also agreed that he did not know if another charter school would be allowed in Township with other Charter School so close.

Master Plan and spot zoning were discussed. Singerling commented that masterplan can't predict where school, church or hospital go. Bouwman commented that it is based on need, population. Singerling commented that Education is good and that it is not up to the Planning Commission to decide, just what is best for Township. Hower felt that there was lack of information with not knowing if the Charter school was college sponsored.

Brian Werschem commented that if spot zoning, the applicant must apply for specific limitations. It would require a public hearing, vetted site plan and very specific documentation. It takes time.

Chairman Bouwman asked the board if they had any questions or comments.

Hower made a motion to remove this from the agenda due to lack of information. No support on the motion.

Hughes asked Mr. Postema how long it would take until they were ready to present the Planning Commission with everything, and Mr. Postema said 1 1/2 weeks until they would be ready. Brian would need 2 weeks for staff to review.

Singerling asked if we could postpone it for 2 months. Brian Werschem stated that the Planning Commission can define that it be moved out 6 months and if nothing is done within that time, it dies.

Mr. Postema would like more time to bring complete vetted plan. Chairman Bouwman was ok with the time they need. He wants to make sure that their customer is taken care of. He felt it would be in the best interest to postpone it.

Hower asked Mr. Postema if they were thinking of school for the 2018/2019 school year. Mr. Postema said no.

Hower made a motion to remove from agenda due to lack of information. Singerling supported.

Chairman Bouwman took a vote.

Ayes: Hower, VandenBosch, Singerling, Hughes, Bouwman

Nays: none

Brian explained that this was an actionable item so action must be taken. Bouwman supported the idea that they make a motion to have a postponement not to exceed 6 months. If no further action, applicant will automatically withdraw application.

Singerling motioned for a postponement not to exceed 6 months. If no action, applicant will automatically withdraw application. Supported by Hughes. Chairman Bouwman took a vote.

Ayes: Hower, VandenBosch, Singerling, Hughes, Bouwman

Nays: none

Attorney for Camcar, Wil Meyer, 601 Terrace St, Muskegon, MI agreed with the withdrawal in 6 months if action is not completed.

NEW BUSINESS

Jennifer Hernandez Township Supervisor introduced herself to the Planning Commission and said she looked forward to working with them. Jennifer stated that she had a meeting today with Mercy Health and how the project was taking off. She said they are looking at opening in November 2018. Brian Werschem talked about the remodels taking place at both of the Apple Ave McDonalds, many residential remodels but that new commercial has been quite the past 60 days.

PUBLIC COMMENT – None

NEXT MEETING

The next scheduled meeting for the Planning Commission is on May 14, 2018 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned by Hower Supported by Singerling to adjourn at 7:30 PM.

Motion Carried.

Respectfully submitted,

Sandra Frein
Secretary