

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISION MINUTES
PC-19-10
October 14, 2019**

CALL TO ORDER

Vice Chairperson Singerling called the meeting to order at 7:00 p.m.

ROLL

Present: Singerling, VandenBosch, Borushko, Hower, Frein, Hughes

Absent:

Excused: Bouwman

**Also Present: Planning / Zoning Administrator Brian Werschem,
Recording Secretary Andria Muskovin, Supervisor Jennifer Hodges and 6
guests.**

Approval of Agenda

**Motioned by Borushko supported by Hughes to approve the October 14, 2019
agenda. With modification that item 2 is currently zoned single family residential
(R1)**

Motion carried.

Approval of Minutes

**Motioned by Hower supported by VandenBosch to approve the minutes of
September 9, 2019.**

Motion carried.

Communications

**Board Minutes for September 3, 2019 and September 16, 2019 reviewed with no
comments.**

Staff Report acknowledged

Unfinished Business - None

New Business –

1. PC 19-22 Zoning Map Amendment

 Name: Phoenix Reclamation
 Address: 2389 E. Laketon

PP# **61-10-034-200-0025-00**
Zoning: **Municipal / School (M/S)**

Purpose: **Request Rezoning to Commercial / Industrial (M) to match other half of property / building.**

Public Hearing opened at 7:03

Brian Werschem reported that Phoenix Reclamation (Melching) has acquired the five parcels formerly Jolman School. The three properties along Laketon are already zoned Commercial / Industrial (M) which is conducive to their intended use. However, half of the old school building exists on a separate parcel that remains zoned Municipal / School (M/S). The first request is to rezone that parcel from M/S to M so the properties can be combined for a common use with common zoning.

Four Residents contacted Brian regarding this. Two do not want it to happen.

Published September 29, 2019.

Mark Oliver – Phoenix Reclamation (Melching)
3662 Airline Rd, Norton Shores, MI

Mark explained that this property would become their base of operations. They would combine their Nunica, Harvey St and Airline Rd offices. They have already done the Asbestos abatement. Removed the majority of tile. Proposed plan would be to tear down a portion, move power to gymnasium and keep the parking lot. They would add to the gymnasium a shop to work on equipment. A six foot berm and staggered trees would be added to keep residential area a nice show piece. They do not want the neighbors to disapprove. They would store top soil, sand (not typically) aggregate materials. May bring in crusher for concrete (2 week period / year).

Ordinance requires a buffer between Residential and Commercial.

Eddie Tice, 2312 Evanston wanted to know where the driveway would be. He was concerned that it would be right next to his house. He was not in favor of the added noise that this would bring in.

Shirley Kallas, 2318 Evanston stated that traffic is so bad now and noisy that this would only add to the noise. She was concerned that they would have a driveway on Evanston. Evanston is not a truck route, but she stated that they are always going up and down her road.

Mary Gee, 2341 Evanston stated that there is a lot of truck noise now and she is concerned about noise, fumes and smell.

Motion by Borushko supported by Hower to close Public Hearing at 7:22 PM.

Motion carried

Brian Werschem stated that the Master plan has this parcel listed as Transitional Industrial.

Motion by Hower supported by Borushko to recommend approval to the Township Board of zone change for parcel 61-10-034-200-0025-00 from Municipal/School (M/S) to Commercial/Industrial M.

**Yeas: Singerling, Hower, VandenBosch, Hughes, Frein, Borushko
Nays: none**

2. PC 19-23 Zoning Map Amendment

**Name: Phoenix Reclamation
Address: Vacant Lot upon Evanston
PP# 61-10-034-200-0022-00
Zoning: Single Family Residential (R1)**

Purpose: Request Rezoning to Commercial / Industrial (M) to match their other properties adjacent to this location

Public Hearing opened at 7:24 PM.

Brian Werschem reported that are also requesting another parcel (Single Family Residential (R1)) acquired from the original Jolman School properties that exists along Evanston Avenue. For them to utilize this property as part of their operation as well as combining it with the other four parcels it would require rezoning to M as well. However, this rezoning is not quite so straight forward. This is surrounded by R1 and existing homes.

Residents are concerned with a driveway being on Evanston, Mark stated that only employee vehicles would be used for that driveway as trucks are prohibited.

VandenBosch suggested a dual zoning – Boundary adjustment if applicant is willing to move boundary to help residents be more comfortable with Phoenix Reclamations plans.

Mark Oliver stated that he would agree to that.

Singerling showed the residents a map of how it would change if it was approved and they seemed to be happy with the change.

Recommendation was made to leave R1 zoning on Evanston frontage side and change the rear portion to M.

Motion by Hower, supported by Borushko to close Public Hearing at 7:37 PM.

Motion carried

Motion by Hughes, supported by Frein to recommend approval to the Township Board to split zoning R1 frontage upon Evanston & M for the rear portion along a parallel line to Evanston with a common line with the parcel immediately to the east for parcel 61-10-034-200-0022-00.

Yeas: Singerling, Hower, VandenBosch, Hughes, Frein, Borushko
Nays: None

Public Comment - None

Adjournment

Motioned by Hower supported by Hughes to adjourn at 7:46 P.M.

Motion carried.

Respectfully submitted by,

**Sandra Frein
Secretary**