

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-19-4
April 8, 2019**

CALL TO ORDER

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

ROLL

**Present: Hower, VandenBosch, Hughes, Singerling,
Bouwman, Frein**
Absent: None
Excused: Borushko
**Also present: Planning and Zoning Administrator Brian
Werschem and 2 guests.**

Approval of Agenda

Motioned by Singerling supported by Hower to approve the April 8, 2019 agenda.

Motion carried.

Approval of Minutes

Motioned by Hower supported by Singerling to approve the minutes of March 11, 2019 as presented.

Motion carried.

Communications

Board Minutes for March 4, 2019 & March 18, 2019

Staff Report acknowledged

Unfinished Business

- 1. PC 19-03 Site Plan - Revised**
Name: Apple Venture's LLC
Address: 1501 E. Apple Ave.
PP# 61-10-028-200-0010-00
Zoning: Shopping Center (C2)
Purpose: Modify approved site plan moving compactor to rear of building and adding recycle container with enclosure

Ryan Risley, 271 E Apple Ave., representing Goodwill Industries, presented their request to move the compactor from its previously approved location to the rear loading dock area including the screening. He also described their request to locate a metal recycling dumpster, pad and screening to the rear of the structure.

James Cherney, 271 E. Apple Ave., also representing Goodwill Industries further described their request to relocate the compactor and install a metal recycling dumpster location rear of structure.

Commissioner VandenBosch pointed out that their proposed metal recycling dumpster location encroaches into the state highway property. Further discussion and review confirmed that the location encroaches..

Open discussion between applicants, Commissioners and Planner began regarding the gates for the dumpster enclosure and the pass through gate between the applicant's property and the residential care facility to the North. The need for the pass through gate as well as the enclosure gate blocking the pass through gate.

Planner Werschem questioned whether the pass through gate is required to exist. Also, if it is required to exist could it be moved west, to allow dumpster and enclosure?

Commissioner Hughes suggested that the pass through gate be moved west.

Commissioner Hughes asked how frequently the compactor will be used. Response from applicants was a couple times per hour during business hours.

Commissioner Singerling believes that the pass through gate has some fire department access requirements.

Motion was made by Singerling, supported by Hower to approve the site plan revisions for the compactor and for the metal recycling container and enclosure with the following contingencies:

Determination if the pass through gate is required for fire access.

Move the metal recycling dumpster, pad, and enclosure off of the state highway property and entirely upon applicant's property.

Allow the Fire Inspector and Planner approve minor changes to the metal recycling dumpster, pad and screening location. Any significant changes are required to be brought back to the Planning Commission.

Ayes: Hower, VandenBosch, Hughes, Singerling, Bouwman, Frein
Nays: None

Motion Passed

Public Comment -

Planner Werschem indicated that next Planning Commission meeting will be May 13th and there will be several parcels being requested to be rezoned from (C1) Neighborhood Commercial to (R1) Single Family Residential due to conflicts with the Master Plan and current uses.

Adjournment

Motioned by Hower supported by Singerling to adjourn at 7:27 pm.

Motion carried.

Respectfully submitted by,

**Sandra Frein
Secretary**