

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-19-9  
September 9, 2019**

**CALL TO ORDER**

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

**ROLL**

**Present: Singerling, VandenBosch, Borushko  
Bouwman, Hughes,  
Absent: Frein  
Excused: Hower  
Also Present: Planning / Zoning Administrator Brian Werschem,  
Recording Secretary Andria Muskovin, and 3 guests.**

**Approval of Agenda**

Motioned by Singerling supported by Borushko to approve the September 9, 2019 agenda.

Motion carried.

**Approval of Minutes**

Motioned by Singerling supported by Borushko to approve the minutes of August 20, 2019 with changes to item 1 striking out "very long and narrow property with the narrow portion upon Apple Avenue to the south and the wider portion upon".

Motion carried.

**Communications**

Board Minutes for August 19, 2019 reviewed with no comments.

Staff Report acknowledged

**Unfinished Business - None**

**New Business –**

1. PC 19-20 Site Plan

Name: Inland Properties LLC / Touch of Class Car Wash  
Address: 1861 Holton  
PP# 61-10-004-100-0023-00  
Zoning: Neighborhood Commercial

**Purpose: Additions to existing approved car wash**

The applicants propose additions to their existing Touch of Class car wash including building additions, new prepay stations, new dumpster enclosure, some internal pavement / curbing additions as well as three (3) new parking spaces.

Roy Kamps, 469 Greenfield, Coopersville, MI owner of Touch of Class Car Wash stated that he would like to add 30' addition to back of building, canopies in the front and back for looks, and also a new fence in the back.

Singerling asked if the mechanical operations would remain the same. Yes.

Borushko commented on it being a nice place and that he goes there all the time.

***The following standards of Section 58-486 for Site Plan Approval were reviewed by the Planning Commission (PC)***

- (b) Each site plan shall conform to all applicable provisions of this chapter and the following standards:
  - (1) All elements of the site plan shall be designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

*PC believes the modifications proposed will not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.*
  - (2) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

*Most landscaping is existing with additional landscaping around the new dumpster enclosure. PC believes it is sufficient.*
  - (3) Storm water and erosion protection.
    - a. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties, the public storm water drainage system, or nearby bodies of water.

*PC believes that no adverse effects to neighboring properties, the public storm water drainage system, or nearby bodies of water will occur. The applicants have proposed modifications and calculations for storm water management onsite.*

- b. Provisions shall be made to accommodate storm water, prevent erosion and the formation of dust.

*PC believes this site plan accommodates this.*

- c. The use of detention/retention ponds may be required.

*PC believes that detention / retention ponds are necessary to accommodate changes to storm water runoff based on roof surfaces and new asphalt surfaces. PC believes the detention / retention ponds proposed are adequate. Stormwater calculations are provided.*

- d. Surface water on all paved areas shall be collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.

*PC believes that surface water will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.*

- e. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

*No natural drainage such as swales, wetlands, ponds, or swamps exist onsite so this is not applicable.*

- f. Catch basins or other protective measures may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.

*PC believes that the protective measure is adequate for this project.*

- g. Compliance with the requirements of [section 58-487](#) shall also be demonstrated.

*Section 58-47 provisions shall apply to all businesses and facilities, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than 100 kilograms per month, equal to about 25 gallons or 220 pounds, and which require site plan review under the provisions of this article or other township ordinances. This project will produce no hazardous materials so this section does not apply.*

- (4) The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

*PC believes that the landscape plan and layout does provide for this privacy. No dwelling units located therein.*

- (5) Every structure or dwelling unit shall have access to a public street, unless otherwise provided in an approved PUD.

*PC believes that the existing public street access is adequate.*

- (6) A pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system shall be provided.

*PC believes the pedestrian circulation system is not required.*

- (7) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.

*PC believes that the site plan accommodates safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site and the drives, streets and other elements are designed to promote safe and efficient traffic operations within the site and at its access points.*

- (8) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

*PC believes this is adequately provided.*

- (9) All streets shall be developed in accordance with [chapter 42](#), subdivisions and the county road commission specifications.

*No street development is occurring and is currently existing so this standard is not applicable.*

- (10) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the fire and police departments.

*Building is arranged to provide emergency vehicle access. Approved by the Fire inspector.*

- (11) The site shall be adequately served by water supply and sewage collection and/or treatment.

*The site is currently served by public water and sewer services.*

- (12) All loading or unloading areas and outside storage areas, including refuse storage stations, shall be screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.

*Small refuse storage area proposed with screening. PC believes this requirement is met.*

- (13) Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

*PC believes all exterior lighting proposed remains onsite and no light trespass is occurring onto neighboring properties. Only one existing pole is being relocated further into the property than its current location.*

- (14) Site plans shall conform to all applicable requirements of state and federal statutes and approval must be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.

*This should be a condition of approval.*

Motion made by Borushko seconded by Hughes to approve the Site Plan modification for Touch of Class Car Wash 1861 Holton Rd., PP # 61-10-004-100-0023-00 to enlarge and enhance the operation, whereas the Planning Commission deems the Site Plan compliant with Section 58-486 of the Muskegon Charter Township Code of Ordinances contingent upon all federal, state, county and local ordinances and regulations being met and being compliant.

Ayes: Borushko, Singerling, VandenBosch, Bouwman, Hughes,

Nays: None

2. PC 19-21 Discussion

Name: Wesco  
Address: 1819 E. Apple Ave.  
PP# 61-10-404-000-0281-00  
Zoning: Neighborhood Commercial

Purpose: New parking area

Wesco has purchased the former James Wood Agency property immediately east of their existing location at 1819 E Apple. They have demolished the former James Wood Agency building and have left the asphalt parking surface. They then, under advisement from the Township, combined the properties together into a single parcel. They wish to simply use the existing hard surface parking area for additional parking.

A layout of the parking was provided with recommended curb stops.

Motion by Singerling and supported by Borushko to approve administrative authorization to Brian Werschem to modify site plan as a minor change with Wesco regarding parking area contingent on make it presentable and spruce it up.

**Public Comment - None**

**Adjournment**

**Motioned by VandenBosch supported by Borushko to adjourn at 7:16 P.M.**

**Motion carried.**

**Respectfully submitted by,**

**Sandra Frein  
Secretary**