

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-20-11
November 9, 2020**

CALL TO ORDER

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

ROLL

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

Absent: None

Excused: Hughes

**Also Present: Planning / Zoning Administrator Brian Werschem,
Recording Secretary Andria Muskovin, Supervisor Hodges, Fire Marshal
Nicolai and 2 guests.**

Approval of Agenda

**Motioned by Singerling supported by Hower to approve the November 9, 2020
Agenda.**

Roll Call:

Ayes: Borushko, Bouwman, VandenBosch, Hower, Singerling, Frein

Nays:

Motion carried.

Approval of Minutes

**Motioned by Hower supported by Singerling to approve the minutes of October
12, 2020.**

Roll Call:

Ayes: Borushko, Bouwman, VandenBosch, Hower, Singerling, Frein

Nays:

Motion carried.

Communications

**October Board Minutes Reviewed with no comment
Staff Report acknowledged**

Unfinished Business - None

New Business –

1. PC 20-30 Special Use Permit – Public Hearing

**Name: Terry & June Hall
Address: 899 N. Mill Iron Rd.
PP#: 61-10-01-00-0006-00
Zoning: Single Family Residential (R1)**

Purpose: Requesting a land division creating a flag lot.

Public Hearing opened at 7:02 PM.

Published in Muskegon Chronicle on October 25, 2020. One inquiry asking for clarification.

Brian stated that they would like to divide property. Muskegon Charter Township ordinance allows for him to have a flag lot. Flag pole will use existing drive and service existing dwelling. Construct a new dwelling on new lot much closer to the road. Terry Hall, 899 N Mill Iron Rd, had nothing to add but stated he is ready to go on his retirement home.

No comments from the public.

Motion by Singerling second by Borushko to close the public hearing at 7:05 PM.

Motion by Hower seconded by Singerling to approve special use permit for 899 N Mill Iron Rd parcel number 61-10-012-300-0006-00 having met all the special use standards for flag lots of Section 58-12 (d) of the Muskegon Charter Township Code of Ordinances contingent upon all federal, state, county and local ordinances and regulations being met.

Roll Call

Ayes: Singerling, Borushko, Hower, Bouwman, VandenBosch, Frein

Nays: 0

Excused: Hughes

Motion Carried

2. PC 20-31 Site Plan

**Name: VanRhee Properties, LLC.
Address: 1651 S Walker Rd
PP# 61-10-026-300-0035-10
Zoning: Industrial Park (IP)**

Purpose: Rebuild business destroyed by fire in 2019

Zoning Administrator Werschem stated that the special use is already issued with the land. They would like to reconstruct business. Fire Department had no comments to add.

Randy VanRhee, 10003 60th St Hudsonville, MI stated that they would like to get the building back up and in use. PC had no questions.

Motion by Hower second by VandenBosch to approve the Site Plan at 1651 S Walker Rd, parcel # 61-10-026-300-0035-10 having met all the site plan standards of Section 58-486 of the Muskegon Charter Township Code of Ordinances contingent upon all federal, state, county and local ordinances and regulations being met.

Roll call

Ayes: Boruschko, Frein, Bouwman, Singerling, VandenBosch, Hower

Nays: 0

Excused: Hughes

Motion Carried

3. PC 20-32 Medical and Recreational Marihuana Provisioning Center License Modification

**Name: Warren Elite PC, LLC
Address: 1965 Holton Rd
PP# 61-10-004-100-0031-00
Zoning: Neighborhood Commercial (C1)**

Purpose: Add partners to Licensed Entity

Zoning Administrator Werschem stated that the Ordinance is very specific. He did speak with legal regarding it. It requires full review from beginning to

end. PC must make recommendation for approval or denial to Board.
Backgrounds were completed and ok.

Louis Meeks, 7746 Hidden Ridge, North Belt, MI stated that the new partners are from the Lansing area and they are looking forward to adding them.

Motion by Hower second by Frein to approve the Medical and Recreational Marihuana Provisioning Center License Modification at 1965 Holton Rd, parcel #61-10-004-100-0031-00 recommends approval to the Board contingent upon final State approval.

Roll call

Ayes: Borushko, Frein, Bouwman, Singerling, VandenBosch, Hower

Nayes: 0

Excused: Hughes

Brian mentioned how they have turned an eye sore into a gem. Also the Apple site started a \$1,000,000 renovation today then will start on the Laketon property.

Public Comments: None

Announcements: next meeting via WebEx will be on December 14, 2020. Also request to the reappointment of Sandra Frein, Joe Singerling and Wade VandenBosch will be made at the next Board meeting on November 16, 2020.

Adjournment:

Motioned by Hower supported by Frein to adjourn at 7:30 P.M.

Motion carried.

Respectfully submitted by,

Sandra Frein
Secretary