

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-20-10
October 12, 2020**

CALL TO ORDER

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

ROLL

Present: Singerling, VandenBosch, Borushko, Hower, Bouwman

Absent: None

Excused: Frein, Hughes

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

Approval of Agenda

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

Roll Call:

Ayes: Borushko, Bouwman, VandenBosch, Hower, Singerling

Nays:

Motion carried.

Approval of Minutes

**Motioned by Borushko supported by Hower to approve the minutes of September
14, 2020.**

Roll Call:

Ayes: Borushko, Bouwman, VandenBosch, Hower, Singerling

Nays:

Motion carried.

Communications

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

Unfinished Business - None

New Business –

1. PC 20-29 Site Plan

Name: Inland Properties LLC/Touch of Class Car Wash
Address: 1861 Holton Rd
PP#: 61-10-004-100-0023-00
Zoning: Neighborhood Commercial (C1)

Purpose: Modify September 2019 approved Site Plan. Add asphalt, move dumpster enclosure, move retention pond.

Brian Werschem explained that additional property was acquired and now transferred into Inland Properties LLC ownership. Because of this, they would like to move the dumpster enclosure and move retention pond. This is a favorable move from Fire Inspector Mark Nicolai as it will allow more room for fire vehicles to be able to maneuver.

Roy Kamps, 469 Greenfield, Coopersville MI. He stated it took a while to get the property, but he is now looking forward to sprucing up the property and getting going on it.

The following are the standards for Site Plan approval.

(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 determined that the overall topography lot is minimally altered so as 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.

PC determined that very little if any actual landscaping is being removed.

(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 determined that the removal of surface waters will not adversely affect neighboring properties, the public storm water drainage system, or nearby bodies of water.

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

PC determined that adequate measures have been taken to accommodate storm water, prevent erosion and the formation of dust.

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

PC determined that the existing is adequate and no additional detention / retention ponds are necessary.

- 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 determined that surface water will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic as it currently exists.

- 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.

PC determined that this project, as proposed, will have no effect on the natural drainage such as swales, wetlands, ponds, or swamps.

- 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 determined that adequate measures have been taken to accommodate runoff and spillage.

- 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 additional hazardous beyond the existing measures of protection.

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

PC determined 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 determined that public street access is existing and adequate.

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

PC determined that the pedestrian circulation system is existing and adequate.

- (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 determined 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 determined that this is existing and adequate.

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

No streets proposed as part of this application. 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.

PC determined that this is existing and adequate. Approved by the Fire inspector.

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

The site currently has adequate water and sewer services which are not being altered by this application.

- (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.

PC determined that the proposed is adequate.

- (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 determined that all exterior lighting proposed remains onsite and no light trespass is occurring onto neighboring properties.

- (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.

PC determined that this should be a condition of approval.

Motion by Hower seconded by Borushko to approve site plan for 1861 Holton Rd. parcel number 61-10-004-100-0023-00 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: Singerling, Borushko, Hower, Bouwman, VandenBosch
Nays:**

Motion Carried

Public Comment

None

Announcements – Regular Meeting WebEX November 9, 2020 6:30 Work Session, 7:00 Meeting (25 people or less maybe we will meet in person)

Discussion on Master Planning – sub committees – RFP’s , Bayer Crop Science will be closing by 2022

Adjournment

Motioned by Hower supported by Singerling to adjourn at 7:15 P.M.

Motion carried.

Respectfully submitted by,

**Sandra Frein
Secretary**