

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-21-6
SEPTEMBER 13, 2021**

CALL TO ORDER

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

Present: Singerling, Hower, Bouwman, Hughes, Borushko

Excused: Frein

Absent: VandenBosch

**Also Present: Planning / Zoning Administrator Brian Werschem,
Recording Secretary Andria Muskovin, and 5 guests.**

Approval of Agenda

Motioned by Singerling supported by Borushko to amend the Agenda for the September 13, 2021 Agenda to add PC-21-16 and PC 21-17 Medical & Recreational Provisioning License Transfers.

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

Motion carried.

Approval of Minutes

Motioned by Hower supported by Singerling to approve the minutes of July 12, 2021.

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

Motion carried.

Communications

**July 6, 2021, July 19, 2021 August 2, 2021 and August 16, 2021 Board Minutes
Reviewed with no comment
Staff Report acknowledged**

Unfinished Business - None

New Business –

1. PC 21-15 Zone Change – Public Hearing

Name: Annette Fowler
Address: 895 Jones
PP#: 61-10-023-400-0022-00
Added Address: 905 Jones; 885 Jones; 847 Jones; 0 Jones V/L; 850 Jones
Added PP# 61-10-023-400-0023-00; 61-10-023-4000-0021-00; 61-10-023-400-0019-00; 61-10-023-400-0030-00; 61-10-023-400-0029-00
Zoning: Neighborhood Commercial
Purpose: Rezone to R1 Single Family Residential

Chairman Bouwman opened the Public Hearing at 7:02 P.M.

Published on 8/29/2021. No Communication. One resident came in and doesn't want it rezoned. His address was left off.

Annette Fowler, 895 Jones, Muskegon MI owner of M & M U Stor & Lock purchased home at 895 Jones in March 2021. Owner would like to repair, remodel & add on. Because the property is Pre-existing, non-conforming property is hard to insure and finance without proper zoning. Planning & Zoning Administrator Werschem received a complaint that work was being done at 895 Jones. Werschem contacted property owner after estimate from Air Pro, and neighbor contacted about yard work and painting being done. Mrs. Fowler would like to get a permit for galvanized pipe changing to copper pipe, but has done nothing else to the house since PZ Administrator Werschem told her to stop.

Michael Sandberg, 917 Jones, stated that he has lived at property for 21 years and has a small business (car repair). He stated that everyone was aware the vacant lot was owned by the M & M UStore & Lock. He knew the property was for sale and said it would have been bought but it was vacant for 4 years and knew the problems would be there. He just purchased 905 Jones. It was non-conforming but is being used as commercial.

Michael Shanahan, 641 S Woodland, Muskegon MI stated that the new owner has done a lot of work. He stated the house has no running water, no heat. He asked that 895 Jones be pulled out as a stand-alone. He questioned why their neighborhood is different from the actions one year ago.

Motion by Borushko supported by Hower to close the Public Hearing at 7:18 P.M.

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

Motion by Singerling Supported by Borushko to recommend to the Muskegon Charter Township Board that all properties listed in the zone change be rezoned to R-1 Single Family Residential.

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

2. PC 21-16 Medical Provisioning License Transfer

**Name: Lucky Pablo, Inc.
Address: 1446 Holton Rd
PP#: 61-10-088-000-0001-00
Zoning: Neighborhood Commercial**

Purpose: Transfer Licenses from Warren Elite PC, LLC to Lucky Pablo, Inc. This is a renewal as well but not handled by PC.

Zoning & Planning Administrator Werschem suggested parameters be added. 45 days to obtain permit, 90 days to begin construction, 270 days final occupancy.

Motion by Singerling, Supported by Hughes to recommend to the Muskegon Charter Township Board, to approve the transfer of Medical Provisioning License transfer from Warren Elite PC, LLC to Lucky Pablo, Inc. with the following conditions:

Obtain a Building Permit within 45 days

Begin Construction within 90 days

Obtain a Final Occupancy Permit within 270 days

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

Motion carried.

3. PC-21-17 Recreational Provisioning License Transfer

**Name: Lucky Pablo, Inc.
Address: 1446 Holton Rd**

PP#: 61-10-088-000-0001-00
Zoning: Neighborhood Commercial

Purpose: Transfer Licenses from Warren Elite PC, LLC to Lucky Pablo, Inc. This is a renewal as well but not handled by PC.

Zoning & Planning Administrator Werschem suggested parameters be added. 45 days to obtain permit, 90 days to begin construction, 270 days final occupancy.

Motion by Singerling, Supported by Hughes to recommend to the Muskegon Charter Township Board, to approve the transfer of Recreational Provisioning License transfer from Warren Elite PC, LLC to Lucky Pablo, Inc. with the following conditions:

Obtain a Building Permit within 45 days

Begin Construction within 90 days

Obtain a Final Occupancy Permit within 270 days

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

Motion Carried.

Public Comments: None

Public Comment: Annette Fowler asked if the PC would like to see pictures of the house from when she bought it showing that she did have electricity. She was told to bring them for the Board meeting on Monday, September 20, 2021 in case the Board wanted to see them.

Announcements: Master Plan update. Rescheduled with Jim Nielsen, Orchard View Superintendent. North side open house 30-40 people showed. Well attended, well received. South side was going to be held on the 16th of September.

Next meeting will be on Monday, October 11, 2021.

Motion by Hower, and supported by Singerling, to adjourn the meeting at 7:43 P.M.

Ayes: Hughes, Bouwman, Singerling, Hower, Borushko

Nays: None

Motion Carried

Respectfully submitted by,

**Sandra Frein
Secretary**