

Zoning Reform Engagement Notes

Public Meeting #1 City Hall, July 25, 2024, 4:30-6:30 PM

People	#	Names
Scribes	2	Sam Pulos, Isabela Gonzalez
Zoning	4	Jake Eckholm, Mike Franzak, Jamie Pesch, Sarah Romine
Other Staff	2	Deborah Sweet, LeighAnn Mikesell
Guests	12	Billie Joy Thomas, Martino Bartoli, Steve Gawron, Cheryl Meyer, Caroline Meyer, Evan Pesch, DeMario Phillips, Randy Vanderweit, Vickie Thompson, Steve Thompson, Cisily Zuniga, and Frank Peterson,

	In Favor	Opposed	Middle	Overall Comments
Idea 1 Reduce minimum lot size requirements	10	1	1	-Some were hesitant to 30 ft lots but would be okay with 40 ft wide -Support so folks can rebuild for fire etc. -Wanting to fill vacant lots that cause issues -Understanding that houses historically have been built on smaller lots
Idea 2 Increase housing choice	9	0	3	-Support for duplexes, weary of more units than 2. -Will calm short-term rentals coming in and taking houses -Need to make affordable units -Important to pair with Idea 1 -Mitigates small lot issues -Some were hesitant about rentals
Idea 3 Allow single-family houses to add units	12	0	0	-City, not SafeBUILT, should inspect units -Some liked the flexibility and option to add units -Implementation of this idea should not be a case-by-case issue -Understanding that ideas 1,2, and 3 could work hand in hand
Idea 4 Reduce or eliminate parking minimums	9	1	2	-Market will dictate need -Need to look at the impact on infrastructure -Need to access alley conditions -Need to take hybrid approach and consider street parking -Some were uncertain if reducing or eliminating parking minimums would be beneficial and felt it should be decided by professionals
Other Comments	Concern about additional pavement/homes effecting Storm-water runoff negatively. LOUD emphasis that the new aesthetic should fit into the existing neighborhood styles; This was mentioned as important for all four ideas. Each idea had positive reaction to allowing more housing and more density. Concern with house size minimums, in the event of a fire where a house would need to be rebuilt. Common understanding that these ideas, particularly 4, "just make sense".			

Comments on video/style of presentation:

- Simple to understand, wasn't confused. (2)
- Would be nice to have more than one narrator throughout the video. (1)

Public Meeting #2 Wonderland Distilling, August 5, 2024, 4:30-6:30 PM

Zoning Reform Engagement Notes

People	#	Names
Scribes	2	Isabela Gonzalez
Zoning	4	Jake Eckholm, Mike Franzak, Jamie Pesch, Sarah Romine
Other Staff	2	Deborah Sweet, Sam Pulos
Guests	6	Brenda Nemetz, Jeanette Burt-Moore, Jamie Cross, Azhia Davis, Denise Schirmann, Ernest Schirmann

	In Favor	Opposed	Middle	Overall Comments
Idea 1 Reduce minimum lot size requirements	3	2	1	-Some concern for splitting lots and the costs of utilities for residents who do split -Discussions around green building requirements for houses -Worries that an increase in housing may drive up overall costs
Idea 2 Increase housing choice	5		1	-Desire for young people to access affordable housing -Some concern with corporate ownership of land - The potential regulation of housing for low-income residents in Muskegon was mentioned during discussions
Idea 3 Allow single-family houses to add units	3	2	1	-Indifference for idea 3 -Some residents purchase houses with the intention of converting into multi-units -Acknowledgment for potential benefits of this idea
Idea 4 Reduce or eliminate parking minimums	4		2	-Some would prefer a reduction of parking to one space, not an elimination -Hesitancy from residents to eliminate due to weak public transportation -Concerns for winter parking and these parking minimums -Some like the flexibility of choice instead of a requirement to build
Other Comments	Concerns raised about the impact of additional pavement on stormwater runoff. Questions about prioritizing Muskegon residents in the purchasing and splitting of lots. Recognition of ongoing public transportation challenges within the city. Inquiries about how new housing developments in neighboring communities might affect Muskegon.			

Comments on video/style of presentation:

- N/A

Public Meeting #3 Angel Community Church, August 29, 2024, 4:30-6:30 PM

People	#	Names
Scribes	3	Kassi Dean, Sam Pulos, Sarah Romine
Zoning	4	Jake Eckholm, Mike Franzak, Jamie Pesch
Other Staff	2	Deborah Sweet, LeighAnn Mikesell

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Guests	20+	Jeffery Hough, Maria, Cheryl Ritter, Robert Ritter, Mike Powell, Ruth Roderick, Ardena Duren, Ed Bodman, Nadjc Bodman, Portia, Jay Kilgo, Arthur, Terri Kitchen, Jeanette Burt Moore, Bernadette Young, Ann Rennells, Helen, Millie, Sophia Davis
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	In Favor	Opposed	Middle	Overall Comments
Idea 1 Reduce minimum lot size requirements	5	12	5	- Each neighborhood's character should be considered - This idea lacks neighbor's feedback - Concerns of houses too crowded/lack of privacy/ and density - Some believed the lot sizes could be too small
Idea 2 Increase housing choice	4	10	8	- Some believe they/neighborhood should have a say in multi-unit builds - Worries of renters/building owners not keeping up with appearance - Some ok with ONLY duplexes but nothing more - Each homeowner should request rezoning themselves - Support for idea 2 because of existing homes
Idea 3 Allow single-family houses to add units	16	5	1	- Some like idea of building smaller house for aging parents - Comfortable if there were strict rules about maintaining units - Concerns of parking - Belief that some neighborhoods wouldn't fit with this idea - Support for idea 3 because of past "carriage houses"
Idea 4 Reduce or eliminate parking minimums	10	10	3	- Concern that winter parking will be difficult and should be considered - Discussed how parking minimums are not a one size fits all - Lots of okays with reducing but not eliminating - Hesitancy about reducing because of parking history - Some liked the reduction of costs like pavement
Other Comments	Discussion about regulations for absentee landlords and some disapproval for the current rentals in neighborhoods			

Comments on video/style of presentation:

- Good video!
- Really cool to use the church space and bring a unique group of people together to talk.