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# Emision

NORTH MUSKEGON

PLANNING & ZONING COMMITTEE MEETING

July 17, 2023 - CITY OF NORTH MUSKEGON, MI



The background image shows an outdoor community open house. A group of people is gathered around a long table covered with a white cloth. On the table, there are various items including colorful sticky notes, markers, and informational materials. The setting is outdoors with large trees and a clear sky. A white canopy tent is visible on the left side of the image.

# AGENDA

**Discussion of June 29 Community  
Open House**

A community event where people are gathered around informational displays. A large screen at the back shows a silhouette of a person wearing glasses with the text 'Mission NORTH CAROLINA' and 'COMMUNITY EVENT #2'. Several people are looking at posters titled 'REVIEW MASTER PLAN GOALS' and 'REVIEW MASTER PLAN VISION STATEMENT'. One poster on the right has the text 'DID YOU KNOW?' and 'DO YOU FEEL YOU' along with a pie chart. In the foreground, there are tables with chairs and some papers.

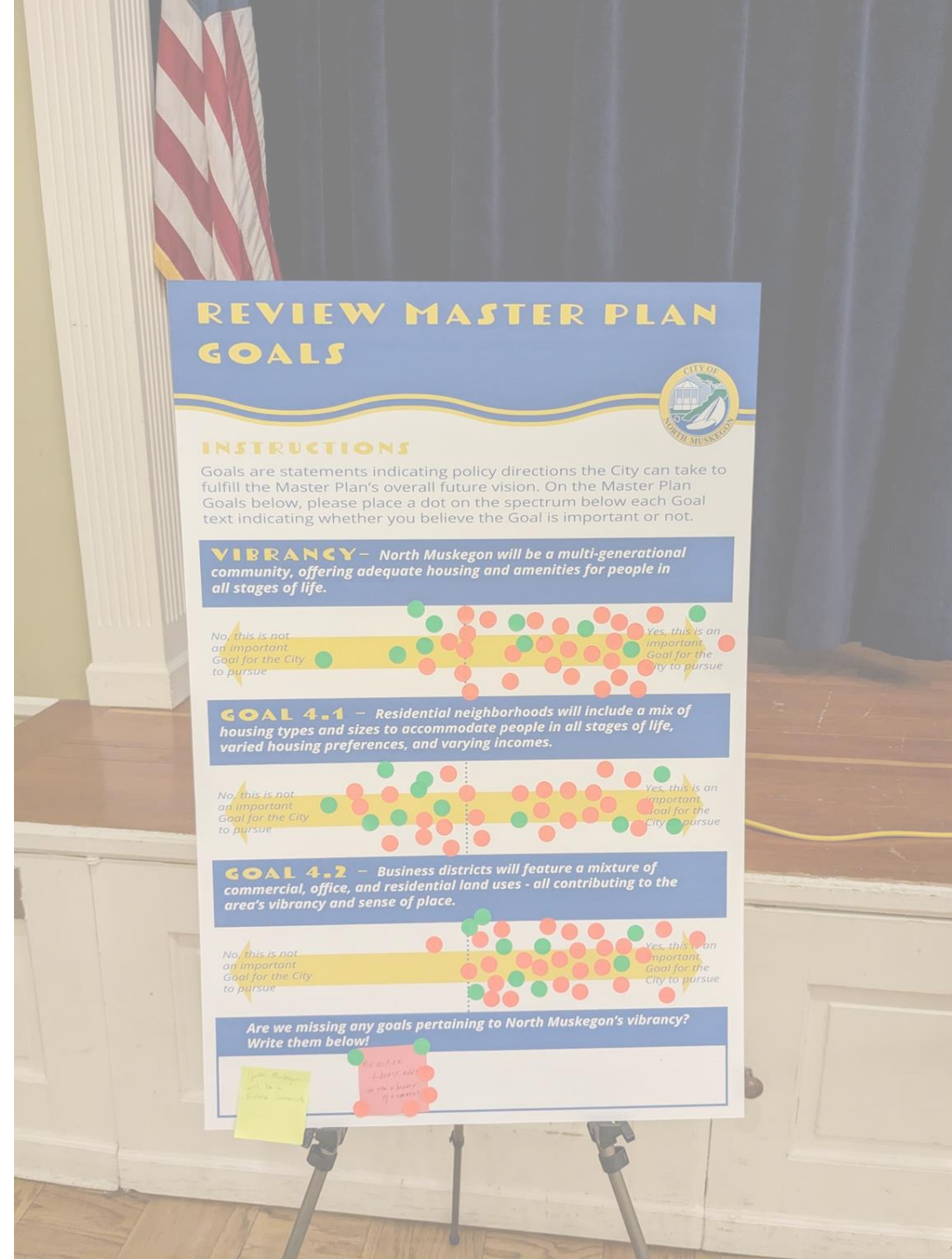
# COMMUNITY EVENT

JUNE 29, 2023

# VISION STATEMENT, THEMES, AND GOALS

# Vision Statement, Goals, and Objectives

*Instructions: Attendees placed dots along a spectrum indicating their thoughts on the Master Plan's proposed Vision Statement, Goals, and Objectives*



## REVIEW MASTER PLAN GOALS

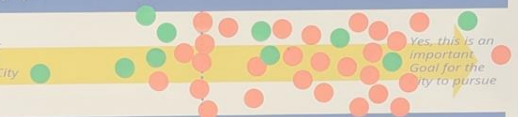


### INSTRUCTIONS

Goals are statements indicating policy directions the City can take to fulfill the Master Plan's overall future vision. On the Master Plan Goals below, please place a dot on the spectrum below each Goal text indicating whether you believe the Goal is important or not.

**VIBRANCY** – North Muskegon will be a multi-generational community, offering adequate housing and amenities for people in all stages of life.

No, this is not an important Goal for the City to pursue



Yes, this is an important Goal for the City to pursue

**GOAL 4.1** – Residential neighborhoods will include a mix of housing types and sizes to accommodate people in all stages of life, varied housing preferences, and varying incomes.

No, this is not an important Goal for the City to pursue



Yes, this is an important Goal for the City to pursue

**GOAL 4.2** – Business districts will feature a mixture of commercial, office, and residential land uses - all contributing to the area's vibrancy and sense of place.

No, this is not an important Goal for the City to pursue




Yes, this is an important Goal for the City to pursue

Are we missing any goals pertaining to North Muskegon's vibrancy? Write them below!

Yes, this is an important Goal for the City to pursue

Yes, this is an important Goal for the City to pursue

# REVIEW MASTER PLAN VISION STATEMENT




**INSTRUCTIONS**  
On the Vision Statement below, please place a dot on the spectrum indicating whether it captures your vision for North Muskegon's future. If not, please place a comment below telling us your thoughts.

**VISION STATEMENT**  
*"North Muskegon will use its natural features and 'small-town' charm to foster a walkable community that supports local businesses and reinforces its unique sense of place."*

No, this does not accurately summarize my vision for North Muskegon's future

Yes, this accurately summarizes my vision for North Muskegon's future




*Any comments or suggestions? Please leave them below!*

**Vision Statement:** *North Muskegon will use its natural features and 'small-town' charm to foster a walkable community that supports local businesses and reinforces its unique sense of place.*

No, this does not accurately summarize my vision for North Muskegon's future	Middle	Yes, this accurately summarizes my vision for North Muskegon's future
3	7	34

**Key Take-Aways:** *Wide-spread support for draft Master Plan Vision Statement*

# REVIEW MASTER PLAN GOALS



## INSTRUCTIONS

Goals are statements indicating policy directions the City can take to fulfill the Master Plan's overall future vision. On the Master Plan Goals below, please place a dot on the spectrum below each Goal text indicating whether you believe the Goal is important or not.

**BRAND – North Muskegon will have a recognizable identity that makes it a desirable destination where people feel welcome and included.**

No, this is not an important Goal for the City to pursue | Yes, this is an important Goal for the City to pursue

**GOAL 1.1 – North Muskegon will implement gateway and branding features that convey its unique brand throughout the community.**

No, this is not an important Goal for the City to pursue | Yes, this is an important Goal for the City to pursue

**GOAL 1.2 – North Muskegon will partner with local historical organizations to implement historical assets throughout the community.**

No, this is not an important Goal for the City to pursue | Yes, this is an important Goal for the City to pursue

Are we missing any goals pertaining to North Muskegon's Brand? Write them below!


No, this does not accurately summarize my vision for North Muskegon's future	Middle	Yes, this accurately summarizes my vision for North Muskegon's future
<b>Brand</b> – North Muskegon will have a recognizable identity that makes it a desirable destination where people feel welcome and included.		
2	3	34
<b>Goal 1.1:</b> North Muskegon will implement gateway and branding features that convey its unique brand throughout the community.		
14	11	10
<b>Goal 1.2:</b> North Muskegon will partner with local historical organizations to implement historical assets throughout the community.		
8	6	25

**Key Take-Aways:** Some participants did not find gateway and branding features to be an important future endeavor

**Sticky-Note Comments:**


- 1.) Brand is embracing and celebrating who we are – a beautiful bedroom community with recreation.
- 2.) We are a neighborhood/Suburb of Muskegon.
- 3.) We need to also embrace/celebrate that we don't need to grow our own local businesses but rather support those in the whole greater Muskegon Area.

# REVIEW MASTER PLAN GOALS




**INSTRUCTIONS**  
Goals are statements indicating policy directions the City can take to fulfill the Master Plan's overall future vision. On the Master Plan Goals below, please place a dot on the spectrum below each Goal text indicating whether you believe the Goal is important or not.


**PLACEMAKING** – North Muskegon will be a community of distinct locations that are pleasing to visit and spend time in.

No, this is not an important Goal for the City to pursue  Yes, this is an important Goal for the City to pursue

**GOAL 2.1** – North Muskegon's residential areas will include features that create calm and desirable neighborhood environments.

No, this is not an important Goal for the City to pursue  Yes, this is an important Goal for the City to pursue

**GOAL 2.2** – North Muskegon's business districts will be high-quality environments oriented around the pedestrian experience.

No, this is not an important Goal for the City to pursue  Yes, this is an important Goal for the City to pursue

Are we missing any goals pertaining to North Muskegon's Placemaking? Write them below!

*Handwritten sticky notes:*  
- We're missing some of the goals...  
- If you do 4 story buildings, make sure the views are accessible to all, 4th floor library, rooftop seating.


No, this does not accurately summarize my vision for North Muskegon's future	Middle	Yes, this accurately summarizes my vision for North Muskegon's future
<b>Placemaking</b> – North Muskegon will be a community of distinct locations that are pleasing to visit and spend time in.		
3	0	36
<b>Goal 2.1:</b> North Muskegon's residential areas will include features that create calm and desirable neighborhood environments.		
1	1	41
<b>Goal 2.2:</b> North Muskegon's business districts will be high-quality environments oriented around the pedestrian experience.		
1	2	39

**Key Take-Aways:** Wide-spread support for placemaking goals

- Sticky-Note Comments:**
- 1.) Is the city integrated in upgrading the housing east by the 4 corners?
  - 2.) If you do 4 story buildings, make sure the views are accessible to all, 4th floor library, rooftop seating.



# REVIEW MASTER PLAN GOALS



## INSTRUCTIONS

Goals are statements indicating policy directions the City can take to fulfill the Master Plan's overall future vision. On the Master Plan Goals below, please place a dot on the spectrum below each Goal text indicating whether you believe the Goal is important or not.

**WALKABLE** – North Muskegon will support a mixture of land uses and well-designed infrastructure that encourages an active and healthy lifestyle.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

**GOAL 3.1** – North Muskegon will feature streets designed for pedestrians, cyclists, and other non-motorized users.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

**GOAL 3.2** – North Muskegon will pursue non-motorized infrastructure connections of regional significance.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

**GOAL 3.3** – North Muskegon will implement way-finding and improved signage for sidewalks, trails, and other non-motorized facilities.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

*Sticky notes:*  
 - Crosswalks on Ruddiman  
 - More residential connection to public water access/property on the west end of peninsula (end of Franklin/Overlook Park)  
 - Kayak, fishing, etc.


No, this does not accurately summarize my vision for North Muskegon's future	Middle	Yes, this accurately summarizes my vision for North Muskegon's future
<b>Walkable</b> – North Muskegon will support a mixture of land uses and well-designed infrastructure that encourages an active and healthy lifestyle.		
0	1	36
<b>Goal 3.1:</b> North Muskegon will feature streets designed for pedestrians, cyclists, and other non-motorized users.		
1	1	40
<b>Goal 3.2:</b> North Muskegon will pursue non-motorized infrastructure connections of regional significance.		
1	4	31
<b>Goal 3.3:</b> North Muskegon will implement way-finding and improved signage for sidewalks, trails, and other non-motorized facilities.		
1	3	34

**Key Take-Aways:** Wide-spread support for walkability goals – with streets designed for all users being especially popular

**Sticky-Note Comments:**

- 1.) Crosswalks on Ruddiman
- 2.) More residential connection to public water access/property on the west end of peninsula (end of Franklin/Overlook Park)
- 3.) Kayak, fishing, etc.

## REVIEW MASTER PLAN GOALS



**INSTRUCTIONS**  
Goals are statements indicating policy directions the City can take to fulfill the Master Plan's overall future vision. On the Master Plan Goals below, please place a dot on the spectrum below each Goal text indicating whether you believe the Goal is important or not.

**VIBRANCY** – North Muskegon will be a multi-generational community, offering adequate housing and amenities for people in all stages of life.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

**GOAL 4.1** – Residential neighborhoods will include a mix of housing types and sizes to accommodate people in all stages of life, varied housing preferences, and varying incomes.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

**GOAL 4.2** – Business districts will feature a mixture of commercial, office, and residential land uses - all contributing to the area's vibrancy and sense of place.

No, this is not an important Goal for the City to pursue Yes, this is an important Goal for the City to pursue

Are we missing any goals pertaining to North Muskegon's vibrancy? Write them below!

*Handwritten notes on sticky notes:*  
 - Yellow: "The city should have more green spaces."  
 - Pink: "An active library adds to the vibrancy of a community."

No, this does not accurately summarize my vision for North Muskegon's future	Middle	Yes, this accurately summarizes my vision for North Muskegon's future
<b>Vibrancy</b> – North Muskegon will be a multi-generational community, offering adequate housing and amenities for people in all stages of life.		
7	5	26
<b>Goal 4.1:</b> Residential neighborhoods will include a mix of housing types and sizes to accommodate people in all stages of life, varied housing preferences, and varying incomes.		
16	3	17
<b>Goal 4.2:</b> Business districts will feature a mixture of commercial, office, and residential land uses – all contributing to the area’s vibrancy and sense of place.		
1	3	33

**Key Take-Aways:** Mixed responses on Goal 4.1; there is a split of participants desiring a mix of housing types and another group of participants who do not want a mix of housing types

**Sticky-Note Comments:**

- 1.) North Muskegon will be a diverse community.
- 2.) An active library adds to the vibrancy of a community.

# REVIEW MASTER PLAN GOALS



## INSTRUCTIONS

Goals are statements indicating policy directions the City can take to fulfill the Master Plan's overall future vision. On the Master Plan Goals below, please place a dot on the spectrum below each Goal text indicating whether you believe the Goal is important or not.

**RESILIENCE** – North Muskegon will be a regional model demonstrating how to proactively prepare our community for future challenges related to the environment, economy, and changing housing needs.

No, this is not an important Goal for the City to pursue



Yes, this is an important Goal for the City to pursue

**GOAL 5.1** – Development in areas adjacent to water must balance environmental sensitivity with access to these natural amenities.

No, this is not an important Goal for the City to pursue



Yes, this is an important Goal for the City to pursue

**GOAL 5.2** – North Muskegon will pursue a balanced and diversified development pattern, supporting the financial resiliency of the community.

No, this is not an important Goal for the City to pursue



Yes, this is an important Goal for the City to pursue

Are we missing any goals pertaining to North Muskegon's Resilience? Write them below!

No, this does not accurately summarize my vision for North Muskegon's future	Middle	Yes, this accurately summarizes my vision for North Muskegon's future
<i>Resilience</i> – North Muskegon will be a regional model demonstrating how to proactively prepare our community for future challenges related to the environment, economy, and changing housing needs.		
10	9	15
<b>Goal 5.1:</b> Development in areas adjacent to water must balance environmental sensitivity with access to these natural amenities.		
0	4	36
<b>Goal 5.2:</b> North Muskegon will pursue a balanced and diversified development pattern, supporting the financial resiliency of the community.		
6	4	26

**Key Take-Aways:** Wide-spread support for Resilience goals

# HOUSING TYPES ACTIVITIES

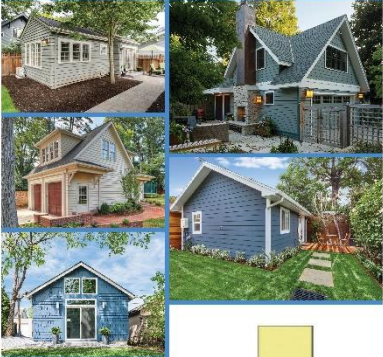
# Housing Types Activities

*Instructions: Please place the housing cards you would like to see in each district*

**Accessory Dwelling Units**

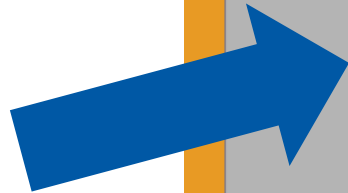
	Front-Loaded	Rear-Loaded
<b>Number of Units</b>	1 Unit	1 Unit
<b>Typical Unit Size</b>	500 - 1,200 sq. ft.	500 - 1,200 sq. ft.
<b>Typical Lot Size</b>	3,000 - 12,000 sq. ft. (Accessory Use)	3,000 - 12,000 sq. ft. (Accessory Use)

**Benchmarks**



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Front-Loaded + Rear-Loaded



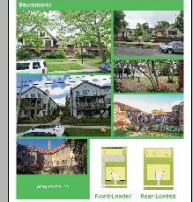
## MIXED RESIDENTIAL

### INSTRUCTIONS

Please place the housing cards you would like to see in the Mixed Residential Future Land Use district below.

**Courtyard building**

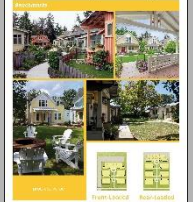
	Front-Loaded	Rear-Loaded
<b>Number of Units</b>	1-2 Units	1-2 Units
<b>Typical Unit Size</b>	200 - 1,000 sq. ft.	200 - 1,000 sq. ft.
<b>Typical Lot Size</b>	1,000 - 2,000 sq. ft.	1,000 - 2,000 sq. ft.



Front-Loaded Rear-Loaded

**Cottage Court**

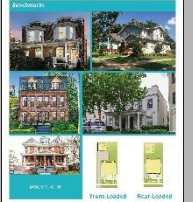
	Front-Loaded	Rear-Loaded
<b>Number of Units</b>	1-2 Units	1-2 Units
<b>Typical Unit Size</b>	200 - 800 sq. ft.	200 - 800 sq. ft.
<b>Typical Lot Size</b>	1,000 - 2,000 sq. ft.	1,000 - 2,000 sq. ft.



Front-Loaded Rear-Loaded

**Duplex - Side by Side**

	Front-Loaded	Rear-Loaded
<b>Number of Units</b>	1-2 Units	1-2 Units
<b>Typical Unit Size</b>	600 - 2,400 sq. ft.	600 - 2,400 sq. ft.
<b>Typical Lot Size</b>	1,000 - 2,000 sq. ft.	1,000 - 2,000 sq. ft.



Front-Loaded Rear-Loaded

**NEIGHBORHOOD RESIDENTIAL**

Duplex Side-by-Side	
Duplex - Stacked	
Fourplex - Stacked	
Courtyard Building	
Cottage Court	
Townhouse	1
Medium Multiplex	
Stacked Triplex	
Live-Work	
Accessory Dwelling Units	1

**MIXED RESIDENTIAL**

Duplex Side-by-Side	
Duplex - Stacked	2
Fourplex - Stacked	
Courtyard Building	
Cottage Court	
Townhouse	2
Medium Multiplex	
Stacked Triplex	
Live-Work	2
Accessory Dwelling Units	

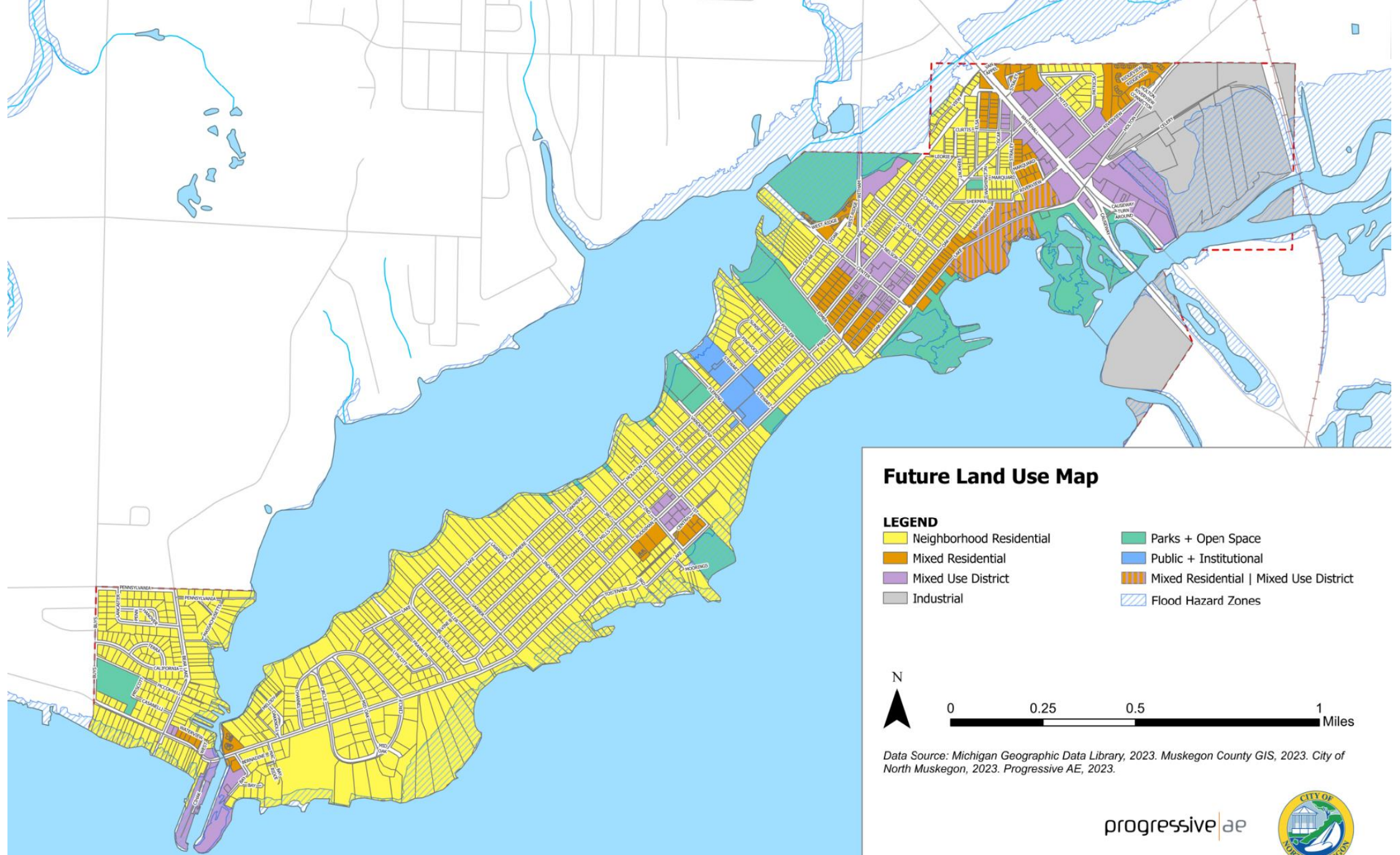
**MIXED USE DISTRICT**

Duplex Side-by-Side	
Duplex - Stacked	
Fourplex - Stacked	
Courtyard Building	1
Cottage Court	
Townhouse	1
Medium Multiplex	
Stacked Triplex	
Live-Work	1
Accessory Dwelling Units	

**Key Take-Aways:** Participants were largely split; while many desire different housing types within neighborhoods, others want neighborhoods to remain the same – largely within the Neighborhood Residential category

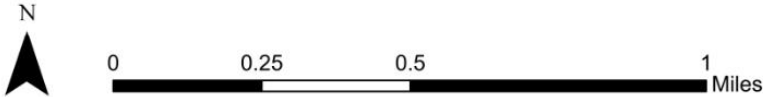
The background of the image is a dark teal color with a subtle, light-colored topographic map pattern. The map lines are thin and wavy, representing contour lines of a terrain. The overall aesthetic is clean and professional, typical of a technical or planning document.

# FUTURE LAND USE MAP



### Future Land Use Map

- LEGEND**
- Neighborhood Residential
  - Mixed Residential
  - Mixed Use District
  - Industrial
  - Parks + Open Space
  - Public + Institutional
  - Mixed Residential | Mixed Use District
  - Flood Hazard Zones



Data Source: Michigan Geographic Data Library, 2023. Muskegon County GIS, 2023. City of North Muskegon, 2023. Progressive AE, 2023.

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## FUTURE LAND USE MAP

### KEY TAKE-AWAYS

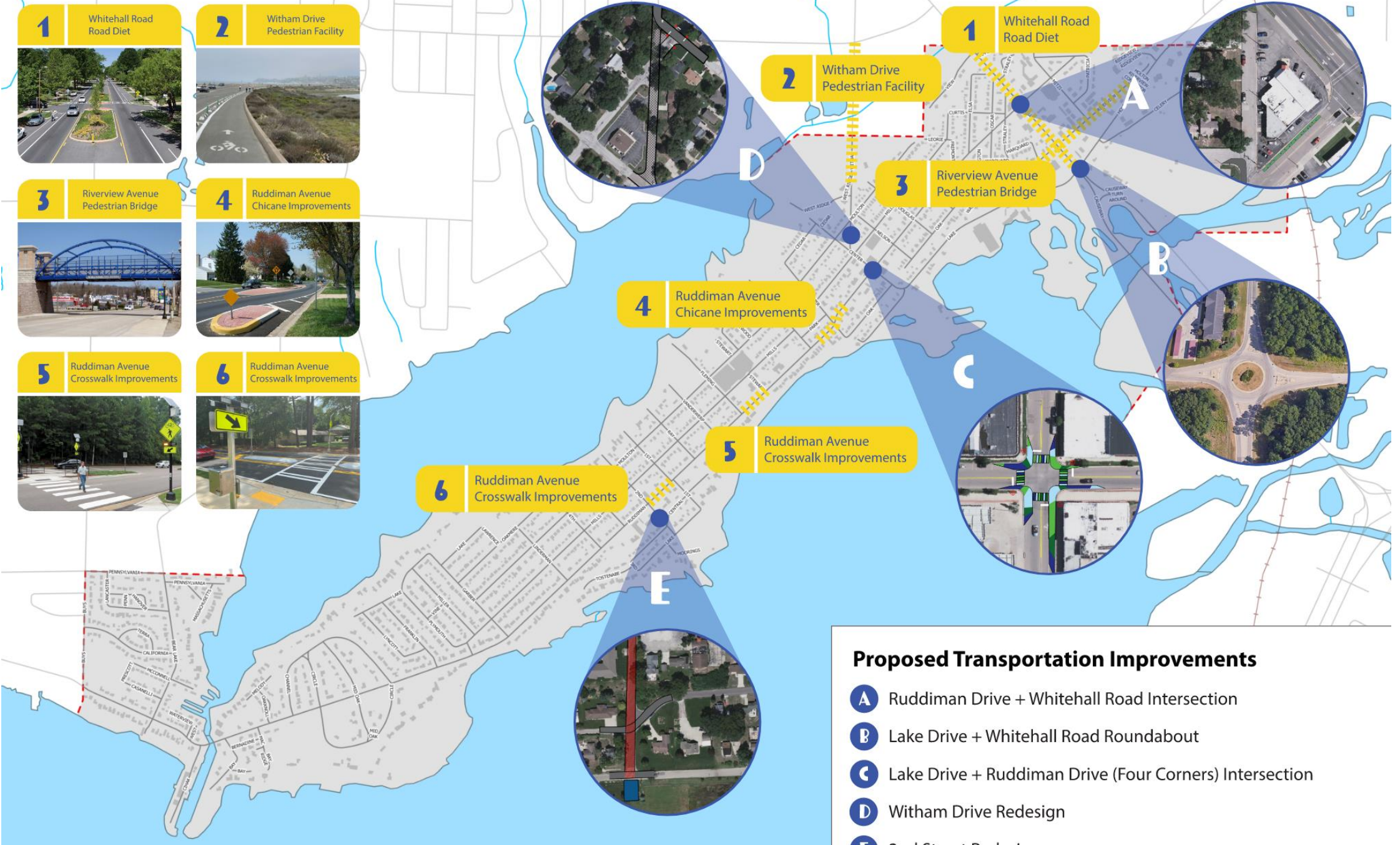
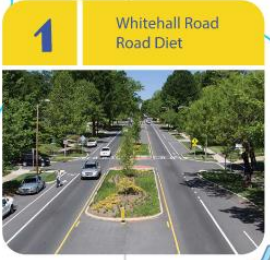
***Desire to Develop Whitehall Road*** – Some participants mentioned empty parking lots and vacant sites as prime development opportunities. Other participants desired to concentrate development to only parcels fronting Whitehall Road

***Lake Avenue*** – Many participants highlighted this area as an entrance to the community – desiring either townhouse development or open green space

***Four Corners*** – Many participants support additional development in this area, increasing its status as “North Muskegon’s downtown”

The background of the slide is a dark teal color with a subtle, light-colored topographic map pattern. The pattern consists of numerous thin, wavy contour lines that create a sense of depth and terrain, typical of a topographic map.

# PROPOSED TRANSPORTATION IMPROVEMENT MAP



**Proposed Transportation Improvements**

- A** Ruddiman Drive + Whitehall Road Intersection
- B** Lake Drive + Whitehall Road Roundabout
- C** Lake Drive + Ruddiman Drive (Four Corners) Intersection
- D** Witham Drive Redesign
- E** 2nd Street Redesign

## PROPOSED TRANSPORTATION IMPROVEMENTS MAP KEY TAKE-AWAYS

***Mixed Feedback on Roundabouts*** – Some participants were enthusiastic in their support for roundabouts while others expressed heavy concerns.

***2<sup>nd</sup> Street Pedestrian Pathway*** – While some participants expressed hesitation with converting 2<sup>nd</sup> Avenue south of Ruddiman into a pedestrian pathway, they noted difficulties in accessing the Waterfront Sports Park. Many participants thought it was an idea worth exploring

***Whitehall Road Diet*** – Most participants noted high traffic speeds along Whitehall Road and Ruddiman as negative aspects of the community. While recognizing this as a challenge, some participants were still opposed to a road diet on Whitehall Road, stating that traffic would be worsened

***Mixed Feedback on Four Corners Intersection*** – Many participants desired a four-way stop or a traffic signal while others stated the current design works and believed that the northbound incline would be problematic in winter

***Support for Better Crosswalks*** – Many participants desire better crosswalk facilities – namely at Ruddiman Drive near City Hall and within the Midtown area between First and 2<sup>nd</sup> Streets.

**NEXT STEPS**

# Next Steps

- *Continue creating Master Plan Draft (July 2023)*
- *Complete Master Plan Draft (Late Summer 2023)*
- *Begin drafting of Zoning Ordinance (Fall 2023)*





QUESTIONS

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