

Affirmative Action  
(231)724-6703  
FAX (231)722-1214

Assessor/  
Equalization Co.  
(231)724-6386  
FAX (231)724-1129

Cemetery/Forestry  
(231)724-6783  
FAX (231)724-4188

City Manager  
(231)724-6724  
FAX (231)722-1214

Clerk  
(231)724-6705  
FAX (231)724-4178

Comm. & Neigh.  
Services  
(231)724-6717  
FAX (231)726-2501

Computer Info.  
Technology  
(231)724-4126  
FAX (231)722-4301

Engineering  
(231)724-6707  
FAX (231)727-6904

Finance  
(231)724-6713  
FAX (231)726-2325

Fire Department  
(231)724-6795  
FAX (231)724-6985

Human Resources  
Co. (Civil Service)  
(231)724-6442  
FAX (231)724-6840

Income Tax  
(231)724-6770  
FAX (231)724-6768

Mayor's Office  
(231)724-6701  
FAX (231)722-1214

Planning/Zoning  
(231)724-6702  
FAX (231)724-6790

Police Department  
(231)724-6750  
FAX (231)722-5140

Public Works  
(231)724-4100  
FAX (231)722-4188

SafeBuilt  
(Inspections)  
(231)724-6715  
FAX (231)728-4371

Treasurer  
(231)724-6720  
FAX (231)724-6768

Water Billing  
(231)724-6718  
FAX (231)724-6768

Water Filtration  
(231)724-4106  
FAX (231)755-5290

# MUSKEGON



West Michigan's Shoreline City  
[www.shorelinecity.com](http://www.shorelinecity.com)

February 21, 2024

RE: Residential Zoning in the Vicinity of Beach and Nelson Streets

The City of Muskegon has received requests from property owners near your property to reevaluate the zoning classification in the area noted on the enclosed map. Due to the typical size of the lots in this area, many properties are too small to meet the 6,000 square-foot minimum lot size of the current R-1, Single-Family Low-Density Residential zoning district. Existing houses in this area on lots smaller than 6,000 square feet are considered legally non-conforming, and could face difficulty rebuilding should they ever be destroyed or torn down.

Staff has reviewed the zoning in this area and suggests that the current, R-1 zoning be changed to the R-2, Single-Family Medium-Density Residential zoning district. This change will reduce the minimum lot size from 6,000 to 4,000 square feet, which will bring many properties into compliance with the zoning ordinance. This change would also permit some existing lots to be split, creating a limited number of new buildable lots in the area. The land uses permitted in R-1 and R-2 districts are exactly the same.

The City of Muskegon Planning Department will host a meeting to discuss this topic on Wednesday, March 13<sup>th</sup> at 3:30pm in Room 204 at City Hall (933 Terrace Street). Only property owners that would be directly affected by this change have been notified of this meeting. There will also be an option to participate virtually using Zoom; please contact the Planning Department to be sent the Zoom meeting link.

Please consider joining us to discuss the zoning of these parcels. If property owners are generally in favor of this proposal, the City may request to rezone these parcels at a public hearing at the April 11<sup>th</sup> Planning Commission meeting. If you are unable to attend but would like more information, please contact me at the phone number or email listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Pesch".

Jamie Pesch  
Planner II  
231-724-6702  
[planning@shorelinecity.com](mailto:planning@shorelinecity.com)



AREA CONSIDERED FOR REZONING  
Current zoning: R-1  
Proposed zoning: R-2