

CITY OF NORTON SHORES  
CITY COUNCIL WORK SESSION  
July 26, 2016

A regular work session of the Norton Shores City Council was held on Tuesday, July 26, 2016 at 5:30 p.m. at City Hall, 4814 Henry Street.

Present: Mayor Nelund, Council Members Beecham, Dolack, Hylland, Jurkas, Martines and Moulatsiotis; also Mark Meyers, Anthony Chandler, Jerry Bartoszek, Jon Gale, Bob Gagnon, Mike Huston, Lynne Fuller and Doug Hughes

Excused: Council Member Flanders

1. Seminole Road Corridor Place Plan

City Administrator Mark Meyers introduced Mr. John Iacoangeli from Beckett and Raeder who presented preliminary findings regarding the Seminole Road Corridor Place Plan. The purpose of the study is to provide information regarding the feasibility of redevelopment in the area bounded by Seminole Road to the south, Norton Avenue to the north, Seaway Drive to the east and Henry Street to the west to improve access, provide internal circulation and walkability. Mr. Iacoangeli explained that the study showed there is a market for side by side and stacked townhomes as well as retail uses. A meeting of the area stakeholders was held and representatives from RD Management, owners of the former K-Mart building, were in attendance. Norton Shores is a Core Community and, as such, has a number of economic development/incentive tools available such as the Brownfield Redevelopment District, Neighborhood Enterprise Zone, and Obsolete Property Rehabilitation Exemption. These tools could provide funding to demolish and remediate the K-Mart site. This was explained to RD Management personnel who have become very engaged in this process.

Council Member Dolack asked about the area on Seminole Road west of Henry Street. Mr. Iacoangeli stated that area could be looked at. Council Member Moulatsiotis noted the Eastowne Development that was never developed according to the original plan. Mr. Meyers explained that the reason that development was not successful was due to the recession and downturn in the real estate market, foreclosure on the developer of the site, and the fact that current property owners are banks who are not developers. He is hopeful that through this process the City can take the lead for marketing the site. Council Member Morgenstern asked about the motivation of RD Management to redevelop the site. Mr. Meyers explained the previously they were not actively marketing the property and he is encouraged by the relationship developing between RD Management and the consultants. The next step in the process is to create a conceptual plan, review with staff and present it to Council at a future work session.

2. Draft Ordinance Regarding Chickens in Residential Areas

Public Works Director Jerry Bartoszek presented a draft ordinance amendment to allow chickens in residential areas. The proposed amendment is a result of a resident request to permit residents to maintain chickens on residentially zoned parcels. The amendment includes requirements such as 1) a maximum of four chickens may be kept on a residential parcel of land of at least 12,000 square feet, 2) chickens must be kept in a covered and fenced enclosure with setback restrictions, 3) a structure built to house the chickens will be included as one of the two detached accessory buildings permitted on the property by the Zoning Ordinance, and 4) roosters are prohibited except in areas zoned for farm animals. Council concurred with the proposed ordinance amendment and directed staff to bring the matter forward to the next City Council meeting for consideration.

3. Discussion Regarding Potential Rental Inspection Program

Mr. Meyers presented further information regarding implementing a rental inspection program. This matter was previously discussed at the October 2015 work session and previously presented to Council on March 18, 2014 but was defeated 3-5. The subject was again discussed at the January 2016 work session where staff was directed to provide answers to some specific questions which have now been answered. First, Muskegon Township has agreed to honor their 2014 proposal for rental inspection services. This includes an annual registration fee of \$20 - \$30 (dependent on the number of units) and an inspection fee of \$40. The City would retain 10% of collected fees to offset in-house clerical support. Second, Chief Gagnon and Mr. Meyers arranged a meeting with landlords to discuss a potential program, but only one landlord was in attendance. Council also inquired about the number of complaints received from renters. Since January 28 complaints have been handled by the Building Division and 79 by the Code Enforcement Officer. Only one of the complaints was filed by a tenant.

Council Member Dolack stated he is in favor of a program but is concerned about City revenue from the program as compared to fees paid to Muskegon Township. Mr. Meyers explained that the intent of the program is not to raise revenue but to provide the service at the lowest possible cost to the property owner. The program would be phased in over time with three-year certificates issued.

Council Member Martines supports the program to ensure the safety of tenants and the maintenance of rental properties. Mayor Nelund stated that, based on the number of complaints received from tenants, Council is trying to create a solution to a problem the City does not have. Council Member Jurkas asked Toby Fredericksen, Muskegon Township's Rental Inspection Administrator, how many tenant complaints they have been receiving since their program was established. Mr. Fredericksen stated they average about two tenant complaints per year. Council was directed to bring the rental inspection ordinance and selection of a service provider to the next Council meeting.

4. Bow Hunting Safety Zone Proposal

Police Chief Jon Gale requested an amendment to the City's ordinance regarding hunting safety zones. Recently he was notified that State law had been amended to only include firearms in the hunting safety zone while previously it had included archery hunting. The law now states that an individual may not hunt with a firearm within 150 yards of an occupied building, etc. Current City ordinances do not address hunting safety zones. The department relies on State law when confronted with a safety issue within city limits. Chief Gale consulted with the department's hunter safety instructors who recommended that a 50-yard safety zone would be adequate to safely restrict archery equipment but still allow hunters to hunt within the city limits. This will also assist with deer management. The proposed ordinance would establish a hunting safety zone for both archery equipment and firearms. Violation of the ordinance would be a municipal civil infraction. Staff received approval to present the proposed ordinance at the next Council meeting for consideration.

Comments

Mr. Meyers invited the Mayor and Council to an employee appreciation lunch on Wednesday, August 10<sup>th</sup> at 11:30 at City Hall.

The meeting adjourned at 7:12 p.m.



Lynne A. Fuller, City Clerk