

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
March 10, 2015

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, March 10, 2015 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Trygstad, Commissioners Bolhuis, Cross, Drier, Lester, Olson, Otto and Westgate; also Rob Bilkie, Jim Murphy, Lynne Fuller and Doug Hughes

Excused: Commissioner Ruitter

15-P06 Minutes

Commissioner Otto moved to adopt the minutes of the February 10, 2015 Planning Commission meeting. The motion was supported by Commissioner Westgate and carried unanimously.

15-P07 Consent Agenda

Commissioner Lester moved to adopt the Consent Agenda which consisted of a resolution scheduling a public hearing date of April 14, 2015, to consider a zoning ordinance amendment from Verizon Wireless for property at 455 Ellis Road. The motion was supported by Commissioner Otto and carried unanimously.

15-P07 Public Hearing – Special Use Permit – Midwest V, LLC, 1793 W. Sherman Boulevard

The City Clerk certified the publishing and mailing of the public notice.

A public hearing was held. No one commented on the request.

Commissioner Bolhuis moved to adopt a resolution recommending to the City Council that a special use permit be granted to Midwest V, LLC for retail commercial usage in a PUD Planned Unit Development district for the property at 1793 W. Sherman Boulevard. The recommendation was based on the following reasons: 1) The request is in keeping with the Master Plan and 2) The business would assist in developing that area of the city on property that has been underutilized for several years. The motion was supported by Commissioner Otto and carried unanimously.

Commissioner Bolhuis moved to adopt a resolution recommending to the City Council that permission be granted to Midwest V, LLC to divide the property at 1793 W. Sherman Boulevard as per the submitted plan. The motion was supported by Commissioner Otto and carried unanimously.

Commissioner Bolhuis moved to adopt a resolution granting site plan approval to Midwest V, LLC to construct a 9,300 square foot retail facility on the property at 1793 W. Sherman Boulevard, including various site improvements, with the following conditions: 1) Final on-site storm water detention plans and driveway curb cuts will be approved by the City of Muskegon and City of Norton Shores Public Works Departments; 2) The requested special use permit and land division approvals will be granted by the City Council; and 3) The water supply will be studied in detail with everyone involved. The motion was supported by Commissioner Otto and carried unanimously.

15-P08

Public Hearing – Special Use Permit – Verizon Wireless, 2850 Lincoln Street

The City Clerk certified the publishing and mailing of the public notice.

A public hearing was held. No one commented on the request.

Commissioner Westgate moved to adopt a resolution recommending to the City Council that a special use permit be granted to Verizon Wireless for wireless communication tower usage for the property at 2850 Lincoln Street. The recommendation was based on the following reasons: 1) The property is on the list of permitted sites; 2) The plan meets the intent of the Zoning Ordinance; and 3) The tower is available for co-location. The motion was supported by Commissioner Olson and carried unanimously.

Commissioner Westgate moved to adopt a resolution recommending to the Zoning Board of Appeals that the following variances be granted: 1) A variance to allow Verizon Wireless to erect a wireless communication tower at 2850 Lincoln Street 63 feet from another wireless communication tower as opposed to the minimum 1,500 feet required by Ordinance; 2) A variance to allow Verizon Wireless to erect the tower 336 feet from adjacent residences as opposed to the minimum 576 feet required by Ordinance. The recommendation was based on the following reasons: 1) The property is on the list of permitted sites; 2) The plan meets the intent of the Zoning Ordinance and 3) The tower is available for co-location. The motion was supported by Commissioner Olson and carried unanimously.

Commissioner Westgate moved to adopt a resolution granting site plan approval to Verizon Wireless for the construction of a 185-foot wireless communication tower on the property at 2850 Lincoln Street with the following conditions:

- 1) The requested variances will be granted by the Zoning Board of Appeals; and
- 2) The requested special use permit will be granted by the City Council. The motion was supported by Commissioner Olson and carried unanimously.

The meeting adjourned at 6:05 p.m.



Lynne A. Fuller, City Clerk