

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
May 12, 2015

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, May 12, 2015 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Trygstad, Commissioners Bolhuis, Cross, Drier, Lester, Olson, Otto, Ruitter and Westgate; also Rob Bilkie, Jerry Bartoszek, Lynne Fuller and Susan Franklin

Excused: Commissioner Westgate

15-P14 Minutes

Commissioner Ruitter moved to adopt the minutes of the April 14, 2015 Planning Commission meeting. The motion was supported by Commissioner Cross and carried unanimously.

15-P15 Consent Agenda

Commissioner Bolhuis moved to adopt the Consent Agenda which consisted of: a) Resolution scheduling a public hearing date of June 9, 2015, to consider an amendment to the Zoning Ordinance map for Sherri Vanderwier for property at 305 E. Pontaluna Road; and b) Resolution scheduling a public hearing date of June 9, 2015 to consider an amendment to the Zoning Ordinance for kennel/animal hospital usage in a C-2 district. The motion was supported by Commissioner Olson and carried unanimously.

15-P16 Public Hearing – Special Use Permit – Staci Walters, 931 Ashlee Court

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 Staci Walters for day care usage in an R-3 Single Family Residential district for the property at 931 Ashlee Court. The recommendation is based on the following reasons: 1) The proposal meets the requirements set forth by the City; 2) The applicant is at the end of a cul-de-sac allowing for safer drop off of children; and 3) The applicant will comply with the City's limit of ten children at the day care. The motion was supported by Commissioner Cross and carried unanimously.

Commissioner Bolhuis moved to adopt a resolution granting site plan approval to Staci Walters for day care usage on the property at 931 Ashlee Court with the condition that the requested special use permit will be granted by the City Council. The motion was supported by Commissioner Cross and carried unanimously.

15-P17 Public Hearing – Special Use Permit – Verizon Wireless, 455 Ellis Road

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

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

Commissioner Otto moved to adopt a resolution recommending to the City Council that a special use permit be granted to Verizon Wireless for wireless communications tower usage in a PUD Planned Unit Development district for the property at 455 Ellis Road. The recommendation is based on the following reasons: 1) The request is in keeping with the Master Plan; 2) Colocation will be allowed thereby helping to limit the number of towers necessary; and 3) Citizens will benefit from improved cellular service. The motion was supported by Commissioner Olson and carried unanimously.

Commissioner Otto moved to adopt a resolution recommending to the Zoning Board of Appeals that a variance be granted to allow Verizon Wireless to erect a wireless communications tower at 455 Ellis Road 135 feet from the south property line as opposed to the minimum 157 feet required by Ordinance. The recommendation is based on the following reasons: 1) There will be no significant residential impact; and 2) There is plenty of property in the area to support the location of the tower. The motion was supported by Commissioner Olson and carried unanimously.

15-P18 Land Division – Ken Brondyke, 6384 Martin Road

Commissioner Olson moved to adopt a resolution recommending to the City Council that permission be granted to Ken Brondyke to divide the property at 6384 Martin Road in accordance with the submitted plan. The motion was supported by Commissioner Ruitter and carried unanimously.

The meeting adjourned at 5:50 p.m.


Lynne A. Fuller, City Clerk