CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
December 8, 2015

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, December 8, 2015 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairperson Otto, Commissioners Bolhuis, Cross, Drier, Lester and Trygstad; also, Rob Bilkie, Jerry Bartoszek, Lynne Fuller and Doug Hughes

Excused: Commissioners Olson, Ruiter and Westgate

15-P39 Minutes

Commissioner Lester moved to adopt the minutes of the November 10, 2015 Planning Commission meeting. The motion was supported by Commissioner Cross and carried unanimously.

15-P40 Public Hearing – Special Use Permit – Old Bach, LLC, 3194 Henry Street

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

A public hearing was held. No one objected to the request.

Commissioner Bolhuis moved to adopt a resolution recommending to the City Council that a special use permit be granted to Old Bach, LLC for drive-thru restaurant usage on the property at 3194 Henry Street. The recommendation for approval was based on the following reasons: 1) The drive-thru would not affect traffic on Henry Street; and 2) There is adequate stacking space. The motion was supported by Commissioner Trygstad and carried unanimously.

Commissioner Bolhuis moved to adopt a resolution recommending to the Zoning Board of Appeals that a variance be granted to allow Old Bach LLC to construct a drive-thru addition to the rear of their facility at 3194 Henry Street with a rear yard setback of 18 feet as opposed to the minimum 25 feet required by Ordinance. The recommendation for approval was based on the following reasons: 1) The drive-thru would not affect traffic on Henry Street; 2) There is adequate stacking space; 3) The 18' setback would not be an impediment; and 4) The variance would not create a hazard with the parking lot in the rear. The motion was supported by Commissioner Trygstad and carried unanimously.

Commissioner Bolhuis moved to adopt a resolution granting site plan approval to Old Bach, LLC, for the construction of a drive-thru lane at 3194 Henry Street, including various site improvements, with the following conditions: 1) The requested variance 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 Trygstad and carried unanimously.

15-P41 Site Plan Review – Air Master Systems, 6480 Norton Center Drive

Commissioner Drier moved to adopt a resolution granting site plan approval to Air Master Systems for the construction of a 20,152 square foot addition to the east side of their facility at 6480 Norton Center Drive, including various site improvements. The motion was supported by Commissioner Cross and carried unanimously.

The meeting adjourned at 5:43 p.m.

Lynne A. Fuller, City Clerk