CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
April 12, 2016

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, April 12, 2016 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairperson Otto, Commissioners Bolhuis, Cross, Drier, Lester, Olson, Ruiter, Trygstad and Westgate; also, Rob Bilkie, Mike Huston, Jerry Bartoszek, Lynne Fuller and Susan Franklin

16-P08 Minutes

Commissioner Ruiter moved to adopt the minutes of the March 7, 2016 Planning Commission meeting. The motion was supported by Commissioner Olson and carried unanimously.

16-P09 Consent Agenda

Commissioner Trygstad moved to adopt the Consent Agenda which consisted of a resolution scheduling a public hearing date of May 10, 2016 to consider a Zoning Ordinance amendment regarding electronic off-premise advertising signs. The motion was supported by Commissioner Lester and carried unanimously.

16-P10 Public Hearing – Zone District Change – Tony Moulatsiotis, 4585 Grand Haven Road

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

A public hearing was held. Commissioners were concerned about other less desirable uses that would be allowed at this location if the zoning was changed.

Commissioner Westgate moved to adopt a resolution recommending to the City Council that the request of Tony Moulatsiotis to change the zoned district on the property at 4585 Grand Haven Road from C-2 General Retail to C-3 Major Commercial be granted. The recommendation is based on the following reasons: 1) C-3 would allow for a bigger variety of uses to be considered; 2) There is past precedence in that the City granted a similar zone change where it was felt that the uses permitted in both districts would be compatible in the location being considered; and 3) Any development would be subject to plan review and ordinance requirements. The motion was supported by Commissioner Drier and carried 5-4 on a roll call vote. Ayes: Commissioners Bolhuis, Drier, Lester, Ruiter and Westgate. Nays: Chairperson Otto and Commissioners Cross, Olson and Trygstad.

16-P11 Public Hearing – Special Use Permit – Brixmor Property Group, 5607 Harvey 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 Trygstad moved to adopt a resolution recommending to the City Council that a special use permit be granted to Brixmor Property Group for drive thru usage on the property at 5607 Harvey Street. The recommendation was based on the following reasons: 1) The site was developed for a similar use; 2) More people prefer their food to go; 3) A traffic impact study was conducted to support the use; and 4) This is a well-planned development. The motion was supported by Commissioner Olson and carried unanimously.

Commissioner Trygstad moved to adopt a resolution granting site plan approval to the Brixmor Property Group for the construction of a 6,200 square foot multi-tenant commercial facility at 5607 Harvey Street, including various site improvements, with the condition that the requested special use permit will be granted by the City Council. The motion was supported by Commissioner Westgate and carried unanimously.

16-P12 Public Hearing – Parks and Recreation Plan – City of Norton Shores

The City Clerk certified the publishing of the public notice.

A public hearing was held. No one in the audience commented on the proposed plan.

Commissioner Bolhuis moved to adopt a resolution recommending that the City Council approve the 2016 Norton Shores Parks and Recreation Plan with the following comments and suggested additions: 1) The City should consider the possibility of a bike/walking path to circle Mona Lake, similar to the one around Spring Lake; 2) The concept of a dog park and groomed cross country ski trails are welcome additions to the plan; and 3) Although not necessarily considered a parks and recreation issue, the City should continue to add sidewalks whenever possible. The motion was supported by Commissioner Trygstad and carried unanimously.

16-P13 Land Division – Allen Branch, 900 Wilson Road

Commissioner Drier moved to adopt a resolution recommending to the City Council that permission be granted to Allen Branch to divide the property at 900 Wilson Road as per the submitted plan. The motion was supported by Commissioner Westgate and carried unanimously.

16-P14 Variance – Langlois Stores, 3000 Henry Street

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 Langlois Stores to construct an 1,800 square foot warehouse addition to their 3000 Henry Street facility with a front yard setback of 5 feet as opposed to the minimum 25 feet required by Ordinance; and 2) A variance to allow Langlois Stores to cover 59% of their site as opposed to the maximum 35% permitted by Ordinance. The recommendation was based on the following reasons: 1) The addition would not extend past the setback of the original store; 2) Traffic views from Sheffield Street would not be obstructed; and 3) All required parking spaces would be maintained. The motion was supported by Commissioner Cross and carried unanimously.

The meeting adjourned at 6:10 p.m.

Lynne A. Fuller

Lynne A. Fuller, City Clerk