

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
August 9, 2016

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, August 9, 2016 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

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

Excused: Commissioners Bolhuis and Olson

16-P29 Minutes

Commissioner Trygstad moved to adopt the minutes of the June 14, 2016 Planning Commission meeting. The motion was supported by Commissioner Ruitter and carried unanimously.

16-P30 Consent Agenda

Commissioner Cross moved to adopt the Consent Agenda which consisted of: a) Resolution scheduling a public hearing date of September 13, 2016, to consider a special use permit request from Dr. Mark Campbell for office development at 1575 Hackley Health Boulevard; and b) Resolution scheduling a public hearing date of September 13, 2016, to consider a zone change and special use permit request from Michael Knapp for store and lock development at 1249 E. Pontaluna Road. The motion was supported by Commissioner Otto and carried unanimously.

16-P31 Public Hearing – Zoned District Change – 615, 635, 645, 655, 675, 680, 686, 695, 707, 721, 747 and 749 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 Trygstad moved to adopt a resolution recommending to the City Council that zoning designation for the properties at 615, 635, 645, 655, 675, 680, 685, 695, 707, 721, 747 and 749 Ellis Road be changed from GO General Office to PUD Planned Unit Development. The recommendation is based on the following reasons: 1) Property owners are unable to refinance or make improvements to their property under the current designation; 2) The lots in question are small; and 3) The PUD designation solves these issues for property owners. The motion was supported by Commissioner Otto and carried unanimously.

16-P32 Site Plan Review – GE Aviation, 6120 Norton Center Drive

Commissioner Westgate moved to adopt a resolution granting site plan approval to GE Aviation for additions and parking lot improvement at 6120 Norton Center Drive in accordance with the submitted plan. The motion was supported by Commissioner Trygstad and carried unanimously.

16-P33 Site Plan Review – Robert Grooters Development, 1224 E. Pontaluna Road

Commissioner Otto moved to adopt a resolution granting site plan approval to Robert Grooters Development Corporation for construction of a 150,000 square foot warehouse and manufacturing facility at 1224 E. Pontaluna Road, in accordance with the submitted plan and with the condition that final fire access, water main and fire hydrant placement will be approved by the Norton Shores Fire Department prior to building permit issuance. The motion was supported by Commissioner Cross and carried unanimously.

16-P34 Variance – Airgas, 6835 Grand Haven Road

Commissioner Westgate moved to adopt a resolution recommending to the Zoning Board of Appeals that a variance be granted to allow Airgas to erect a 6-foot fence with barbed wire on top on the property at 6835 Grand Haven Road contingent on verification of Michigan Department of Transportation security requirements. The recommendation for approval was based on the following reasons: 1) The height of the fence and the barbed wire are security requirements of the Michigan Department of Transportation; and 2) The proposed fence meets all requirements for emergency access. The motion was supported by Commissioner Trygstad and carried unanimously.

The meeting adjourned at 6:00 p.m.



Lynne A. Fuller, City Clerk