

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
March 11, 2014

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, March 11, 2014 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Bolhuis, Commissioners Drier, Hylland, Lester, Link, Olson, Otto, Ruitter and Trygstad; also Rob Bilkie, Jerry Bartoszek, Norm Hosko, Lynne Fuller and Doug Hughes

14-P05 Minutes

Commissioner Hylland moved to adopt the minutes of the February 11, 2014 Planning Commission meeting. The motion was supported by Commissioner Trygstad and carried unanimously.

14-P06 Consent Agenda

Commissioner Trygstad moved to adopt the Consent Agenda which consisted of: a) Resolution scheduling a public hearing date of April 8, 2014, to consider a special use permit request from RedStone Homes for single family residential usage at 2925 and 3355 Lincoln Street; b) Resolution scheduling a public hearing date of April 8, 2014, to consider an amendment to the Zoning Ordinance regarding special use permit applications; and c) Resolution scheduling a public hearing date of April 8, 2014, to consider a zone change request for properties on E. Hile Road and Harding Court. The motion was supported by Commissioner Otto and carried unanimously.

14-P07 Public Hearing – Special Use Permit – Brooke Pruim, 1067 W. Porter Road

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

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

Commissioner Otto moved to adopt a resolution recommending to the City Council that a special use permit be granted to Brooke Pruim for day care usage on the property at 1067 W. Porter Road. The recommendation is based on the following reasons: 1) The use in in harmony with the Master Plan; 2) The use is appropriate for the neighborhood; and 3) The operation will serve the community. The motion was supported by Commissioner Lester and carried unanimously.

Commissioner Otto moved to adopt a resolution granting site plan approval to Brooke Pruim for day care usage for up to six (6) children at 1067 W. Porter Road with the condition that the requested special use permit must be granted by the City Council. The motion was supported by Commissioner Hylland and carried unanimously.

14-P08 Public Hearing – Special Use Permit – Derek Antol, 423 E. Farr Road

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

A public hearing was held. One neighbor opposed the request because of ongoing disputes with regard to barking dogs.

Commissioner Otto moved to adopt a resolution recommending to the Zoning Board of Appeals that a variance be denied to allow Derek Antol to kennel dogs on the property at 423 E. Farr Road closer to some of the adjacent residences than the required minimum 300-foot setback, and closer than the 100-foot minimum setback required from the side property lines per the submitted site plan and survey. The recommendation is based on the following reasons: 1) Too many variances are required for the applicant to abide by kennel regulations; and 2) This type of operation is not appropriate for the neighborhood. The motion was supported by Commissioner Link and carried unanimously.

Commissioner Otto moved to adopt a resolution recommending to the City Council that a special use permit be denied to Derek Antol for Kennel usage on the property at 423 E. Farr Road. The recommendation is based on the following reasons: 1) The proposed use is not in harmony with the neighborhood; 2) The operation poses a possible noise disturbance in the neighborhood; 3) The operation poses a possible safety hazard to the neighbors; and 4) The property is too small for this type of operation. The motion was supported by Commissioner Link and carried unanimously.

Commissioner Otto moved to adopt a resolution denying site plan approval to Derek Antol to kennel up to eight dogs on the property at 423 E. Farr Road in accordance with the submitted plan with the following conditions: 1) The requested variance must be granted by the Zoning Board of Appeals; and 2) The requested special use permit must be granted by the City Council. The motion was supported by Commissioner Link and carried unanimously.

The meeting adjourned at 6:15 p.m.



Lynne A. Fuller City Clerk