

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
April 8, 2014

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, April 8, 2014 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Bolhuis, Commissioners Hylland, Lester, Link, Olson, Otto and Ruitter; also Rob Bilkie, Jim Murphy, Norm Hosko, Lynne Fuller and Doug Hughes

Excused: Commissioners Drier and Trygstad

14-P09 Minutes

Commissioner Otto moved to adopt the minutes of the March 11, 2014 Planning Commission meeting. The motion was supported by Commissioner Ruitter and carried unanimously.

14-P10 Public Hearing – Zone Change – 1026, 1032 E. Hile Road and 4555, 4565 Harding Court

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

A public hearing was held. No one objected to the zone change.

Commissioner Hylland moved to adopt a resolution recommending to the City Council that the request for a zone change from C-2 General Retail to R-2 Single Family Residential for the properties at 1026 and 1032 E. Hile Road, and 4555 and 4565 Harding Court be granted. The recommendation for approval was based on the following reasons: 1) The properties are currently residential in use; 2) The change is in keeping with the Master Plan; 3) The change will allow those homes to be purchased or refinanced; and 4) It does not qualify as spot zoning because the surrounding properties are also residential. The motion was supported by Commissioner Lester and carried unanimously.

14-P11 Public Hearing – Zoning Ordinance Amendment – Financial Viability

The City Clerk certified the publishing of the public notice.

A public hearing was held. There were no comments from the public regarding this proposed amendment.

Commissioner Hylland moved to adopt a resolution recommending to the City Council that the amendment to the special use permit provisions of the Zoning Ordinance pertaining to “financial viability” not be adopted. The recommendation is based on the following reasons: 1) This type of information is not necessary for a special use permit; 2) Financial information provided by developers or investors may be subject to the Freedom of Information Act and, therefore, available to the public; 3) Developers are already limited by financial institutions; 4) The proposed ordinance amendment is vague and unworkable; and 5) The option of requiring personal finance and performance guarantees should not be included in a project that is corporate in nature. The motion was supported by Commissioner Link and carried unanimously.

14-P12 Site Plan Approval – LifeCircles at Tanglewood Park, 560 Seminole Road

Commissioner Ruitter moved to adopt a resolution granting site plan approval to LifeCircles at Tanglewood Park for the construction of a 12,370 square foot addition to their facility at 560 Seminole Road, including various site improvements, with the condition that final on-site storm water plans will be approved by the Department of Public Works. The motion was supported by Commissioner Otto and carried unanimously.

The meeting adjourned at 6:00 p.m.



Lynne A. Fuller City Clerk