

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
November 11, 2014

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, November 11, 2014 at 5:00 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Trygstad, Commissioners Bolhuis, Cross, Drier, Lester, Olson, Ruitter and Westgate; also Rob Bilkie, Jerry Bartoszek, Doug Hughes and Lynne Fuller

Excused: Commissioner Otto

14-P30 Minutes

Commissioner Ruitter moved to adopt the minutes of the October 14, 2014 Planning Commission meeting. The motion was supported by Commissioner Bolhuis and carried unanimously.

14-P31 Consent Agenda

Commissioner Westgate moved to adopt a the Consent Agenda which consisted of: a resolution scheduling a public hearing date of November 18, 2014, to consider a special use permit request from Comerica Bank for office and commercial usage in a PUD Planned Unit Development district for property at 801 W. Norton Avenue. The motion was supported by Commissioner Drier and carried unanimously.

14-P32 Public Hearing – Amendment to the Zoning Ordinance – RKB Properties, 6550 Schamber Drive

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

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

Commissioner Bolhuis moved to adopt a resolution recommending to the City Council that the request of RKB Properties to change the zoning on the property at 6550 Schamber Drive from C-2 General Retail to C-3 Major Commercial be granted. The motion for approval was based on the following reasons: 1) This is not spot zoning; 2) The neighboring property to the north is zoned C-3; and 3) The developer has stated his intention to make the site more aesthetically pleasing than similar developments. The motion was supported by Commissioner Drier and carried unanimously.

14-P33 Public Hearing – Special Use Permit – Redstone, 6581 Grand Haven Road

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

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

Commissioner Westgate moved to adopt a resolution recommending to the City Council that a special use permit be granted to Redstone for drive-thru restaurant usage on the property at 6581 Grand Haven Road. The motion for approval was based on the following reasons: 1) The development is consistent with the Master Plan goals for Pontaluna Village; 2) The adjacent roadway is capable of accommodating such a development; 3) There is sufficient storm water retention on the site; 4) There is ample pedestrian access; and 5) The development will be ADA compliant. The motion was supported by Commissioner Ruitter and carried unanimously.

Commissioner Westgate moved to adopt a resolution granting site plan approval to Redstone for a multi-use commercial facility with various site improvements on the property at 6581 Grand Haven Road in accordance with the submitted plan with the following conditions: 1) The requested special use permit will be granted by the City Council; 2) All approved site work will be completed prior to the issuance of a Certificate of Occupancy. The motion was supported by Commissioner Ruitter and carried unanimously.

The meeting adjourned at 5:48 p.m.


Lynne A. Fuller, City Clerk