

CITY OF NORTON SHORES  
PLANNING COMMISSION MEETING  
September 11, 2018

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, September 11, 2018 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Chairman Olson, Commissioners Lowe, Morano, Otto, Sipovic, Trygstad and Westgate; also, Rob Bilkie, Doug Hughes, Shelly Stibitz, and Jim Murphy

Absent: Commissioners Drier and Pittman

18-P23 Minutes

Commissioner Morano moved to approve the minutes of the August 14, 2018 Planning Commission meeting. The motion was supported by Commissioner Otto and carried unanimously.

18-P24 Consent Agenda

Commissioner Westgate moved to approve the Consent Agenda which consisted of: a) Resolution scheduling a public hearing date of October 9, 2018 to consider a Special Use Permit for R-4 Single Family Residential usage in a Recreation district (REC) to divide the property at 391 E. Pontaluna Road into two parcels. The motion was supported by Commissioner Trygstad and carried unanimously.

18-P25 Zone District Change – 5176 & 5190 Henry Street, Harvey Anderson

The City Clerk certified the August 24, 2018 publishing and mailing of notices.

A public hearing was held at which the applicant, Harvey Anderson of 752 E. Pontaluna Road, shared his difficulties in selling lots at 5176 and 5190 Henry Street. Mr. Anderson felt that an accumulated utility assessment contributed to the difficulties and sought relief and the City has since lowered all revenue bond assessments for a limited period which reduced Mr. Anderson's assessment due by more than half. He stated that he has a gentleman interested in buying the property to put up a couple duplexes and feels that changing the zoning to allow this may make the property more marketable. Mr. Anderson's realtor (also his brother), Dave Anderson, said there have been no inquiries on these lots since they were listed for sale in October 2017 at \$59,900. They have consistently lowered the price and the lots are currently being offered for \$29,900.

David Bulson of 703 W. Porter called the City Planner in opposition to having rental properties built near his property. Dave Olson pointed out that any owner could apply for a rental permit and create a rental property at their residence. Chairman Olson asked if the party interested in building the duplexes was present at the meeting and Dave Anderson responded that no offers, phone calls or inquiries have been made and

the zone change for the possibility of building duplexes was the seller's idea to increase interest. Commissioner Trygstad cited the location, traffic and stoplight and asked what other applications they had considered for that site. Dave Anderson responded that he feels a commercial retail use is best in that area. Commissioner Trygstad's opinion is that changing the zoning to allow for duplexes would be far less impactful than changing it for commercial use.

Ms. Cathy VanDusen, 760 Porter Road, asked if the zone change would affect her property value. Mr. Tom Tejchma, 651 Randall Road, told the Commission that he recommended building an ice cream shop on the site years ago and a request to rezone the property as commercial was denied. Mr. Tejchma also shared that he recommended this zone change request to the property owner as he had built a duplex nearby and feels it has been good for the community.

Commissioner Morano made a motion to recommend to the City Council that the request from Harvey Anderson for a Zone District Change from R-3 Single Family Residential to R-2 Single Family Residential at 5176 and 5190 Henry Street be granted based on the following reasons: The zone change is 1) harmonious and consistent with existing residential uses; 2) offers a lower impact traffic perspective over neighborhood commercial as designated in the Master Plan; and 3) is reasonably related to the overall needs of the community and existing land use. The motion was supported by Commissioner Trygstad and carried unanimously with Commissioner Lowe abstaining and Commissioners Drier and Pittman absent.

18-P26 Special Use Permit – 5176 & 5190 Henry Street, Harvey Anderson

Commissioner Morano made a motion to recommend to the City Council that a Special Use Permit be granted to Harvey Anderson for two-family usage on the properties at 5176 and 5190 Henry Street. The recommendation is based on the following reasons: The zone change is 1) harmonious and consistent with existing residential uses; 2) offers a lower impact traffic perspective over neighborhood commercial as designated in the Master Plan; and 3) is reasonably related to the overall needs of the community and existing land use. The motion was supported by Commissioner Trygstad and carried unanimously with Commissioner Lowe abstaining and Commissioners Drier and Pittman absent.

18-P27 Site Plan Approval – 5176 & 5190 Henry Street, Harvey Anderson

Commissioner Morano made a motion to grant site plan approval to Harvey Anderson for two-family usage on the properties at 5176 and 5190 Henry Street as per the submitted plans with the following condition: 1) The requested Zone District Change and Special Use Permit be granted by the City Council. The motion was supported by Commissioner Trygstad and carried unanimously with Commissioner Lowe abstaining and Commissioners Drier and Pittman absent.

18-P28 Special Use Permit – 5113 Robert Hunter Drive, Smart Vision Lights

The City Clerk certified the August 24, 2018 publishing and mailing of notices.

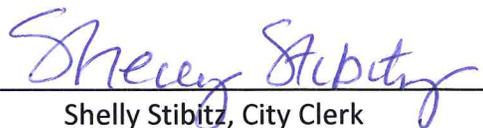
A public hearing was held at which Brian Sinnott of Paradigm Design, Grand Rapids, MI, described the proposed 24,000 square foot industrial building that includes future expansion possibilities. He reported that the site would remain largely wooded and has had meetings with the City and County staff about plan design. Dave Spaulding, President, Smart Vision Lights gave a short overview of the company's history and their continued growth, necessitating a new building. Mr. Spaulding, at Commissioner Trygstad's request, shared that the company works one shift with 30 employees that manufactures and ships LED lighting all over the world in a quiet, clean environment.

Commissioner Trystad made a motion to recommend to the City Council that a special Use Permit be granted to Smart Vision Lights for light industrial usage in a Special Use Development district (SUD) for the property at 5113 Robert Hunter Drive. The recommendation was based on the following reasons: 1) The Industrial Park was built for this type of use and it is in keeping with the intent of the Master Plan; 2) There is sufficient room for parking; 3) There will be low impact to the community; 4) All setback requirements have been met; and 5) Storm water will be taken care of by the Drain Commissioner. The motion was supported by Commissioner Sipovic and carried unanimously with Commissioners Drier and Pittman absent.

18-P29 Site Plan Approval – 5113 Robert Hunter Drive, Smart Vision Lights

Commissioner Trygstad made a motion to grant site plan approval to Smart Vision Lights for the construction of a 24,000 square foot light industrial facility at 5113 Robert Hunter Drive as per the submitted plans with the following condition: 1) The requested Special Use Permit be granted by the City Council. The motion was supported by Commissioner Sipovic and carried unanimously with Commissioners Drier and Pittman absent.

Meeting adjourned at 5:56 p.m.

  
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Shelly Stibitz, City Clerk