

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
February 8, 2022

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, February 8, 2022 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Chairman Morano and Commissioners Drier, Trygstad, Lowe, Carroll and Westgate; also, Ted Woodcock, Sarah Romine, Doug Hughes, and Jim Murphy

Absent: Commissioners Philips, and Sipovic

22-P05 Minutes

Commissioner Trygstad moved to approve the minutes of the January 11, 2022 Planning Commission meeting. The motion was supported by Commissioner Westgate and carried unanimously with Commissioner's Sipovic, Philips and Bush absent.

*Commissioner Bush arrived at 5:35 pm.

22-P06 Land Division – 6125 Norton Center Drive, CK Performance Marine

The Recording Secretary certified the January 21, 2022 publishing and mailing of notices. A public hearing was held.

Mr. Stephen Vallier, from Westshore Engineering, on behalf of CK Performance Marine, gave the Commission a brief overview of what the plans are at 6125 Norton Center Drive. He explained that the property owner, Challenge Machinery, is looking to sell a portion of the property through the land division process. Mr. Vallier stated that all the setbacks and other requirements will be met with this land division.

Commissioner Westgate made a motion to recommend to the City Council that the Land Division be approved for CK Performance Marine, with permission of the property owner Challenge Machinery, to divide the property at 6125 Norton Center Drive, based on it meeting all required setbacks and it will help a growing business. The motion was supported by Commissioner Trygstad and carried unanimously with Commissioners Sipovic and Philips absent, and Commissioner Carroll abstaining.

22-P07 Special Use Permit – 6125 Norton Center Drive, CK Performance Marine

The Recording Secretary certified the January 21, 2022 publishing and mailing of notices. A public hearing was held.

Mr. Mike Holford, owner of CK Performance Marine, gave a brief overview of their plan to expand their business into Norton Shores and that they focus on offshore boat maintenance and repair. Commissioner Trygstad asked how many jobs they would be created. Mr. Holford explained that they currently have four employees and are looking to add two to three more in the next year.

Commissioner Westgate made a motion to recommend to the City Council that the Special Use Permit be approved for CK Performance Marine to open their new facility at 6125 Norton Center Drive, contingent upon all City staff requirements are met and approved. The motion was supported by Commissioner Drier and carried unanimously with Commissioners Sipovic and Philips absent, and Commissioner Carroll abstaining.

22-P08 Site Plan – 6125 Norton Center Drive, CK Performance Marine

The Recording Secretary certified the January 21, 2022 publishing and mailing of notices. A public hearing was held.

Commissioner Westgate made a motion to approve the site plan for CK Performance Marine to open their new facility at 6125 Norton Center Drive pending approval of the Special Use Permit by Council and that all City staff requirements are met and approved. The motion was supported by Commissioner Drier and carried unanimously with Commissioners Sipovic and Philips absent, and Commissioner Carroll abstaining.

22-P09 Zoning Ordinance Amendment – Chapter 48, Article III Section 48-805

The Recording Secretary certified the January 21, 2022 publishing and mailing of notices. A public hearing was held.

Mr. Woodcock gave the Commissioners an overview of the zoning ordinance amendment and how the change came about. He explained that during a zone change application it was discovered that the current zoning requirements limited new businesses from obtaining a Planned Unit Development (PUD) zoning on smaller parcels. Mr. Woodcock stated that he contacted several local municipalities and found that the minimum acreage for a PUD was either zero (0) acres or less than five (5) acres if it was consistent with the Master Plan.

Commissioner Trygstad made a motion to recommend to the City Council that the zoning ordinance amendment for Section 48-805 be granted. The motion was supported by Commissioner Carroll and carried unanimously with Commissioners Sipovic and Philips absent.

Commissioner Trygstad asked why there had to be a minimum acreage and why they couldn't just set no minimum. He believed that having it set at five (5) acres unless otherwise approved made things more confusing for the Commission and the applicants. There was agreement from other Commission members regarding this.

Commissioner Trygstad amended the motion to recommend to the City Council that the zoning ordinance amendment for Section 48-805 be granted based on a minimum of zero (0) acres and not five (5) acres. The motion was supported by Commissioner Carroll and carried unanimously with Commissioners Sipovic and Philips absent.

General Public Comment

None.

Meeting adjourned at 5:54 pm.



Sarah Romine, Recording Secretary