

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
April 12, 2022

Agenda 3a

Date 5-10-22

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, April 12, 2022 at 5:30 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

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

Absent: Commissioner Sipovic

*Chair Morano announced that item 6(d)(iv), the Site Plan resolution for Equipment Share will be removed from the agenda due to not being provided with an updated site plan for review.

22-P10 Minutes

Commissioner Westgate moved to approve the minutes of the February 8, 2022 Planning Commission meeting. The motion was supported by Commissioner Drier and carried unanimously with Commissioner Sipovic absent.

22-P11 Special Use Permit – 4650 Rood Road, Day Care Center

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

The applicant, Ms. Cassandra Wilson, gave the Commission a brief overview of her plans for a daycare plans at 4650 Rood Road. She explained that she enjoys children and teaching, which is why she is looking to open a daycare. She stated that her plan is to also add a play structure in her backyard.

A public hearing was held at which the following comments were heard. Vicki Broge, 1369 W. Hile Road, expressed concerns over the condition of the applicant's home. Ms. Broge brought up several ordinance complaints including, an unused vehicle parked next to the garage, and trash and debris scattered in the front and backyards. Ms. Broge also expressed concern that no in-home inspections would be completed prior to licensing by the State of Michigan. William Walther, 4630 Rood Road, expressed concerns regarding traffic and parking on the street when children are dropped off and picked up. Mr. Walther was concerned his visibility would be limited when backing out of his driveway. Carol Balcom, 1372 Brookwood Drive, expressed concern over the condition of the applicant's yard and the fact that toys end up in her yard (their backyards are back to back) that her dog could eat. Ms. Balcom also expressed concern over there being screaming children in the neighborhood.

Following public comments; Chair Morano and fellow Commissioners clarified with the audience members that the Planning Commission can only grant or deny a

recommendation to City Council based on set land use standards and that many of the comments made were out of the scope of those land use standards. The audience members were reminded that they can attend the Council meeting the following week to address their concerns further.

Commissioner Westgate made a motion to recommend to the City Council that the Special Use Permit be approved for Cassandra Wilson to have a daycare center at 4650 Rood Road. The motion was supported by Commissioner Drier.

Commissioner Westgate amended the motion to include the five specific land use conditions from the City Planner's memo, along with the condition that the applicant receives approval from the State of Michigan and that all ordinance violations be investigated and addressed. The amended motion was seconded by Commissioner Trygstad and carried unanimously with Commissioner Sipovic absent.

22-P12 Site Plan – 4650 Rood Road, Day Care Center

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

Commissioner Westgate made a motion to approve the Site Plan for Cassandra Wilson to have a daycare center at 4650 Rood Road, contingent upon City Council approval of the Special Use Permit and that all City staff requirements are met and approved. The motion was supported by Commissioner Drier and carried unanimously with Commissioner Sipovic absent.

22-P13 Special Use Permit – Henry Street & Pontaluna Road, Parkview Estates Condos

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

Kelly Kuiper, a representative from Stillwater Capital, addressed the commission regarding the plans to develop the 10 lots on Henry Street and Pontaluna Road. She stated that the current master deed for the property would be amended to change the construction requirements for the homes that would be built. Ms. Kuiper also stated that they are looking for the same approval that was given to a previous applicant in 2005.

A public hearing was held at which the following comments were heard. Delmas Griffes, 6523 Henry Street, expressed concern over the type of homes that would be constructed and the fact that it would no longer be a wooded area. Donald Rake, 549 Tournament Circle, expressed concern over what type of homes would be constructed, whether stick-built or manufactured. Lillian Dotzlaf, 6562 Lake Harbor Road, expressed concern that the lots would no longer be wooded and vacant. Ms. Dotzlaf also questioned any fill that would need to be brought in to make the properties suitable for

homes to be built on without flooding from the high-water table in the area. Cari Draft, 6551 Henry Street, expressed concern over the fact that the current wooded lots would no longer be vacant/wooded, and does not want to see homes built there.

Commissioner Trygstad made a motion to recommend to the City Council that the Special Use Permit be granted to Stillwater Capital, acting as the purchasing party, to have R-4 Single Family Residential dimensional requirements in the R-5 Single Family Residential zoning district as per the submitted plans. The motion was supported by Commissioner Philips and carried unanimously with Commissioner Sipovic absent.

22-P14 Site Plan – Henry Street & Pontaluna Road, Parkview Estates Condos

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

Commissioner Trygstad made a motion to approve the Site Plan for Stillwater Capital, acting as the purchasing party, to have R-4 Single Family Residential dimensional requirements in the R-5 Single Family Residential zoning district as per the submitted plans contingent upon approval of the Special Use Permit by City Council. The motion was supported by Commissioner Bush and carried unanimously with Commissioner Sipovic absent.

22-P15 Special Use Permit – 5905 Grand Haven Road Suite 300, MKE Custom Machining LLC

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

Melissa Philips, part owner of MKE Machining LLC, gave the commission a brief overview of their plan to operate a CNC machining business at 5905 Grand Haven Road, Suite 300. She stated that they would have two CNC machines and other small equipment in the unit and roughly three employees.

Commissioner Westgate made a motion to recommend to the City Council that the special land use approval be granted to MKE Custom Machining LLC, with owner permission, to have light machining operations in the Planned Unit Development (PUD) zoning district as per the submitted plans due to it being consistent with uses in the surrounding areas. The motion was supported by Commissioner Philips and carried unanimously with Commissioner Sipovic absent and Commission Lowe abstaining.

22-P16 Site Plan – 5905 Grand Haven Road Suite 300, MKE Custom Machining LLC

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

Commissioner Westgate made a motion to approve the site plan for MKE Custom Machining LLC, with owner permission, to have light machining operations in the Planned Unit Development (PUD) zoning district as per the submitted plans, contingent upon approval of the Special Use Permit by Council due to it being consistent with uses in the surrounding areas. The motion was supported by Commissioner Philips and carried unanimously with Commissioner Sipovic absent and Commissioner Lowe abstaining.

22-P17 Special Use Permit – 3455 Tanglewood Drive, Equipment Share

The Recording Secretary certified the March 25, 2022 publishing and mailing of notices. A public hearing was held.

Kent Fleet, General Manager for Equipment Share, gave the commission a brief overview of the new plans for their store at 3455 Tanglewood Drive. Mr. Kent stated that it will be similar to an Ace Hardware store, there will be no outdoor storage, the trees will remain on the property, and that there will be roughly seven employees at the location.

Andy Brooks, an engineer with Callen Engineering, stated that the Planning Commission and City Council's comments/concerns from previous meetings were addressed and changes were made to the site plan.

Commissioner Westgate made a motion to recommend to the City Council that the special land use approval be granted to Equipment Share to open their new office at 3455 Tanglewood Drive as per the submitted plans and with the understanding that all City staff requirements are met and approved. The motion was supported by Commissioner Carroll and carried unanimously with Commissioner Sipovic absent.

General Public Comment

None.

Meeting adjourned at 6:24 pm.



Sarah Romine, Recording Secretary