

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
May 14, 2024

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, May 14, 2024 at 5:30 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Carroll, Commissioners Drier, Kell, Lans, Morano, Philips, and Romine, and; also, Doug Hughes, Lexi Stibitz, and Ted Woodcock.

Absent: Commissioners Trygstad and Westgate

24-P08 Minutes

Commissioner Morano moved to approve the minutes of the March 12, 2024 Planning Commission meeting. The motion was supported by Commissioner Lans and carried unanimously.

General Public Comment

Danielle Wisner, 645 E. Ellis Road; Angela Ouellette, 645 E. Ellis Road; and Stephanie Smith, 655 E. Ellis Road, all spoke against the development of Robert Hunter Drive.

Jeanne Cooper-Kuiper, 1778 Bayview Drive, commented on the progressive development she has seen from Marantha as a resident of the neighborhood for over 50 years. She also stated she wanted transparency from the organization on the costs of fire protection and taxes from the City.

24-P09 Land Division – 3125 Stratford St & 1520 Sunbury Ave, Gary Smith

Deputy Clerk Stibitz certified the April 26, 2024 publication and mailing of notices. A public hearing was held. There was no public comment.

Commissioner Morano made a motion to recommend to City Council that permission be granted to Gary Smith, the property owner, to divide the property at 3125 Stratford St & 1520 Sunbury Avenue to create a new parcel due to the new and resultant parcels meeting the minimum lot requirements of the zoning ordinance. The motion was supported by Commissioner Philips and carried unanimously.

24-P10 Special Use Permit – 5078 Robert Hunter Dr, Nelson Family Enterprises

Deputy Clerk Stibitz certified the April 26, 2024 publication and mailing of notices. A public hearing was held.

Carol Hosko, 685 E. Ellis Road, came to the meeting to learn more about the project due to the close proximity of her home.

Angela Ouellette, continuing her comments from the first public comment of the meeting, continued her concerns for the development of the industrial park.

Scott Calliff, 635 E. Ellis Road, stated he needed to know more about of the project and specifically how the development would affect the property value of his home as well as his personal space in his yard.

There was discussion among the commissioners. Commissioner Morano stated he felt it was inappropriate to approve or deny the Special Use Permit without the applicant present to answer questions. Commissioner Morano moved to postpone the special land use to Nelson Family Enterprises LLC, to construct a warehouse facility at 5078 Robert Hunter Drive. The motion was supported by Commissioner Drier and carried unanimously.

Commissioner Morano moved to postpone the site plan to Nelson Family Enterprises, LLC, to construct a warehouse facility at 5078 Robert Hunter Drive. The motion was supported by Commissioner Philips and carried unanimously.

24-P11

Special Use Permit – 934 W. Mt. Garfield Rd, David & Kasi Scheibner

Deputy Clerk Stibitz certified the April 26, 2024 publication and mailing of notices. A public hearing was held. The applicant had Ted Woodcock, City Planner, speak on their behalf explaining the need for the Special Use Permit.

Commissioner Morano moved to recommend the special land use permit to David and Kasi Scheibner, on behalf of the property owner, to construct a single-family residence with R-3 dimensional requirements at 934 W. Mt. Garfield Road. The Planning Commission in the exercise of its discretion, reviewed the particular facts and circumstances of each proposal in terms of all of the following standards and each shall find adequate evidence showing that each must be satisfied. The proposed use will be harmonious with the existing or intended character of the general vicinity and in accordance with the general objectives of the master plan and zoning ordinances of current adoption because surrounding properties are of residential nature; the proposed use will be served adequately by existing essential public services and facilities, such as highways, streets, police and fire protection, drainage structures, refuse disposal and schools, or the applicant will provide for those services and facilities because all essential public services currently exist ; the proposed use or structures will not cause an overcrowding of land or undue concentration of population because the proposed use will have a 1-acre land division with a single-family home; the proposed use is consistent with the public health, safety, and welfare of the City of Norton Shores because the surrounding parcels are residential in nature; and the proposed use constitutes a socially and economically desirable use of the land when considering those who will use the land, residents and property

owners of the immediately adjacent properties, as well as the community as a whole because the request will be for a residential use in a residentially zoned area. The motion was supported by Commissioner Philips and carried unanimously.

Commissioner Philips made a motion to approve the site plan to David and Kasi Scheibner, on behalf of the property owner, to construct a single-family residence with R-3 dimensional requirements at 934 W. Mt. Garfield Road, with the following condition: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Kell and carried unanimously.

24-P12 Land Division – 934 W. Mt. Garfield Rd, David & Scheibner

Deputy Clerk Stibitz certified the April 26, 2024 publication and mailing of notices. A public hearing was held. Mr. Woodcock spoke on behalf of the applicant.

Commissioner Romine made a motion to recommend to City Council that permission be granted to David and Kasi Scheibner, on behalf of the property owner, to divide the property at 934 W. Mt. Garfield Road to create a new parcel due to the new and resultant parcels meeting all standards of the current zoning ordinance. The motion was supported by Commissioner Kell and carried unanimously.

24-P13 Site Plan – 6250 Grand Haven Rd, Emerald City LLC

Deputy Clerk Stibitz certified the April 26, 2024 publication and mailing of notices. A public hearing was held.

Dennis Dryer, from Dryer Architectural Group, was present to talk about the proposed use of the building.

John Morgan, the applicant, from Emerald City LLC elaborated on his excitement for the proposed project.

Commissioner Drier made a motion to approve the site plan to Emerald City LLC, the developer, for the proposed multi-use commercial buildings at 6250 Grand Haven Road, with the following conditions: All staff revisions must be approved prior to final site plan approval being granted and The Planning Commission finds that such use is of the same general character as those permitted and which will not be detrimental to the other uses within the district or to the adjoining land uses. The motion was supported by Commissioner Lans and carried unanimously.

24-P14

Special Use Permit – 4759 Lake Harbor Rd, Marantha Bible & Missionary Conference

Deputy Clerk Stibitz certified the April 26, 2024 publishing and mailing of notices. A public hearing was held.

Dwayne Masselink, from Interactive Studio, was present to give a presentation of the project and answer questions from the commissioners. Ann Ledsworth, Marantha Director, was also present to give more detail about the enclosed speakers.

Tim Mead, 4752 Lake Harbor Road, A resident who lives across the street from Marantha and uses its facilities as a guest spoke in favor of the project.

Commissioner Morano moved to recommend the special land use permit Exxel Engineering, on behalf of Marantha, to renovate and expand the existing tabernacle, remove the existing bookstore, and construct a new bookstore at 4759 Lake Harbor Road. The Planning Commission in the exercise of its discretion, reviewed the particular facts and circumstances of each proposal in terms of all of the following standards and each shall find adequate evidence showing that each much be satisfied. The proposed use will be harmonious with the existing or intended character of the general vicinity and in accordance with the general objectives of the master plan and zoning ordinances of current adoption because the proposed use and tabernacle are existing; the proposed use will be served adequately by existing essential public services and facilities, such as highways, streets, police and fire protection, drainage structures, refuse disposal and schools, or the applicant will provide for those services and facilities the services are already existing, or the burden of those services may lessen with the proposed improvements; the proposed use or structures will not cause an overcrowding of land or undue concentration of population because the tabernacle is existing and there is adequate land to expand; the proposed use is consistent with the public health, safety, and welfare of the City of Norton Shores because existing uses, and the improvements, will proved increased protection from the surrounding areas against protentional noise; and the proposed use constitutes a socially and economically desirable use of the land when considering those who will use the land, residents and property owners of the immediately adjacent properties, as well as the community as whole because Marantha is continuing an existing use and making the tabernacle code compliant, and reducing noise.

Commissioner Philips made a motion to approve the site plan to Exxel Engineering, on behalf of Maranatha, to renovate and expand the existing tabernacle, remove the existing bookstore, and construct a new bookstore at 4759 Lake Harbor Road, with the following conditions: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Morano and carried unanimously.

General Public Comment

None

Meeting adjourned at 6:36 p.m.

A handwritten signature in black ink, appearing to read 'Lexi Stibitz', written over a horizontal line.

Lexi Stibitz, Deputy City Clerk