

CITY OF NORTON SHORES  
PLANNING COMMISSION MEETING  
July 9, 2024

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, July 9, 2024 at 5:30 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Carroll, Commissioners Johnson, Kell, Lans, Morano, Philips, Romine, Trygstad and Westgate; also, Doug Hughes, Rachel Pavlich, and Ted Woodcock.

Absent: None

24-P12 Minutes

Commissioner Morano moved to approve the minutes of the June 11, 2024 Planning Commission meeting. The motion was supported by Commissioner Philips and carried unanimously.

Public Comment – Agenda

None

24-P13 Land Division – 431 E. Mt. Garfield Road, Eric & Sally Andrews

Clerk Pavlich certified the June 21, 2024 publication and mailing of notices. A public hearing was held.

Jennifer Luttrull, 466 E. Mt. Garfield Road, shared her concerns in regards to the land division and the high water table in that area.

Matt Wright, 424 E. Mt. Garfield Road, shared his feelings about how approving the land division sets the stage for over development.

Delicia Eklund, 465 E. Mt. Garfield, requested the Planning Commission consider voting “no” on the land division.

Commissioner Morano explained that the applicants meet all requirements for this land division, and that a site plan and special use permit are different and would be presented by the applicant at a later date that would require a vote at a separate meeting.

Commissioner Kell moved to recommend to the City Council that permission be granted to Eric & Sally Andrews, the property owners, to divide the property at 431 E. Mt. Garfield Road to create a new parcel due to the new and resultant parcels meeting minimum lot requirements per the City's zoning ordinance and the resulting parcel does not increase the lots existing nonconformity. The motion was supported by Commissioner Romine and carried unanimously.

General Public Comment

Ryan Davidson, 1099 Porter Road, expressed his concerns in regards to short-term rentals and suggested excluding them from school zones.

Andrew Eklund, 465 E. Mt. Garfield Road, questioned the road frontage for the land division if the resulting parcel were to have a house built in the future. City Planner Ted Woodcock stated the resulting parcel still meets the requirements.

Matt Wright, 424 E. Mt. Garfield Road, asked if the minimum is 200 feet. Mr. Woodcock responded that 190 feet is the minimum requirement for a resulting parcel.

Commissioner Westgate asked what the current short-term rental policy is in Norton Shores. Doug Hughes responded that there is no current policy, and it will likely be reviewed at a work session meeting.

Meeting adjourned at 6:03 p.m.



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Rachel Pavlich, City Clerk