

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
September 10, 2024

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, September 10, 2024 at 5:30 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

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

Absent: Commissioners Kell and Westgate

24-P17 Minutes

Commissioner Lans moved to approve the minutes of the August 13, 2024 Planning Commission meeting. The motion was supported by Commissioner Philips and carried unanimously.

Public Comment – Agenda

None

24-P18 Special Use Permit – 4788 Grand Haven Rd., Nature’s Helping Hand LLC

Deputy Clerk Stibitz certified the August 23, 2024 publication and mailing of notices. A public hearing was held.

Tim Burgess, 4788 Grand Haven Rd., the applicant was present to discuss the proposed use of the building and what businesses would occupy it.

Commissioner Trygstad moved to recommend the special land use permit to Nature’s Helping Hands LLC to open a medical facility at 4788 Grand Haven Rd. 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 there is an existing business in the space currently; 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; the proposed

use is consistent with the public health, safety, and welfare of the City of Norton Shores; 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. The motion was supported by Commissioner Romine and carried unanimously.

Commissioner Trygstad made a motion to approve the site plan Nature's Helping Hands LLC to open a medical facility at 4788 Grand Haven Rd. with the following condition: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Romine and carried unanimously.

24-P19 Site Plan – 6366 Norton Center Dr., La Calombe Coffee Roasters

Deputy Clerk Stibitz certified the August 23, 2024 publication and mailing of notices. A public hearing was held.

Jamie Eckerman, 6366 Norton Center Dr., the applicant gave an overview of the site plan and the business' growth and need for expansion.

Commissioner Morano made a motion to approve the site plan to La Calombe Coffee Roasters for a two-story addition to their existing facility at 6366 Norton Center Dr., with the following conditions: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Trygstad and carried unanimously.

24-P20 Land Division – 5525 Martin Rd., Jim Fisher

Deputy Clerk Stibitz certified the August 23, 2024 publication and mailing of notices. A public hearing was held.

Amy Rudholm, 6366 S Beacon Blvd Grand Haven, the realtor explained the trustee of the estate, Jim Fisher, would inhabit one of the parcels with the idea that the remaining would be sold.

Daniel Scanlon, 5504 Martin Rd., A neighbor of the applicant was curious about the divisions and how the utilities and access would affect the neighborhood.

Paul Chick, 5476 Martin Rd., inquired if the zoning were to change after the divisions with City Planner Ted Woodcock stating that the zoning for the parcels would stay the same.

Commissioner Lans made a motion to recommend to City Council that permission be granted to Jim Fisher, a trustee of the estate, to divide the property at 5525 Martin Rd to create four new parcels due to all parcels meeting and exceeding the lot

requirements. The motion was supported by Commissioner Johnson and carried unanimously.

24-P21 Site Plan – 6060 Norton Center Dr., GE Aerospace

Deputy Clerk Stibitz certified the August 23, 2024 publication and mailing of notices. A public hearing was held.


Todd Stuve, from Exxel Engineering, Inc, was present to give an overview of the proposed site plan.

Commissioner Philips made a motion to approve the site plan to GE Aerospace for an addition to their existing facility at 6060 Norton Center Dr., with the following conditions: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Johnson and carried unanimously.

General Public Comment

None

Meeting adjourned at 5:50 p.m.



Lexi Stibitz, Deputy Clerk