

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
May 10, 2022

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, May 10, 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, Bush and Sipovic; also, Ted Woodcock, Sarah Romine, Doug Hughes, and Jim Murphy

Absent: Commissioner Carroll and Westgate

*Commissioner Bush arrived at 5:32pm.

22-P18 Minutes

Commissioner Trygstad moved to approve the minutes of the April 12, 2022 Planning Commission meeting. The motion was supported by Commissioner Lowe and carried unanimously with Commissioners Carroll and Westgate absent.

22-P19 Land Division – 373 Seminole Road, Len & Shirley Fisher

The Recording Secretary certified the April 29, 2022 publishing and mailing of notices. A public hearing was held.

A public hearing was held at which the following comments were heard. The applicant, Bob Fisher, gave the Commission a brief overview of why the land division is being requested.

Commissioner Trygstad made a motion to recommend to the City Council that permission be granted to Bob Fisher, on behalf of his parents, the property owners to divide the property at 373 Seminole Road to create one new parcel. The motion was supported by Commissioner Drier and carried unanimously.

22-P20 Special Use Permit – 815 Judson Road, Apartments

The Recording Secretary certified the April 29, 2022 publishing and mailing of notices. A public hearing was held.

A public hearing was held at which the following comments were heard. Bruce Callen, the engineer for the applicant, gave the commission a brief overview of the proposed project. He stated that the units would all be ground level, that utilities are already available, and the property would be pretty low density.

Recording Secretary Romine read an email received from Sam and Emily Wakefield, 610 Wilson Road, regarding a request to have the developer install a fence between their property (815 Judson Road) and the Wakefield residence and their neighbors at 753 Judson Road.

Gary Smith, the applicant and developer, stated that he has enough capital to build 44 units right out of the gate and that further units would be planned out. Commissioner Sipovic asked what the potential rates are for the rental units and the number of bedrooms per unit. Mr. Smith stated that they will be market rate and would offer two- and three-bedroom units. Commissioner Philips asked about fire access on the road connecting Brookfield Condos to his property.

Commissioner Bush made a motion to recommend to the City Council that special land use approval be granted to Callen Engineering, acting on behalf of the applicant, Gary Smith, to construct 140 apartment units at 815 Judson Road as per the submitted plans and with the listed conditions. The motion was supported by Commissioner Sipovic and carried unanimously.

Commissioner Bush made a motion to approve the site plan for Callen Engineering, acting on behalf of the applicant, Gary Smith, to construct 140 apartment units at 815 Judson Road as per the submitted plans, contingent upon approval of the Special Use Permit by City Council and with the listed conditions. The motion was supported by Commissioner Sipovic and carried unanimously.

22-P21

Site Plan – 7003 Grand Haven Road, Smith Development HQ

The Recording Secretary certified the April 29, 2022 publishing and mailing of notices. A public hearing was held.

A public hearing was held. Bruce Callen, the engineer for the applicant, gave the commission a brief overview of the proposed project. He stated that the building would be used by Mr. Smith as a base during the construction of the apartments. The building will be used to store materials and will contain an office for Mr. Smith. Mr. Callen stated that there will be no access off of Grand Haven Road, only a private drive between the property and the apartment complex. There will also be no storage outside of the building. Commissioners asked questions regarding there being no dumpsters on the site plan. Mr. Smith explained that any garbage generated would be thrown away in the dumpsters in the apartment complex.

Commissioner Bush made a motion to approve the site plan for Callen Engineering, acting on behalf of the applicant, Gary Smith, for the proposed construction shop facility at 7003 Grand Haven Road. The motion was supported by Commissioner Sipovic.

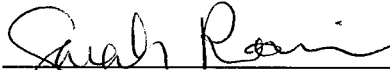
Commissioner Bush amended the motion to include the addition of a fence and verification of the easement with Brookfield Condos, contingent on the approval of the Special Use Permit. The amended motion was supported by Commissioner Sipovic and carried unanimously.

General Public Comment

Mr. James Hopper, 3869 Fairway Drive, spoke regarding a potential construction project on the vacant land between Fairway Farms Condominiums and Seminole Road. He expressed his displeasure for the potential project.

Ms. Tami Grotenhuis, 7083 Juniper Court, spoke regarding the previous item on the agenda, 815 Judson Road. She expressed concern at the density level, whether there was still an easement between Brookfield Condos and 815 Judson Road, and whether the access road between the two properties would be used by just anyone. She also stated that had she known about the meeting in advance that she would have planned her comments differently. She stated that she received her postcard only a few days between the meeting.

Meeting adjourned at 6:02 pm.



Sarah Romine, Recording Secretary