

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
March 12, 2024
5:30 p.m.
Agenda

1. Call to Order
2. Roll Call
3. Minutes
 - a. Minutes of the February 13, 2024 Planning Commission Meeting
4. Correspondence
5. Public Comment - Agenda
6. Pending Business
7. New Business
 - a. Special Use Permit – 6524 Schamber Drive, Industrial Inspection & Consulting LLC
 - i. Certification of mailing and publishing
 - ii. Public hearing
 - iii. Resolution – special use
 - iv. Resolution – site plan
8. Public Comment – General
9. Adjournment

**THE PLANNING COMMISSION MEETING WILL BE HELD AT 5:30 P. M. AT THE NORTON SHORES BRANCH
LIBRARY, 705 SEMINOLE ROAD**

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
February 13, 2024

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, February 13, 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, Philips, Romine, Trygstad, and Westgate; also, Doug Hughes, Lexi Stibitz, and Ted Woodcock.

Absent: Commissioner Morano.

24-P05 Minutes

Commissioner Philips moved to approve the minutes of the January 9, 2024 Planning Commission meeting. The motion was supported by Commissioner Lans and carried unanimously.

24-P06 Site Plan – 6835 Grand Haven Road, Callen Engineering

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

Andy Brooks, 108 E Savidge St, representing Callen Engineering, was present to discuss the request and answered a question regarding any possible tenants and whether it would be a condominium or not.

Commissioner Westgate made a motion to approve the site plan to Callen Engineering, on behalf of the property owner Airgas, for the proposed construction shop at 6835 Grand Haven 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 Philips and carried unanimously.

General Public Comment

None

Meeting adjourned at 5:36 p.m.

Lexi Stibitz, Deputy City Clerk



March 5, 2024

Planning Commission Meeting of March 12, 2024

SUBJECT: Special Use Permit
6524 Schamber Drive, Industrial
Inspection & Consulting LLC

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

Industrial Inspection & Consulting LLC is requesting a Special Use Permit to use a tenant space at 6524 Schamber Drive as an industrial materials testing and laboratory facility. A Special Use Permit is required for the proposed use as principal uses in the General Industrial (GI) zoning district are permitted within the C-3 Major Commercial zoning district, with an approved Special Use Permit.

The Planning Commission may use the attached resolution in making a recommendation to the City Council regarding this request.

Sincerely,

Ted Woodcock
Planning and Zoning Administrator

Attachment

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends to the City Council that special land use approval be granted/denied to Industrial Inspection & Consulting LLC, to use a tenant space at 6524 Schamber Drive for industrial materials testing and laboratory facility.

BE IT FURTHER RESOLVED that 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:

1. The proposed use will/will not 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 _____;
2. The proposed use will/will not 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 _____;
3. The proposed use or structures will/will not cause an overcrowding of land or undue concentration of population because _____;
4. The proposed use is/is not consistent with the public health, safety, and welfare of the City of Norton Shores because _____; and
5. The proposed use constitutes/ does not constitute 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 _____.

At a regular meeting of the Planning Commission of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 12th day in March 2024 the foregoing resolution was moved for adoption by Council Member. The motion was supported by Council Member.

Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Lexi Stibitz, Deputy Clerk

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves/denies the site plan to Industrial Inspection & Consulting LLC, to use a tenant space at 6524 Schamber Drive for industrial materials testing and laboratory facility, with the following condition:

1. All staff revisions must be approved prior to final site plan approval being granted.

At a regular meeting of the Planning Commission of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 12th day of March 2024, the foregoing resolution was moved for adoption by Commissioner. The motion was supported by Commissioner.

Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Lexi Stibitz, Deputy Clerk



March 5, 2024

TO: Planning Commissioners

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Request, 6524 Schamber Drive

Following, please find comments regarding the Special Use Permit request:

MASTER PLAN

The current zoning of the property is C-3 Major Commercial. The Master Plan has this parcel designated as "Industrial." The surrounding parcels all have the Master Plan designation of "Industrial", and they are all either zoned for commercial/industrial uses or zoned Planned Unit Development (PUD). The proposed Special Use Permit request would be consistent with the approved Master Plan.

LAND USE & COMMENTS

As indicated in the cover letter, a Special Use Permit is required due to principal uses in the GI zoning district be permitted in the C-3 Major Commercial zoning district with an approved Special Use Permit. Sec. 48-661(2)(g) states that "laboratories, experimental, film, and testing" uses are permitted.



**NORTON
SHORES**

IT'S IN OUR NATURE.

SPECIAL USE PERMIT APPLICATION

The Norton Shores Zoning Ordinance allows for certain special land uses in all zoning districts. Those special land uses require the issuance of a Special Use Permit. Special Use Permits are required for ALL development in the SUD, PUD, and PURD zoning districts. Application for such permit requires a review by the Planning Commission and final approval is granted from the City Council. This process involves the holding of a public hearing by the Planning Commission and a subsequent recommendation to the City Council. The City Council will then make the final decision at their next meeting.

Application for such the Special Use Permit shall include six (6) copies of a detailed site plan, to scale, that documents all requirements shown on the application cover sheet where applicable. Applicants are encouraged to discuss their plan with City staff prior to submission. The submission deadline is three (3) weeks prior to the next Planning Commission meeting.

Application Fee for Special Use Permit: \$350

Application Fee for Special Use Permit

In PUD, SUD, and PURD zoning districts: \$350

FOR OFFICE USE ONLY

DATE RECEIVED: 2/20/24

PLANNING COMMISSION MEETING DATE:

3/12/24

6 COPIES SUBMITTED: ✓

FEE PAID: ✓

CITY COUNCIL MEETING DATE:

2/20/24

3/19/24



**NORTON
SHORES**

IT'S IN OUR NATURE.

Special Use Permit Application

City of Norton Shores
4814 Henry Street
Norton Shores, MI 49441
(231) 799-6803
www.nortonshores.org

**Applicant
Information**

Name: Steven Proziński; Bohnhoff
Phone: 651-413-1089 E-mail: Steven@industrialinspection.com
Mailing Address: 6520 Middle Lake Rd, Twin Lake, MI 49457

**Property Owner
Information**

Name: NAI
Phone: 616-776-0100 E-mail: chrisp@naicwm.com
Mailing Address: 100 Grandville Ave SW, Suite 100, Grand Rapids MI

**Property
Information**

Site Address: 6524 Schamber Dr, Norton Shores, MI 49444
Parcel Number: 27-748-000-0003-00

*Please see attached regarding drawing specifications.

**Engineering Firm
(if applicable)**

Firm Name: _____
Firm Contact Name: _____
Phone: _____ E-mail: _____
Mailing Address: _____

Proposed Development

See email

APPLICANT SIGNATURES:



2-20-24

ted woodcock

From: Keith Irwin <keith@industrialinspection.com>
Sent: Tuesday, February 20, 2024 11:10 AM
To: ted woodcock; Steven Prozinski; Thomas.Nestor@lmcu.org
Subject: Zoning permit
Attachments: processed-EA89C491-574D-4305-85BD-4C053EB323B3.jpeg

[EXTERNAL EMAIL] Please exercise caution with links and attachments.

Hi Ted,

Thanks for taking my call and explaining what is required. Steven is on his way now to fill out the application and pay the fee.

Below is a company description and attached is map of our 5,000 sqft. leased location.

"Industrial Inspection & Consulting LLC is an engineering consulting company specialized in verifying manufactured goods meet design specifications. We receive parts in the mail, test those parts per stated specifications, and provide electronic reports."

Keith Irwin | General Manager

6524 Schamber Drive, Norton Shores, MI 49444

c: 1(231)286-5031 | keith@industrialinspection.com

ASNT/NAS410 Certified | ITAR Registration in Process

INDUSTRIAL
INSPECTION + CONSULTING LLC

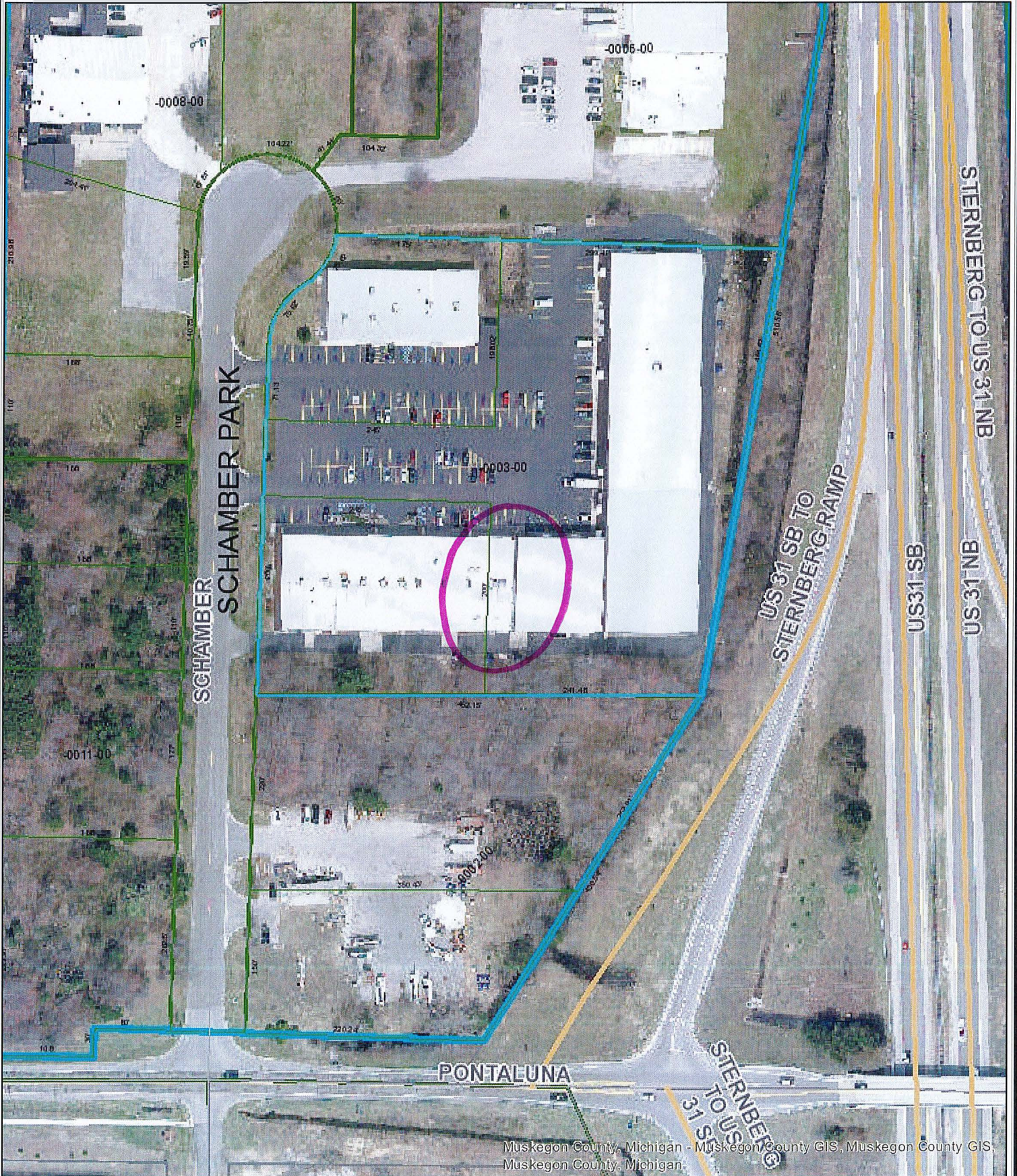


Muskegon County Property Report

Muskegon County Property Viewer Print

Report generated 3/5/2024 at 1:23:27 PM

This report has been generated from the Muskegon County GIS Property Viewer. While every effort has been made to provide accurate information, Muskegon County and Muskegon County GIS shall not be held liable for the information presented herein. All data shall be verified by the municipal assessor.



Phyt Physique

All-Phase Electric Supply
Electrical supply store



3rd Coast Motors
Used car dealer



Industrial Inspection
& Consulting L.L.C...

Timeless Wood
Care Products
Building materials store