

CITY OF NORTON SHORES  
CITY COUNCIL MEETING  
May 21, 2024

A regular meeting of the Norton Shores City Council was held on Tuesday, May 21, 2024 at 5:31 p.m. at the Norton Shores Branch Library Community Room, 705 Seminole Road.

Present: Mayor Nelund and Council Members Fisher, Hylland, Jurkas, Kasher, Morgenstern, Olson, and Sowa; also, Anthony Chandler, Bob Gagnon, Doug Hughes, Rachel Pavlich, Ted Woodcock, and Marc Vanderstelt

Absent: None

Correspondence

None

Agenda Public Comment

Kouros Khatir, 3930 Braeburn, thanked City Council for the opportunity to speak as a candidate for the open council seat. He shared that he previously ran for a seat in November 2023 and comes from a history of public safety and has a strong desire to serve our community.

Amy Johnson, 1379 Shettler, announced she is also a candidate for the open council seat and wants to be involved in her community. She shared that she has 25+ years of experience with the Muskegon County Road Commission, and thanked City Council for the opportunity to speak.

Kiel Reid, 3046 McCracken, stated he is a candidate for the open seat as well and values effective communication, teamwork, and compassion. He thanked City Council for the opportunity.

24-045 Minutes

Council Member Jurkas moved to approve minutes from the May 6 City Council meeting. The motion was supported by Council Member Sowa and carried unanimously.

24-046 Consent

Council Member Morgenstern moved to approve the Consent Agenda which consisted of: a) City Department Reports, b) Quarterly Financial Report, and c) 5078 Robert Hunter Dr – Quit Claim Deed. The motion was supported by Council Member Jurkas and carried unanimously.

24-047 Appointment – At Large Council Member – Partial Term

Mayor Nelund summarized the City Council vacancy appointment process as outlined in the Charter and adopted resolution. Three applicants, Amy Johnson, Kourosh Khatir, and Kiel Reid, were in attendance. Council Member Hylland nominated Kourosh Khatir, and Council Member Fisher nominated Amy Johnson. Kourosh Khatir was selected for appointment to a partial term At Large Council Member position by a roll call vote with Council Members Hylland, Jurkas, Kasher, Morgenstern, Olson, Sowa, and Mayor Nelund for Khatir, and Council Member Fisher for Johnson.

24-048 Planning Commission Reappointments

Council Member Morgenstern moved to reappoint Judy Kell and Robert (Sandy) Philips to the Norton Shores Planning Commission for three-year terms expiring May 31, 2027. The motion was supported by Council Member Jurkas and carried unanimously.

24-049 CDBG Committee Appointments

Council Member Sowa moved to appoint Kris Collee, Stevie Parcell, Cynthia Elder, Carol Nash, Olivia Mancilla, and Mark Cahill to the Community Development Block Grant (CDBG) Citizen Advisory Committee for an indefinite term. The motion was supported by Council Member Fisher and carried unanimously.

24-050 Amend – Special Use Permit – 440 E Pontaluna Road, Western Michigan Adult and Teen Challenge

Council Member Morgenstern moved to approve the amendment of the special land use application and reviewed the particular facts and circumstances of each proposal in terms of all of the following standards and found adequate evidence showing that each is 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; 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 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 Council Member Kasher and carried unanimously.

24-051 Approve – FY 2025 Property Tax Levy

Council Member Hylland moved to approve the rates for General Fund, Capital Improvement Fund, Solid Waste Fund, Public Waste Fund, Public Safety Fund and Street Improvement Fund be certified to be spread against all taxable property in the City of Norton Shores for FY 2025 as presented. The motion was supported by Sowa and carried unanimously.

24-052 Approve – Council Seat Vacancy – Write-in Candidate

Council Member Jurkas moved to approve write-in candidates for the vacant at-large City Council seat. The motion was supported by Council Member Olson and carried unanimously.

24-053 Approve – Land Division – 3125 Stratford St & 1520 Sunbury Ave, Gary Smith

Council Member Hylland moved to grant permission to Gary Smith, the property owner, to divide the properties at 3125 Stratford St and 1520 Sunbury Ave to create a new parcel. The motion was supported by Council Member Fisher and carried unanimously.

24-054 Approve – Special Use Permit – 934 W. Mt Garfield Rd, David & Kasi Scheibner

Council Member Jurkas moved to approve the special land use application to David & 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. City Council in the exercise of its discretion, reviewed the particular facts and circumstances of each proposal in terms of all of the following standards found adequate evidence showing that each is 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 surrounding parcels are residential in 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 the services are already existing; the proposed use or structures will not cause an overcrowding of land or undue concentration of population because there will be 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 Council Member Kasher and carried unanimously.

24-055 Approve – Land Division – 934 W. Mt Garfield Rd, David & Kasi Scheibner

Council Member Fisher moved to grant permission to David & Kasi Scheibner, on behalf of the property owner, to divide the property at 934 W Mt. Garfield Road to create a new parcel. The motion was supported by Jurkas and carried unanimously.

24-056 Approve – Special Use Permit – 4759 Lake Harbor Rd, Maranatha Bible & Missionary Conference

Council Member Hylland moved to approve the special land use application to Exxel Engineering, on behalf of Maranatha, to renovate and expand the existing tabernacle, remove the existing book store, and construct a new bookstore at 4759 Lake Harbor Road. The City Council in the exercise of its discretion, reviewed the particular facts and circumstances of each proposal in terms of all of the following standards and found adequate evidence showing that each is 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 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 because 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 provide increased protection from the surrounding areas against potential 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 a whole because Maranatha is continuing an existing use and making the tabernacle code compliant, and reducing noise. The motion was supported by Fisher and carried unanimously.

General Public Comment

Holly Pelkey, Lead Librarian from the Norton Shores Library, thanked Facilities Supervisor Brandon Wilburn for his assistance in repairing the air conditioning units at the Library. She also shared the electronic library sign will now display events, and \$3,200 was raised at the Friends of the Library Booksale event.

Council Member Morgenstern suggested looking into planting arborvitae trees along Ellis Cemetery. He asked for an update on funding for the WMSRDC plan for non-motorized pathways; Mayor Nelund responded that funds were not requested from the

coalition when he and City Administrator Anthony Chandler met with them. Council Member Morgenstern informed City Council that the Muskegon Lakeshore Chamber of Commerce is hosting an economic summit on June 7<sup>th</sup> for elected officials. He also stated he was disappointed to learn that the City chose not to renew the annual membership to the MLCC. Mayor Nelund replied that the membership may be revisited in the future.

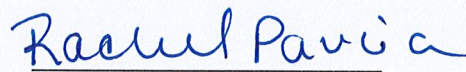
Council Member Hylland complimented the project spreadsheet and suggested adding street projects to the list. He also asked if there is a date set for the Lake Harbor Trail. Mr. Chandler informed him that the City is waiting on two easements yet. Council Member Hylland questioned the unkempt property of the building next to Chili's. Mayor Nelund stated it is completely vacant and staff is currently enforcing ordinances.

Council Member Jurkas asked if anything new was occurring at the old Kmart property. Mayor Nelund informed Council there is nothing happening and the Special Use Permit for the property has expired.

Council Member Sowa commented that the rules and regulations on the City website only reference Norton Cemetery and asked if staff should update those to include Ellis Cemetery. Mayor Nelund stated those will be reviewed and updated.

City Administrator Anthony Chandler reminded City Council that non-emergency services and City Hall will be closed for Memorial Day, and work session will be on May 28<sup>th</sup>, 2024

Meeting adjourned at 6:16 p.m.

  
Rachel Pavlich, City Clerk