AGENDA 10a
DATE 10·6·2020

4814 Henry Street Norton Shores, Michigan 49441 www.nortonshores.org

September 28, 2020

Council Meeting of October 6, 2020
SUBJECT: Special Use Permit Amendment - 121 Randall Road – Ross Park Elementary School

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Holland Engineering, on behalf of Mona Shores Public Schools, is requesting a Special Use Permit Amendment for building additions and site improvements to Ross Park Elementary School. The proposed Amendment includes an addition, as well as various other improvements including: stormwater upgrades, expanded parking lots, and the reconfiguration of driveways. This site was previously granted a Special Use Permit.

A prepared resolution is attached for the Council's consideration.

Respectfully submitted,

Mark C. Meyers
City Administrator

/tsw
Attachment

Norton Shores will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs or other legally protected characteristics.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies a Special Use Permit amendment to Holland Engineering, on behalf of Mona Shores Public Schools, for a building addition and other site improvements to Ross Park Elementary School located at 121 Randall Road.

At a regular meeting of the City Council of the City of Norton Shores, held remotely, on the 6th day of October, 2020, the foregoing resolution was moved for adoption by Council Member . The motion was supported by Council Member .

Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Shelly Stibitz, City Clerk

city of Norton Shores

Internal Memo

September 28, 2020

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Amendment, 121 Randall Road

Please find the following comments regarding the Special Use Permit Amendment for Ross Park Elementary School, 121 Randall Road.

MASTER PLAN

The current zoning of the property at 121 Randall Road is Special Use Development (SUD). The Master Plan has Ross Park Elementary building and surrounding neighborhood designated as "Low Density Residential". The "Low Density Residential" zoning districts include R-5 Single Family Residential, Conservation Cluster Development (CCD), and CR-6 Clustered Single-Family Residential. However, the homes in the surrounding neighborhood are zoned either R-2 or R-3 Single Family Residential. The proposed improvements are consistent with the Master Plan for the school property, and will not change the zoning of the area.

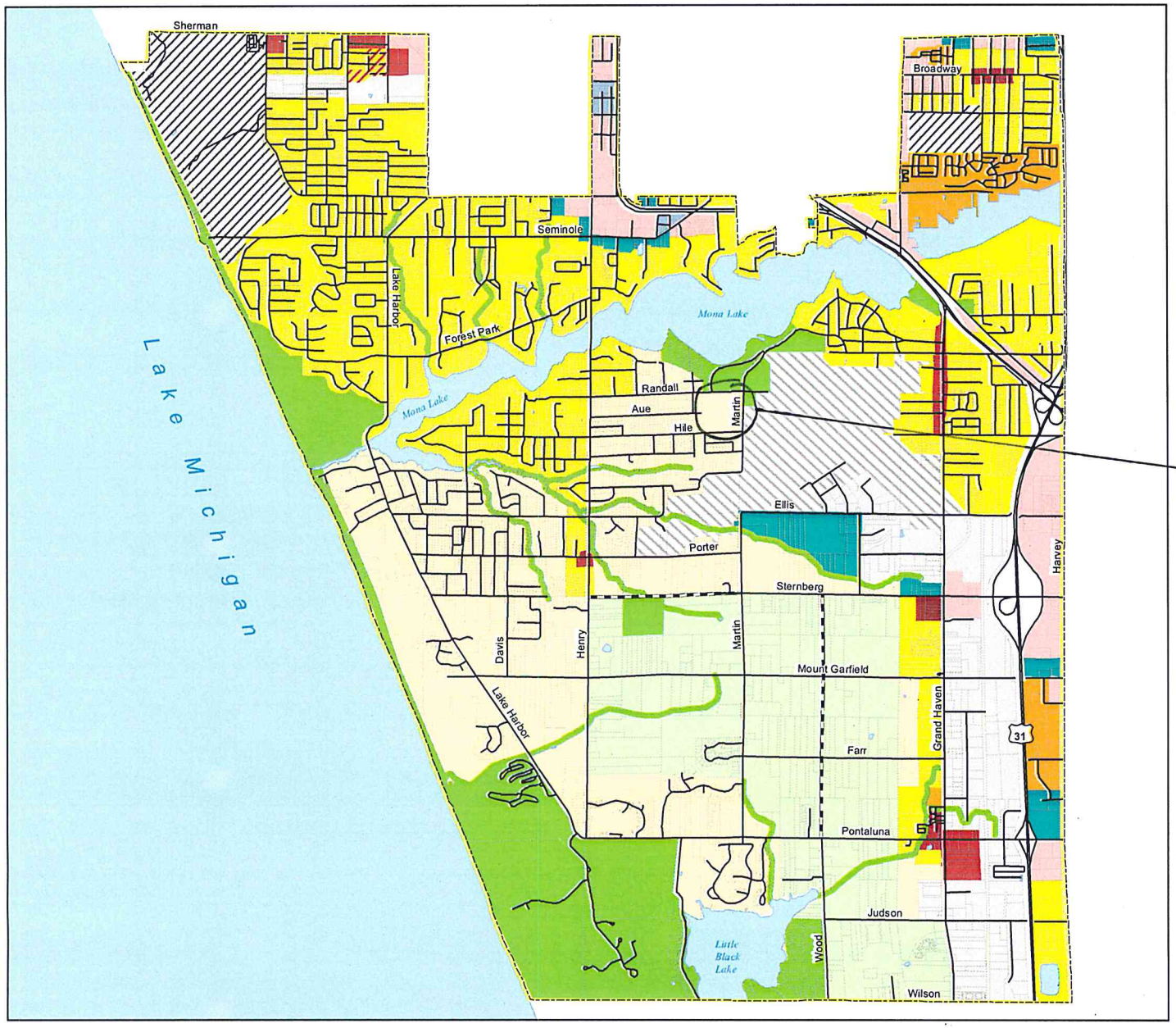
LAND USE

The existing uses that surround Ross Park Elementary are single family residential dwellings with the City-owned Ross Park across the street. The current use for 121 Randall Road is a public school. The additions and improvements will not alter the existing land use.

COMMENTS

The preliminary site plan for the Ross Park Elementary improvements are building additions to the existing building on most of the established wings as well as reconfiguring parking lots and driveways to the existing public roads. The improvements will also include stormwater upgrades and landscaping.

121 Randall Rd.,
SUP Amendment location
CITY OF MUSKEGON HEIGHTS
MONA LAKE
ROSS PARK
ROSS PARK ELEMENTARY SCHOOL
MUSKEGON COUNTY INTERNATIONAL AIRPORT
E SHERMAN BLVD
E BROADWAY AVE
E COLUMBIA AVE
E NORTON AVE
LAKESHORE BLVD
WENDOVER BLVD
AIRPORT RD
ENGLEWOOD AVE
VICK RD
WALNUT GROVE DR
PETRIE AVE
WILSON AVE
ASPEN DR
COOLIDGE CT
E HILE RD
ESTHER AVE
BELLWAY AVE
E BYRON RD
RANDALL RD
LAKE DR
AUE RD
EUGENE AVE
W BYRON RD
CHURCHILL DR
CARAVAN DR
SPRING RIDGE LN
SINCLAIR DR
SERVICE RD
STARIHA DR
PAUL CT
WELLESLEY DR
FISCHER AVE
LAKEVIEW AVE
1ST AVE
2ND AVE
ERIC AVE
GINGHAN AVE
PONTIAC AVE
SOUTH EAST TOWNE DR
PENINSULA DR
MONA KAI BL
WAALKES ST
LAKE FOREST DR
LAKE FOREST LN
WATERSTONE DR
TANGLEWOOD DR
PARK ST
9TH ST
SPIERS ST
THRUSH ST
GREEN RD
BRADFORD ST
WAYNE ST
HAWLEY ST
S GETTY ST
AIRLINE RD
BAKKER RD
SUNSET LN
GARDEN AVE
HESS ST
HIGHGATE RD
CHILTON RD
STAMFORD DR
QUAINTON RD
LOOMIS DR
WEST LN
CAMBRIDGE DR
PLYMOUTH DR
NORTON CEMETERY
FIRE STATION #2
FIRE STATION #4
FAIRFIELD ST
MAPLE ST
PARK ST
HUIZENGA ST
VULCAN ST
CONTINENTAL ST
AUSTIN ST
VALLEY ST
MADISON ST
BRUNSWICK ST
BAILEY ST
COMANCHEE TR
AZTEC DR
MENOMINEE DR
OJIBWA CT
IROQUOIS ST
BACK OVAL ST
CALGARY BL
SPRING HILL CT
YORKTON PL
TORONTO AVE
MAIN ST
FRONT OVAL ST
CHEYENNE TR
SHAWNEE TR
CHEROKEE TR
INGERSOLL AVE
ALBERTA AVE
WINNIPEG CT
EDMONTON CT
QUEBEC CT
BAILEY ST
RANCH DR
ARMSTRONG RD
VINEYARD LN
MILLER RD
MARTIN RD
SENG RD
KUNZ ST
SUNNYRIDGE RD
EARL ST
JOHN AVE
IDA ST
SPRUCE CT
CEDAR LN
HICKORY LN
ROOSEVELT CT
HARDING CT
TAFT CT
WILSON CT
MCKINLEY
TORRIE CIR
LAUREN DR
EMERALD ST
CLEARWATER
STANWOOD ST
BR 31



City of

Norton Shores

Muskegon County, Michigan

2014 DRAFT Future Land Use

Legend

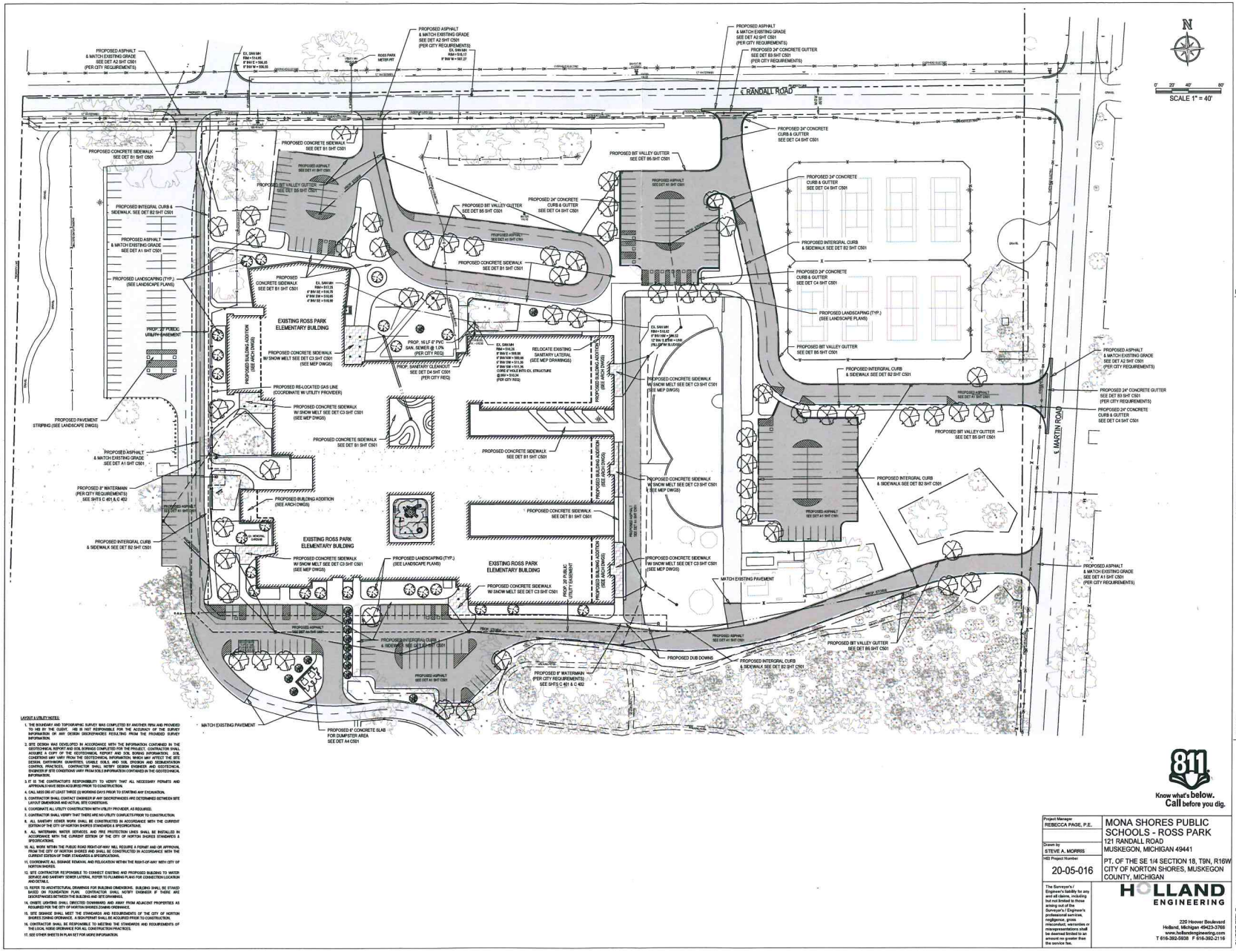
- Resource Conservation/Recreation
- Rural Residential
- Planned Unit Development
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Office/Residential
- Regional Commercial
- Office
- Mixed Use - Commercial/Office/Residential
- Industrial
- Muskegon County Airport
- Future Roads
- Performance Zoning Overlay

1 inch = 3,250 feet

0 3,250 6,500 13,000 Feet

Williams & Works

N W E S



LAYOUT & UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HED BY THE CLIENT. HED IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE GRADING, EARTHWORK QUANTITIES, UNSUITABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
4. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
5. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
6. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
7. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
8. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF NORTON SHORES STANDARDS & SPECIFICATIONS.
9. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF NORTON SHORES STANDARDS & SPECIFICATIONS.
10. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF NORTON SHORES AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
11. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH CITY OF NORTON SHORES.
12. SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
14. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF NORTON SHORES ZONING ORDINANCE.
15. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF NORTON SHORES ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

811 Know what's below. Call before you dig.

Project Manager: REBECCA PAGE, P.E.	MONA SHORES PUBLIC SCHOOLS - ROSS PARK
	121 RANDALL ROAD
Drawn by: STEVE A. MORRIS	MUSKEGON, MICHIGAN 49441
HED Project Number: 20-05-016	PT. OF THE SE 1/4 SECTION 18, T9N, R16W CITY OF NORTON SHORES, MUSKEGON COUNTY, MICHIGAN

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3768
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

TowerPinkster ARCHITECTS | ENGINEERS
4 East Fallon Street, Suite 200, Onekama, Michigan 49675 PH: 231.889.4488
242 East Kalamazoo Avenue, Suite 200, Kalamazoo, Michigan 49007 PH: 269.343.3570
www.towerpinkster.com
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PRELIMINARY NOT FOR CONSTRUCTION

ISSUED FOR | DATE

PROJECT TITLE: ROSS PARK ELEMENTARY RENOVATION & ADDITIONS

OWNER: MONA SHORES PUBLIC SCHOOLS
Muskegon, Michigan

SHEET TITLE: OVERALL SITE PLAN

DATE: JULY 9, 2020

SHEET NUMBER: C 101
18-151.40

PLANT SCHEDULE

(EXISTING TREE TO REMAIN = ⓔ)

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CAL.	QTY.
	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	2.5" CAL.	B&B	9
	AA	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	DOWNY SERVICEBERRY	2" CAL.	B&B	8
	BN	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	2.5" CAL.	B&B	10
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.	B&B	7
	PB	PICEA MARIANA	BLACK SPRUCE	5' HT.	B&B	16
	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.	B&B	7
	PS	PRUNUS SARGENTII	SARGENT CHERRY	2" CAL.	B&B	7
	QP	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B&B	12
	QR	QUERCUS ROBUR FASTIGIATA	PYRAMIDAL ENGLISH OAK	2.5" CAL.	B&B	4
	SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	8
	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2.5" CAL.	B&B	9

GROUND COVERS	CODE	QTY.
	SEEDED LAWN	135,767 sf

SITE LANDSCAPE PLAN

SCALE: 1"=30' @ 30" x 42" FULL SIZE PLOT

0' 15' 30' 60' 120'

SCALE: 1" = 30'

TowerPinkster

Architecture · Engineering · Interiors

PRELIMINARY

PAGE TURN — 09/19/2020

ISSUED FOR — DATE

PROJECT TITLE
ROSS PARK ELEMENTARY RENOVATION & ADDITIONS

OWNER
MONA SHORES PUBLIC SCHOOLS

Muskegon, Michigan

SHEET TITLE
SITE LAINDSCAPE PLAN

DATE
SEPTEMBER 110, 2020

SHEET NUMBER
L 110

115-1551.40