AGENDA 10d
DATE 4.21.20

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

April 13, 2020

Council Meeting of April 21, 2020
SUBJECT: Special Use Permit Amendment - 5487 Harvey Street – Menards Inc.

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Menards Inc., is requesting a Special Use Permit Amendment to remodel their existing store, add to their existing warehouse, and move their yard gate at 5487 Harvey Street. A Special Use Permit was granted in the mid 1990's when the store was originally constructed, so only the Special Use Amendment is required for their proposed project.

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

Respectfully submitted,

Mark C. Meyers
City Administrator

MCM/tsw
Attachment

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies a Special Use Permit amendment to Menards Inc. for a warehouse addition and other site improvements for their store located at 5487 Harvey Street.

At a regular meeting of the City Council of the City of Norton Shores, held remotely, on the 21st day of April, 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

April 13, 2020

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator

SUBJECT: Special Use Permit Amendment Request, 5487 Harvey Street, Menards Inc.

Following please find comments regarding the Special Use Permit Amendment request for the parcel at 5487 Harvey Street

MASTER PLAN

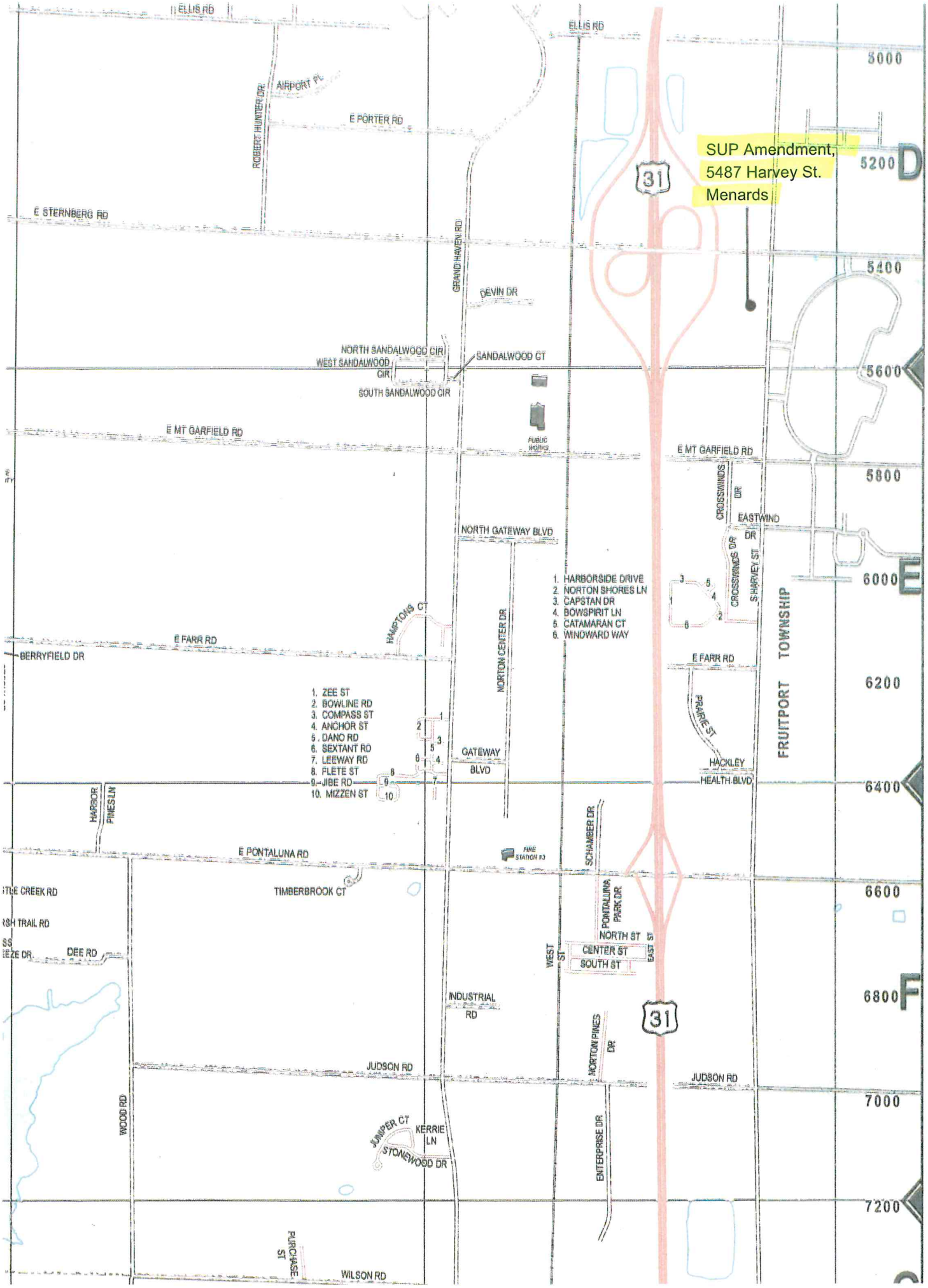
Currently the property is designated as "Regional Commercial" in the approved Master Plan. The surrounding properties are also designated as "Regional Commercial". The current zoning of the property is Planned Unit Development (PUD). This proposed use is consistent with the Master Plan as any proposed use in the PUD zoning district requires Special Use Permit approval and the commercial uses along the Harvey Street corridor are similar in nature to one another.

LAND USE

As aforementioned, the property is currently zoned as Planned Unit Development. The Menards Inc. building was built in 1994 and its current use is retail sales of home improvement, farming, and other equipment. The use is proposed to remain the same. There will be however a 12,137 square foot warehouse area addition bringing the total warehouse area to 41,761 square feet – an increase of roughly 40% in warehouse space.

COMMENTS

There are a few components of the request, notably the warehouse addition, remodel of the store, and moving the gate for the outdoor area. The gate will remain on the north side of the building, but moved further east, which will give customers access to the 2.7-acre yard area. This shift will eliminate 38 parking spaces on the north side of the building, however, there is still adequate parking for the business. The freestanding sign will not undergo changing per Menards Inc. As you know, freestanding, or "pylon", signs are no longer allowed in the City of Norton Shores and this one has been grandfathered to remain where it is.


SUP Amendment,
5487 Harvey St.
Menards
ELLIS RD
AIRPORT PL
ROBERT HUNTER DR
E PORTER RD
E STERNBERG RD
GRAND HAVEN RD
DEVIN DR
NORTH SANDALWOOD CIR
WEST SANDALWOOD CIR
SOUTH SANDALWOOD CIR
SANDALWOOD CT
PUBLIC WORKS
E MT GARFIELD RD
NORTH GATEWAY BLVD
NORTON CENTER DR
HAMPTONS CT
E FARR RD
BERRYFIELD DR
1. ZEE ST
2. BOWLINE RD
3. COMPASS ST
4. ANCHOR ST
5. DANO RD
6. SEXTANT RD
7. LEEWAY RD
8. FLETE ST
9. JIBE RD
10. MIZZEN ST
GATEWAY BLVD
HARBOR PINES LN
E PONTALUNA RD
FIRE STATION #3
TIMBERBROOK CT
DEE RD
INDUSTRIAL RD
JUDSON RD
WOOD RD
JUNIPER CT
KERRIE LN
STONEWOOD DR
PURCHASE ST
WILSON RD
1. HARBORSIDE DRIVE
2. NORTON SHORES LN
3. CAPSTAN DR
4. BOWSPIRIT LN
5. CATAMARAN CT
6. WINDWARD WAY
CROSSWINDS DR
EASTWIND DR
S HARVEY ST
PRAIRIE ST
HACKLEY
HEALTH BLVD
FRUITPORT TOWNSHIP
SCHAMBER DR
PONTALUNA PARK DR
NORTH ST
CENTER ST
SOUTH ST
WEST ST
EAST ST
NORTON PINES DR
ENTERPRISE DR
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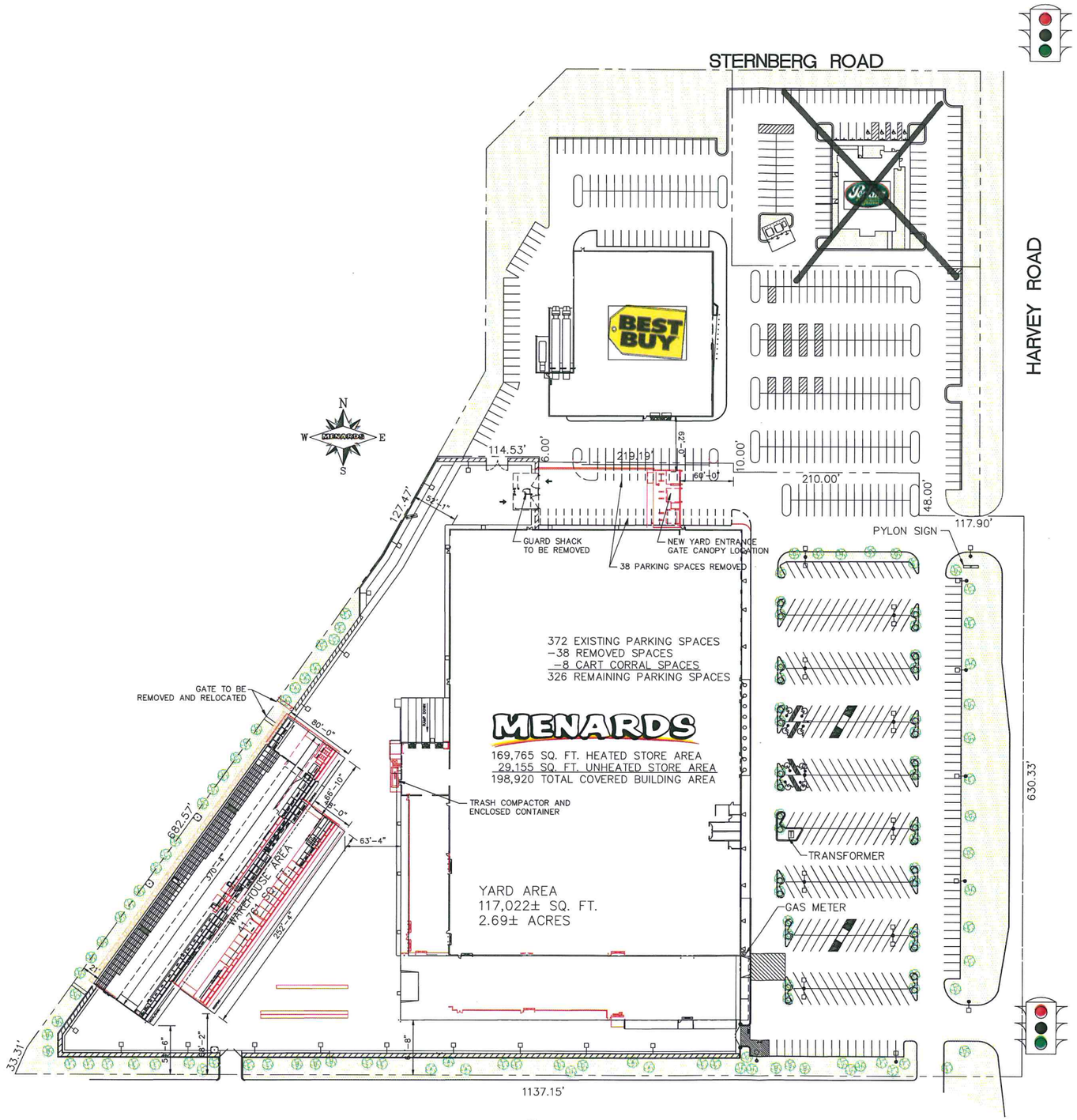
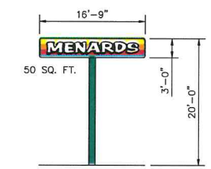


1 SP SITE PLAN
SCALE: 1" = 60'-0"



PYLON SIGN

ELECTRICAL LEGEND

	17	400W H.P.S. PARKING LOT LIGHTING ON 30'-0" TALL POLES
	13	250W H.P.S. WAL-PAC
	11	250W COBRA HEAD YARD LIGHTS
	9	175W SOFFIT LIGHTS
	9	250W M.H. CUTOFF LUMINAIRE STORE FRONT LIGHTING MOUNTED ON BUILDING
	10	100W SOFFIT LIGHTING UNDER TREATED BOARD RACK

LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
A	ABIES BALSAMEA, BALSAM FIR	9
B	PICEA PUNGENS 'THOMPSONII', 'THOMPSEN' COLORADO SPRUCE	9
C	TILIA TOMENTOSA 'GREEN MOUNTAIN', 'GREEN MOUNTAIN' SILVER LINDEN	15
D	ACER SACCHARUM 'WRIGHT BROTHERS', 'WRIGHT BROTHERS' SUGAR MAPLE	14
E	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER', 'SHADEMASTER' THORNLESS HONEYLOCUST	36
F	PINUS SYLVESTRIS 'SCOTCH PINE'	8
G	MALUS 'CENTURIAN', 'CENTURIAN' FLOWERING CRABAPPLE	15
H	MALUS 'PRAIRIFIRE', 'PRAIRIEFIRE' FLOWERING CRABAPPLE	14

MENARDS®
EAU CLAIRE, WISCONSIN

PROJECT TITLE P234
MUSKEGON, MICHIGAN

SHEET TITLE
SITE PLAN

SCALE	DRAWN BY	DATE
AS NOTED	KWK	12-11-19

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CAD DWG NAME
Muskegon

SHEET NO.
SP