



June 10, 2020

Council Meeting of June 16, 2020

SUBJECT: Land Division
1614 Seminole Road

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

David Medendorp has requested to divide the parcel located at 1614 Seminole Road into two (2) parcels. The newly created parcel will have frontage on Wickham Drive and will meet the minimum dimensional requirements of the Zoning Ordinance for the R-3 Single Family Residential zoning district.

The Planning Commission reviewed this request at their June 9, 2020 meeting and unanimously recommended the division be granted due to the new parcel meeting minimum dimensional requirements. A prepared resolution is attached for the Council's use.

Respectfully submitted,

Mark C. Meyers
City Administrator

MCM/tsw
Attachment

Administration/City Clerk (231) 798-4391	Assessing Division (231) 799-6806	Building Division (231) 799-6801	Finance/Treasurer (231) 799-6805	Fire Prevention (231) 799-6809	Fire Department (231) 798-2255
Parks/Recreation (231) 799-6802	Planning/Zoning (231) 799-6800	Police Department (231) 733-2691	Public Works (231) 799-6803	Streets Division (231) 798-2156	Water/Sewer (231) 799-6804

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies permission be to David Medendorp to divide the property at 1614 Seminole Road to create one (1) new parcel.

At a regular meeting of the City Council of the City of Norton Shores, held remotely, on the 16th day in June 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



Internal Memo

June 10, 2020

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Land Division Request, 1614 Seminole Road

Following please find comments regarding the Land Division request of the parcel at 1614 Seminole Road.

MASTER PLAN

The current zoning of the property at 1614 Seminole Road is R-3 Single Family Residential. The Master Plan states that this property is to be zoned "Medium Density Residential", which is compatible with the R-3 Single Family Residential zoning requirements. The newly created parcel will remain zoned R-3 Single Family Residential and be consistent with the adopted Master Plan.

LAND USE

The existing surrounding land uses are single family homes. One of the resulting parcels does have an existing accessory structure on it. The applicants have indicated that it is to be removed after the split occurs. There is an existing home on the resultant parcel (the southern parcel with frontage on Seminole Road and Wickham Drive). That home is to remain single family.

COMMENTS

If the land division is approved, the parcel is intended to be vacant per the applicant, so the only dimensional requirements the new parcel ("New Lot" on the enclosed survey) would have to meet are the minimum lot size and width requirements, which it does.

	R-3 Single Family Residential	"New Lot" Proposed	Original Lot Proposed	Met
<i>Minimum lot area</i>	12,000 square feet	15,900 square feet	13,356 square feet	x
<i>Minimum lot width</i>	100 feet	100 feet	159 feet (Seminole Road side)	x
<i>Front Yard Setback</i>	30 feet	Vacant parcel	22 feet*	
<i>Side Yard Setback</i>	At least one 8 feet; Total of 18 feet	Vacant parcel	11 feet	X
<i>Rear Yard Setback</i>	40 feet	Vacant parcel	66 feet	x

*The home is already too close to Seminole Road; the land division will not affect this measurement or make it more non-conforming.

The Planning Commission reviewed the request at their June 9, 2020 meeting and unanimously recommended that the land division be approved due to both lots meeting zoning ordinance dimensional requirements. Water and sewer service the current lot and would have to be brought from the sanitary sewer line on Wickham Drive to the newly created parcel. This is consistent with City Ordinance.



UNES MOBILE HOME PARK
AMADA DR
ARICOTT DR
EGENT DR
AWN DR
IERRA DR
AYNELL DR
EMBROKE DR
ELRAY DR
ELDORADO DR
CHATEAU DR
FONTENELLE DR

CITY OF MUSKEGON

CITY OF ROOSEVELT PARK

Medendorp
land division
location

2600 2400 2200 2000 1800 1600 1400 1200 1000

300 400 4200 4400 4600

WARREN AVE
LEBOEUF ST
WARREN AVE
CHARLES ST
ST HILLS RD
LIBERTY DR
BELLVIEW RD
HUGHES AVE
NORMAN ST
LEON ST
FOUR ST
PINEHURST ST
LIBERTY DR
BELLVIEW RD
NORMAN ST

LINDBERG DR
BUNDT DR
MANOR ST
TORRENT ST
HARBOR DR
WICKHAM DR
LINDBERG DR
BUNDT DR
MANOR ST
TORRENT ST
HARBOR DR
WICKHAM DR
LINDBERG DR
BUNDT DR
MANOR ST
TORRENT ST
HARBOR DR
WICKHAM DR

WOODSIDE RD
LAWNEL AVE
COLUMBUS AVE
LEIF AVE
WOODSIDE RD
LAWNEL AVE
COLUMBUS AVE
LEIF AVE

WICKHAM DR
ROOSEVELT RD
WICKHAM DR
ROOSEVELT RD
WICKHAM DR
ROOSEVELT RD

CRESTWOOD LN
RITTER DR
SARASOTA CT
RITTER DR
CRESTWOOD LN
RITTER DR

FOREST PARK RD
FOREST GLEN CT
FOREST GLEN CT
FOREST GLEN CT
FOREST PARK RD
FOREST GLEN CT

LAKE HARBOR RD
LIMNAN LN
ROCK POINT RD
LAKE HARBOR RD
LIMNAN LN
ROCK POINT RD

CHERRYWOOD CT
BIRCHWOOD CT
RANSFORD LN
HACKLEY POINT LN
CHERRYWOOD CT
BIRCHWOOD CT
RANSFORD LN
HACKLEY POINT LN

BROOKWOOD DR
SUSAN ST
EUGENE AVE
BROOKWOOD DR
SUSAN ST
EUGENE AVE

WICKHAM DR
ROOSEVELT RD
WICKHAM DR
ROOSEVELT RD
WICKHAM DR
ROOSEVELT RD

CLAYTON AVE
CRANDALL AVE
MARIANNE AVE
CLAYTON AVE
CRANDALL AVE
MARIANNE AVE

MEADOWVIEW DR
FARMWAY DR
GRUELING RD
MEADOWVIEW DR
FARMWAY DR
GRUELING RD

HARBOR POINT CT
LAKE POINT DR
NORTH LN
HARBOR POINT CT
LAKE POINT DR
NORTH LN

FOREST PARK RD
FOREST GLEN CT
FOREST GLEN CT
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FOREST GLEN CT

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BIRCHWOOD CT
RANSFORD LN
HACKLEY POINT LN

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EUGENE AVE
BROOKWOOD DR
SUSAN ST
EUGENE AVE

WANNETASKA RD
LAWEL BLVD
COLUMBUS AVE
LEIF AVE
WANNETASKA RD
LAWEL BLVD
COLUMBUS AVE
LEIF AVE

RENEER AVE
ARBOR AVE
LAWNEL BLVD
COLUMBUS AVE
LEIF AVE
RENEER AVE
ARBOR AVE
LAWNEL BLVD
COLUMBUS AVE
LEIF AVE

MANITOU BLVD
CHIPPENAW DR
HAWAIIA DR
ALBONQUIN DR
MICHAWIC DR
MANITOU BLVD
CHIPPENAW DR
HAWAIIA DR
ALBONQUIN DR
MICHAWIC DR

NORTON AVE
BOUTLER DR
NORTON AVE
BOUTLER DR
NORTON AVE
BOUTLER DR

SPENCER DR
BELMONT DR
MARYLAND BLVD
CRESTWOOD LN
SPENCER DR
BELMONT DR
MARYLAND BLVD
CRESTWOOD LN

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NORTH LN

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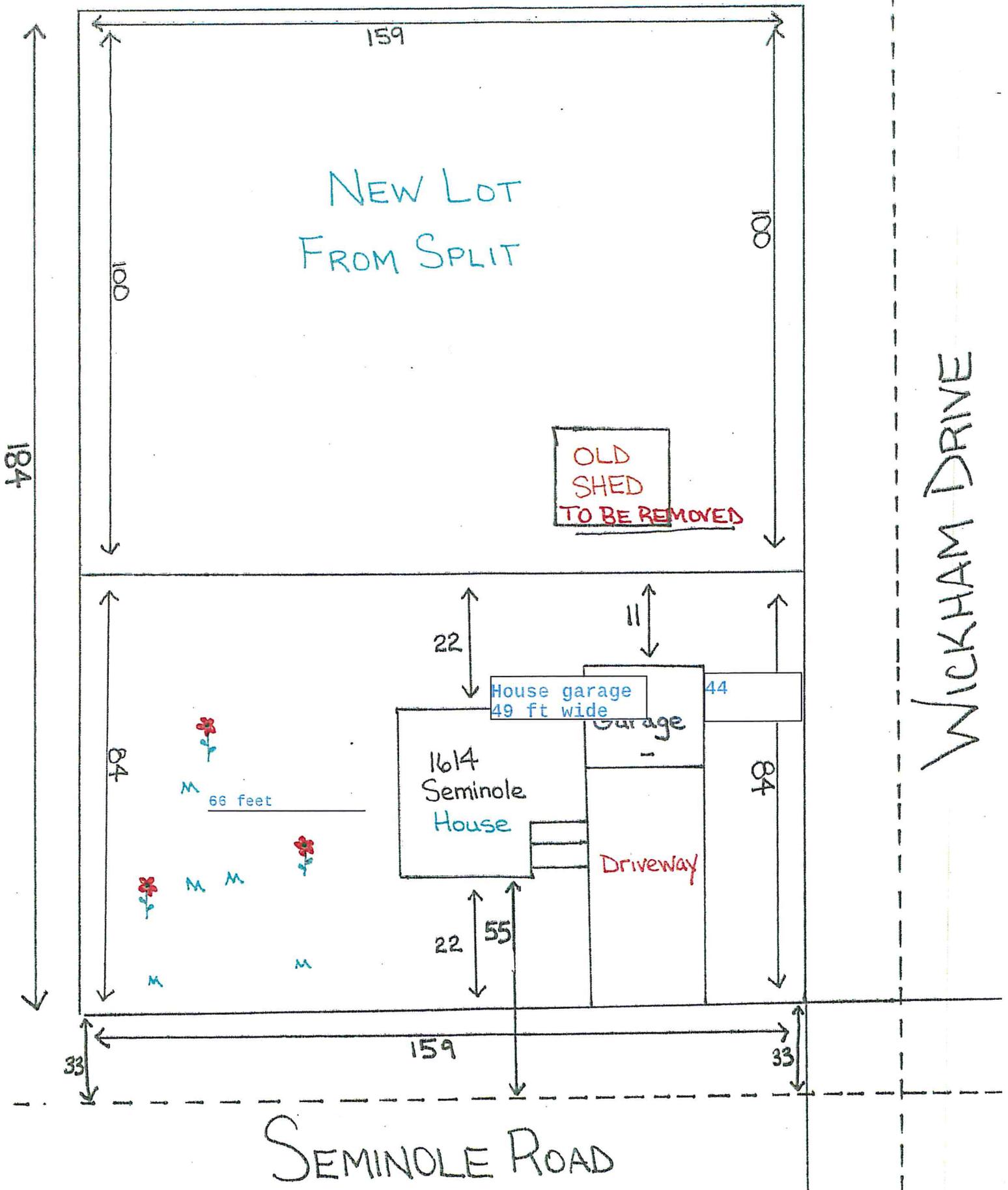
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1614 SEMINOLE ROAD



May 26, 2020

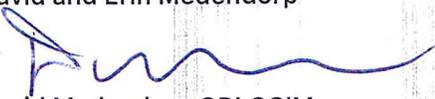
Dear Norton Shores Planning Commission:

As owners of the lot at 1614 Seminole Ave., we are requesting the board to allow a split of the property.

Sincerely,

David and Erin Medendorp

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David Medendorp GRI CCIM

