



November 14, 2019

Council Meeting of November 19, 2019

SUBJECT: Special Use Permit & Site Plan,
Storage units, 6683 & 6701 Grand
Haven Road

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

6701 Grand Haven Road LLC is requesting a special use permit and site plan approval for storage units at 6683 & 6701 Grand Haven Road. The property is currently zoned as Planned Unit Development (PUD). A storage unit facility is an allowed use with a special land use approval. The storage facility use is consistent with the uses in surrounding parcels which are generally industrial in nature.

The Planning Commission unanimously recommended approval at their November 12, 2019 meeting. The City Council may use the attached resolutions for their consideration.

Sincerely,

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 approves/denies the special land use permit for 6701 Grand Haven Road LLC to construct 48 storage units located at 6683 & 6701 Grand Haven Road, with the following conditions:

1. That both parcels be combined into one parcel

Based on the following reasons:

1. The use fits with the plan for the area;
2. Property lighting will not be an issue; and
3. The project is good for the community.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 19th day of November 2019, the foregoing resolution was moved for adoption by Commissioner. The motion was supported by Commissioner.

Ayes:

Nays:

Resolution declared adopted.

Shelly Stibitz, City Clerk

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council approves/denies the site plan for 6701 Grand Haven Road LLC to construct 48 storage units on the property at 6683 & 6701 Grand Haven Road as per the submitted plans, with the following conditions:

1. That both parcels be combined into one parcel

Based on the following reasons:

1. The use fits with the plan for the area;
2. Property lighting will not be an issue; and
3. The project is good for the community.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 19th day of November 2019, the foregoing resolution was moved for adoption by Commissioner. The motion was supported by Commissioner.

Ayes:

Nays:

Resolution declared adopted.

Shelly Stibitz, City Clerk



Internal Memo
November 14, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator ^{TSW}

SUBJECT: Special Use Permit Request, 6683 & 6701 Grand Haven Road

Following, please find comments regarding the Special Use Permit request for the requested storage units at 6683 & 6701 Grand Haven Road.

MASTER PLAN

Currently the property is zoned Planned Unit Development (PUD) and it is designated as "Medium Density Residential" and "Low Density Residential" in the Master Plan. The proposed special use – a store and lock facility – is consistent with the industrial facilities on each side of Grand Haven Road, however, the request is not compatible with the Master Plan. The uses surrounding the parcels are generally industrial in nature with Concept Metals Group, Inc. being adjacent to the south and other industrial facilities further south along both sides of Grand Haven Road. Given that the use is not an industrial facility, rather storage units and contractor storage, etc., and there will be minimal noise being created from the use, I determine that the storage facility would be an acceptable use at this location.

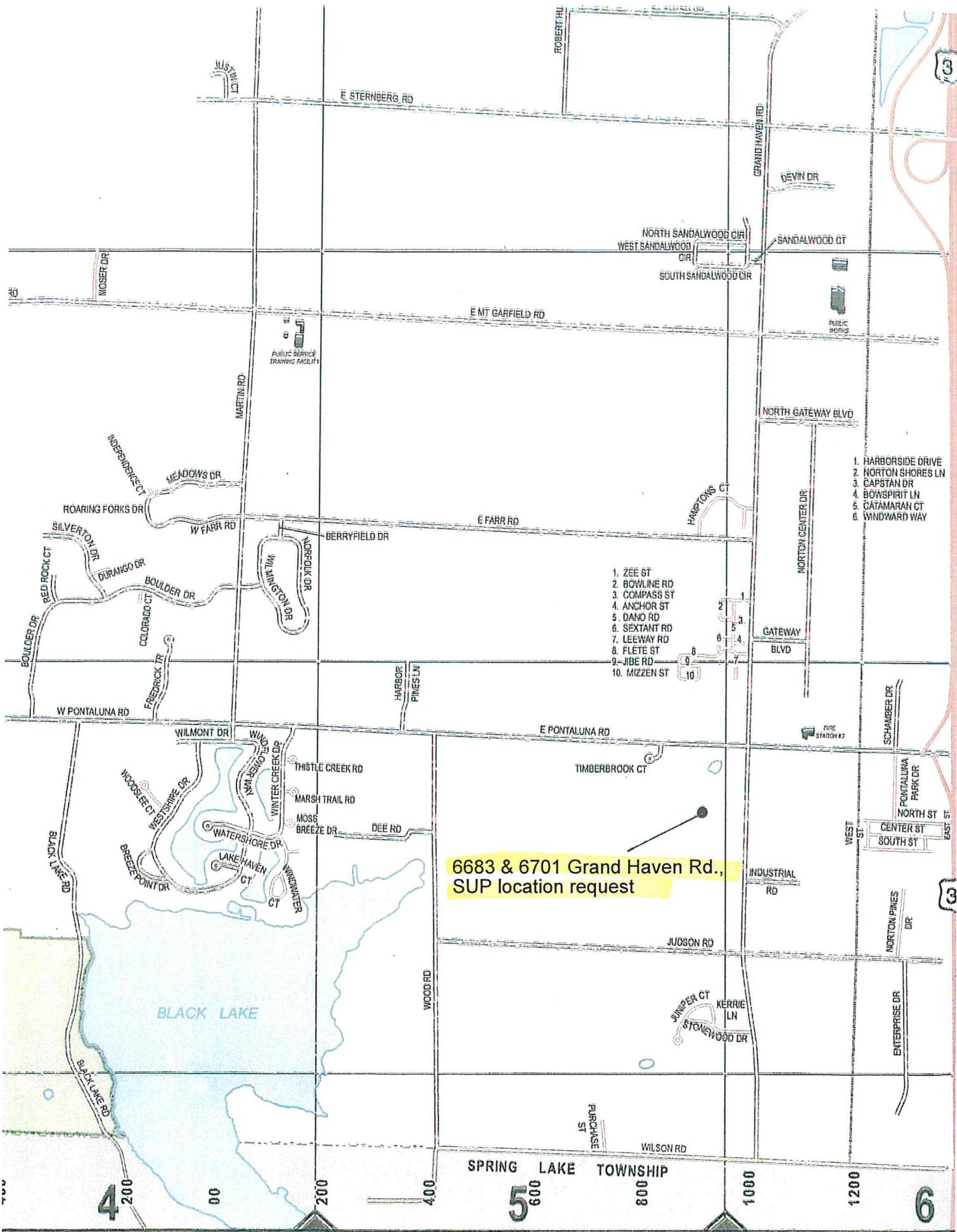
LAND USE

A storage facility is allowed in the PUD zoning district if a Special Use Permit is granted. The proposed Special Use Permit is for 8 buildings with 6 units in each building with a total of 48 storage units on the property.

COMMENTS

There will be a shared driveway with an existing driveway that goes back west to an existing home. The developer is actually making the curb cut larger to accommodate for increased traffic, but another curb cut is not being requested. The developer has indicated that the use for the storage units could be personal storage, like many typical storage unit facilities, or could be rented out to independent contractors to store supplies, materials, equipment, etc. This could potentially get some work vans and trucks out of the neighborhood and stored at a more centralized and industrial location.

The Planning Commission unanimously recommended the special use permit and the submitted site plan as the request is harmonious with the other uses in the area, the property lighting not being an issue, and the project being good for the community. There was a condition that was placed on the approval as well. The condition states that the two parcels at 6683 and 6701 Grand Haven Road be combined into one parcel. This is required to ensure the buildings and greenbelts meet zoning requirements.



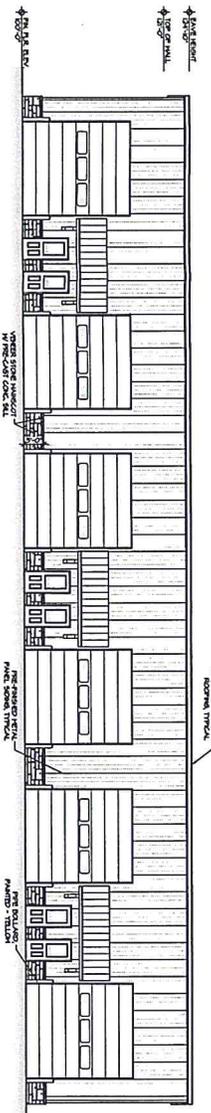
6683 & 6701 Grand Haven Rd.,
SUP location request

1. HARBORSIDE DRIVE
2. NORTON SHORES LN
3. CAPSTAN DR
4. BOWSPIRIT LN
5. CATAMARAN CT
6. WINDWARD WAY

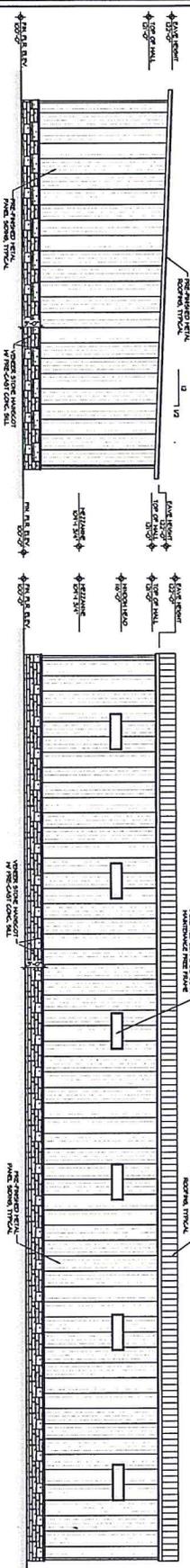
1. ZEE ST
2. BOWLINE RD
3. COMPASS ST
4. ANCHOR ST
5. DANO RD
6. SEXTANT RD
7. LEEWAY RD
8. FLETE ST
9. JIBE RD
10. MIZZEN ST

SPRING LAKE TOWNSHIP

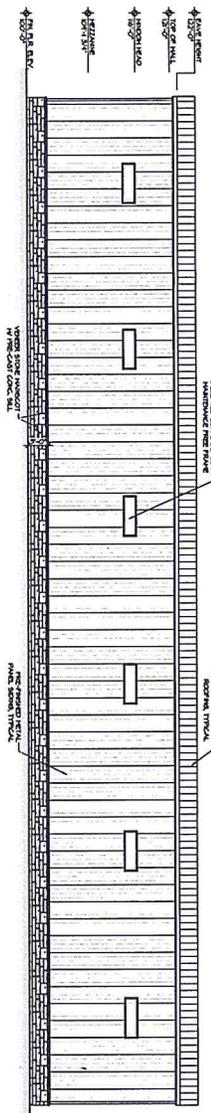
4 200 00 200 400 5 600 800 1000 1200 6



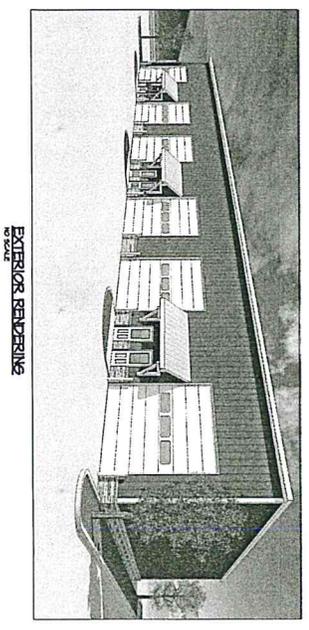
TYPICAL FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



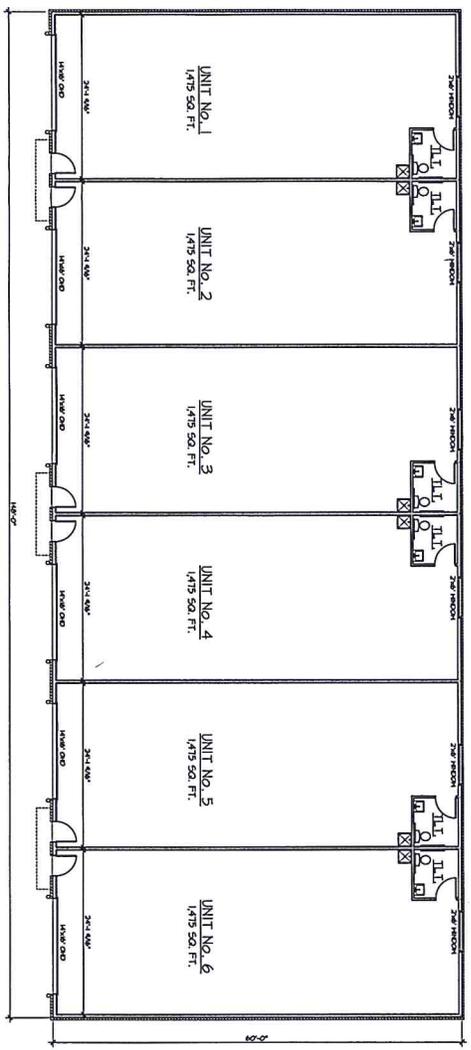
TYPICAL SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR RENDERING
SCALE: 1/8" = 1'-0"



BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE: 10-10-18
 DESIGNED BY: E. HESSELSWEET
 CHECKED BY: C.D.
 DRAWING NO.:
 PREPARED BY: E. HESSELSWEET

BROCK HESSELSWEET A.I.A.
 14250 CRICKLEWOOD STREET
 GRAND HAVEN, MICHIGAN 49417
 PHONE 1-16-335-1006

3rd STALL PROPERTIES
 Muskegon, Michigan

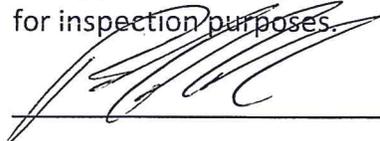
SHEET NO.
A1.2

CITY OF NORTON SHORES
4814 HENRY STREET
NORTON SHORES, MICHIGAN 49441

SPECIAL USE PERMIT

1. ^{Buyers} OWNER(s): 6701 Grand Haven Rd LLC PHONE NUMBER: 616.638.6756
2. EMAIL BenRobinson@Gmail.com FAX _____
3. ARCHITECT/ENGINEER Wade A. VandenBosch, P.E. PH. # (231) 740-4424
4. APPLICABLE PARCEL ADDRESS: 61-27-133-100-0008-00 & 61-27-133-100-0010-00
5. PRESENT ZONING: PUD
6. PRESENT USE: Vacant Land
7. PROPOSED DEVELOPMENT: 48-unit (8 buildings, 6 units per building) condominium
for storage and commercial use.

I (we) swear and attest that I (we) are owners of the above parcel of property and the information is true and accurate according to my (our) knowledge. I (we) also grant permission to authorized City Council, Planning Commission, Zoning Board of Appeals and City staff members to access the above referenced site address for inspection purposes.



ALL OWNER/APPLICANTS MUST SIGN