city of Norton Shores 50th Anniversary 1968-2018

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

AGENDA 11c
DATE 1-21-2020

January 15, 2020

Council Meeting of January 21, 2020
SUBJECT: Land Division
495 E. Pontaluna Road

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Dominic McFee, on behalf of Rebecca & John Valk, has requested to divide off one (1) parcel from the north end of a parcel of land located at 495 E. Pontaluna Road. The new parcel will have frontage on Pontaluna Road that will meet the minimum dimensional requirements of the Zoning Ordinance for the Recreation (REC) zoning district. The newly created parcel will be used to construct a home.

The Planning Commission reviewed this request at their January 14, 2020 meeting and unanimously recommended the division be granted due to the new parcel meeting minimum dimensional requirements and all structures meeting setback requirements per City Ordinance. A prepared resolution is attached for the Council's use.

Respectfully submitted,

Mark C. Meyers
City Administrator

MCM/tsw
Attachment

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies permission to John & Rebecca Valk to divide the property at 495 E. Pontaluna Road to create one (1) new parcel.

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 21st day in January 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

January 15, 2020

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Land Division Request, 495 E. Pontaluna Road

Following please find comments regarding the Land Division request of the parcel at 495 E. Pontaluna Road

MASTER PLAN

The current zoning of the property at 495 E. Pontaluna Road is Recreation (REC). The Master Plan states that this property is to be zoned "Rural Residential", which is compatible with the REC zoning requirements, as the lots are intended to be larger in the REC zoning district. The newly created parcel will remain REC zoned and be consistent with the adopted Master Plan.

LAND USE

The existing surrounding land uses are single family homes located on larger lots on both sides of Pontaluna Road. The Harbor Pines site condos are located to the northwest of the property and West Michigan Teen Challenge is directly across Pontaluna Road. The applicant has indicated that they intend on building a single-family home on the property if the division is approved. A single-family home is a principal use for the REC zoning district, and thus is allowed by right.

COMMENTS

If the land division is approved, the parcel will be vacant, so the only dimensional requirements the new parcel ("Parcel 1" on the enclosed survey) would have to meet are the minimum lot size and width requirements, which it does.

	Recreation (REC) requirement	**"Parcel 1" Proposed**	**Met**
Minimum lot area	2 acres	2.5 acres	x
Minimum lot width	200 feet	300 feet	x

The remainder parcel has an existing single-family home on it and it would continue to meet all zoning requirements after the land division. City staff has indicated that the newly created parcel would be serviced by water and sewer as required by City ordinance. The Planning Commission unanimously recommended approval of the land division as the newly created parcel exceeded the minimum required lot area and lot width as required by City ordinance.

ELLIS RD
DORSET LN
STANWOOD ST
CLEARWATER ST
ROOK CT
RTER RD
AIRPORT PL
ROBERT HUNTER DR
E PORTER RD
JUSTIN CT
E STERNBERG RD
GRAND HAVEN RD
DEVIN DR
NORTH SANDALWOOD CIR
WEST SANDALWOOD CIR
SANDALWOOD CT
SOUTH SANDALWOOD CIR
MOSER DR
W MT GARFIELD RD
E MT GARFIELD RD
PUBLIC WORKS
PUBLIC SERVICE TRAINING FACILITY
MARTIN RD
NORTH GATEWAY BLVD
INDEPENDENCE CT
MEADOWS DR
ROARING FORKS DR
W FARR RD
E FARR RD
BERRYFIELD DR
HAMPTONS CT
NORTON CENTER DR
SILVERTON DR
DURANGO DR
BOULDER DR
WILMINGTON DR
NORFOLK DR
RED ROCK CT
TOURNAMENT CT
MENT CIR
BOULDER DR
COLORADO CT
FREDRICK TR
HARBOR PINES LN
GATEWAY BLVD
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
W PONTALUNA RD
E PONTALUNA RD
FIRE STATION #3
WILMONT DR
WILD FLOWER WAY
WINTER CREEK DR
THISTLE CREEK RD
TIMBERBROOK CT
WOODSLEE CT
WESTSHIRE DR
MARSH TRAIL RD
MOSS BREEZE DR
DEE RD
WATERSHORE DR
LAKEHAVEN CT
BREEZEPOINT DR
WINDWATER CT
BLACK LAKE RD
Valk land division
INDUSTRIAL RD
WEST ST
JUDSON RD
WOOD RD
BLACK LAKE
JUNIPER CT
KERRIE LN
STONEWOOD DR
BLACK LAKE RD
PURCHASE ST
WILSON RD

Ted Woodcock

City Planner/Zoning Administrator

City of Norton Shores

Dear Ted,

John and Rebecca Valk are authorizing the property split on 495 E. Pontaluna Rd. Norton Shores, MI. 49441. We are giving permission to Dominic and Mary McFee to seek the land division.

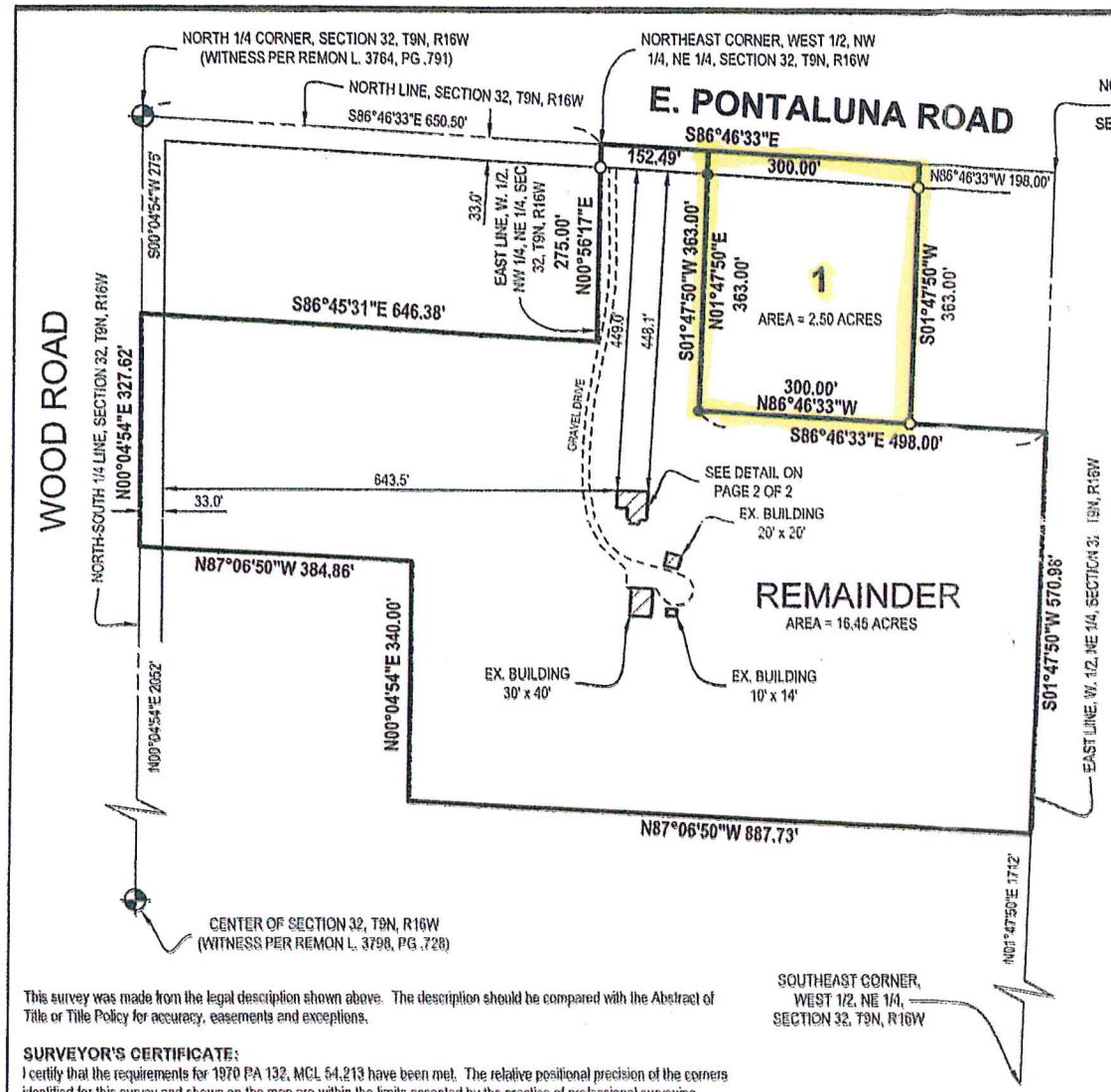
Thank you,

John Valk

John Valk 1-7-2020

Rebecca Valk

Rebecca Valk 1-7-2020



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

PARTIAL DESCRIPTION

Part of the Northeast 1/4 of Section 32, Town 9 North, Range 16 West, Norton Shores City Township, Muskegon County, Michigan

(SEE PAGE 2 OF 2 FOR COMPLETE DESCRIPTION)

LEGEND

- Section Corner
- Iron - Set 1/2" X 18" iron rebar with NED Cap
- Iron - Found as noted
- Existing Building

STATE OF MICHIGAN
SCOTT A. HENDGES
PROFESSIONAL SURVEYOR
NO. 47953
LICENSED PROFESSIONAL SURVEYOR

By: Scott A. Hendges
Scott A. Hendges Licensed Professional Surveyor No. 47953

SCALE: 1" = 200' 0' 100' 200'

NORTH

Dominic McFee
2647 Shadow Pine Drive
Fruitport, MI 49415

495 E. Pontaluna Road

DRAWN BY: DTP DATE: 12/10/2019 PRJ #: 19201929
REV. BY: REV. DATE:
REV.:

1 OF 2

NEDERVELD
www.nederveld.com • 800.222.1868
Holland
347 Hoover Blvd.
Holland, MI 49423