



October 8, 2019

Council Meeting of October 15, 2019

SUBJECT: Special Use Permit Amendment -
7381 S. Harvey Street – Atwater
Springs

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Nederveld, Inc. is requesting a Special Use Permit Amendment to the previously approved Atwater Springs residential development. The proposed Amendments include shifting of the private road connections to both S. Harvey Street and Wilson Road, decreasing rear yard setbacks to lakeside lots, and decreasing of the width of the private road and the subsequent road easement.

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

Respectfully submitted,

Mark C. Meyers
City Administrator

/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 a Special Use Permit Amendment to Nedeveld, Inc. for the Atwater Springs residential development, 7381 S. Harvey Street, per the submitted plans.

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 15th day of October, 2019, 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

October 9, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Amendment, Atwater Springs, 7381 S. Harvey Street

Please find the following comments regarding the Special Use Permit Amendment for the Atwater Springs residential development

MASTER PLAN

The current zoning of the property at 7381 S. Harvey Street is Planned Unit Residential Development (PURD). Previously this parcel was zoned Agricultural (AG), however the zone change was approved to PURD by the City Council in March 2019. The Master Plan has this parcel designated as "Medium Density Residential." This is consistent with adjacent properties to the north as they are all planned to be Medium Density Residentially zoned in the future, as development continues northward.

LAND USE

This parcel of land is currently vacant, however, there is a planned 53-unit single family residential community around the existing Lake Fran.

AMENDMENTS FROM PREVIOUS APPROVAL

Since the previous Special Land Use approval in March 2019, the developer has made a few changes to their approval, which prompted staff to request a Special Land Use Amendment. The developer, Livingstone Development LLC, has requested changes to the placement of the private roads, the setbacks of lots that are adjacent to the lake, and a reduction in the private road width.

The private road that is connecting to Wilson Road to the south has been shifted to the west due to the Michigan Department of Environment, Great Lakes & Energy (EGLE; formerly the MDEQ) requiring the road to avoid some existing wetlands. The second private road amendment is to move the private road connection further south along S. Harvey Street due to a different lot configuration by the developer.

The setback change is proposed to be 20 feet minimum from the rear yard setback, which is a 5 feet deviation from the previously approved 25 feet.

Finally, the developer is seeking a reduction of the private road width from 27 feet as approved in March 2019 to 22 feet. Consequently, the road easement will be reduced from 50 feet to 40 feet. This has been requested in accordance with the amendment the City had made to its private road ordinance in June of this year.

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

SPECIAL USE PERMIT AMENDMENT

- Livingston Development LLC
1. OWNER(s): Charlie Barnes PHONE NUMBER: (231) 557-6410
 2. EMAIL: cbarnes@livingstondevelopment.com FAX: _____
 3. ARCHITECT/ENGINEER: Jack Barr PH. # (616) 575-5190
Nederveld, Inc.
 4. APPLICABLE PARCEL ADDRESS: 7381 S. Harvey Street, Norton Shores, Michigan, 49444
 5. PRESENT ZONING: AG - Agricultural
 6. PRESENT USE: Vacant / Former Campground
 7. PROPOSED DEVELOPMENT: PURD - Site Condominium

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.



Charlie Barnes

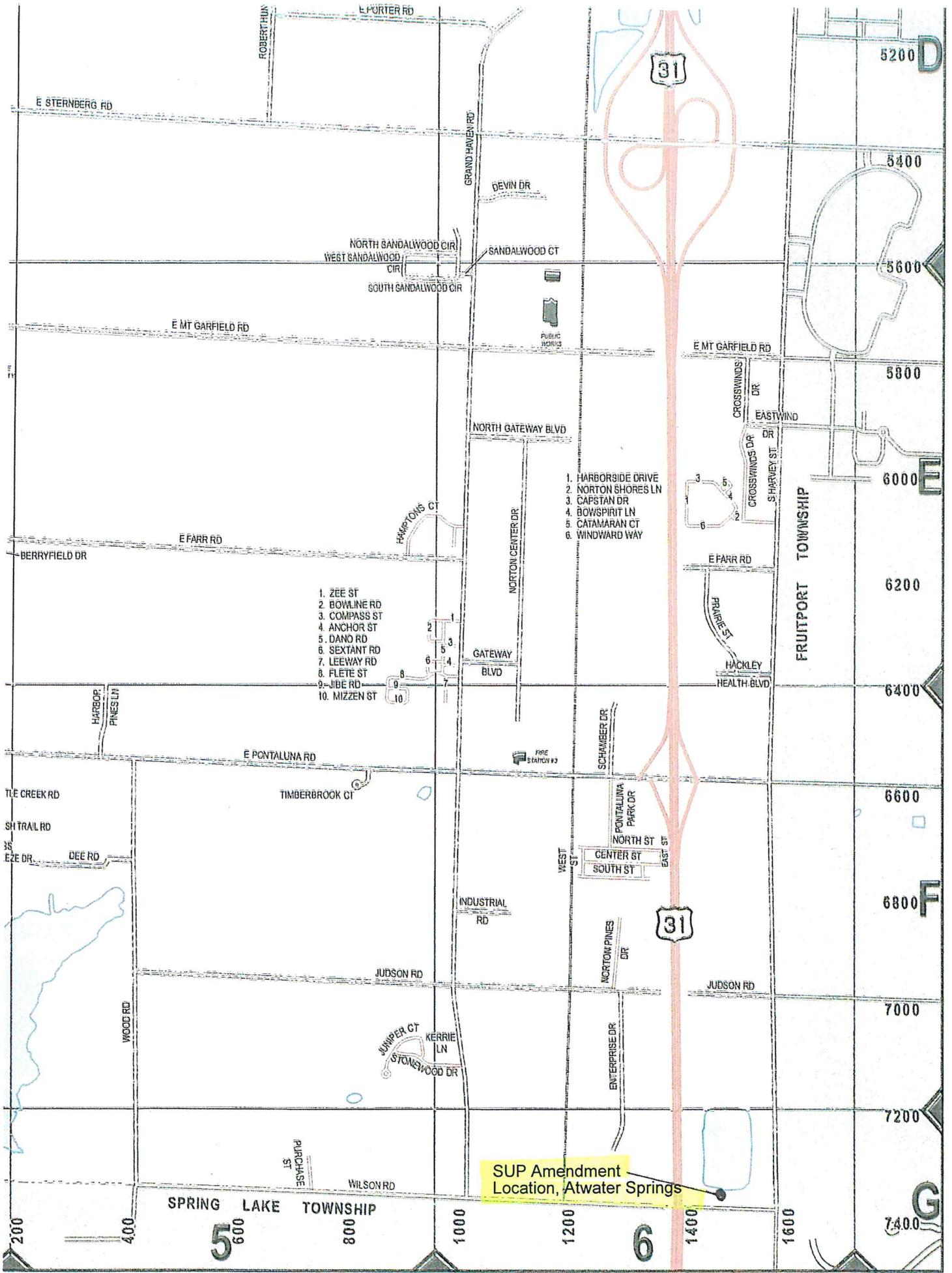
ALL OWNER/APPLICANTS MUST SIGN



September 19, 2019

Summary of Proposed Plan Amendments

- *Lot numbering changed based on phasing of the project*
- *At the south end of the project the private road connection to Wilson Road got shifted a little west to avoid some existing wetlands that MEGLE said we had to avoid/save.*
- *The north end of the project changed/got reconfigured because the developer decided to change the lot configuration. So the private road connection to S. Harvey Street got moved a little south*
- *The developer wants to change the rear yard setback for the lots adjacent to the lake from 25' to 20'.*
- *The private road pavement width was changed from 27' to 22' and the road easement was changed from 50' to 40' in accordance with an amendment the City made to their private road ordinance in June that allows these reductions.*



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. DAND RD
6. SEXTANT RD
7. LEEWAY RD
8. FLETE ST
9. JIBE RD
10. MIZZEN ST

SUP Amendment
Location, Atwater Springs

SPRING LAKE TOWNSHIP

FRUITPORT TOWNSHIP

200 400 5 600 800 1000 1200 6 1400 1600 7400

5200 D
5400
5600
5800
6000 E
6200
6400
6600
6800 F
7000
7200
7400 G

