



August 13, 2019

Council Meeting of August 20, 2019

SUBJECT: Land Division
5832 Grand Haven Rd.

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

John Hughes has requested to divide off one (1) parcel from the south end of a parcel of land located at 5832 Grand Haven Rd., at the corner of Grand Haven Rd. and E. Mt. Garfield Rd. The new parcel will have frontage on Grand Haven Rd. that will meet the minimum dimensional requirements of the Zoning Ordinance for the General Industrial (GI) zoning district. The newly created parcel is currently vacant.

The Planning Commission reviewed this request at their August 13, 2019 meeting and unanimously recommended the division be granted due to both parcels 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

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 to John Hughes to divide the property at 5832 Grand Haven Rd. 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 20th day in August 2019, the foregoing resolution was moved for adoption by Council Member . The motion was supported by

Council Member

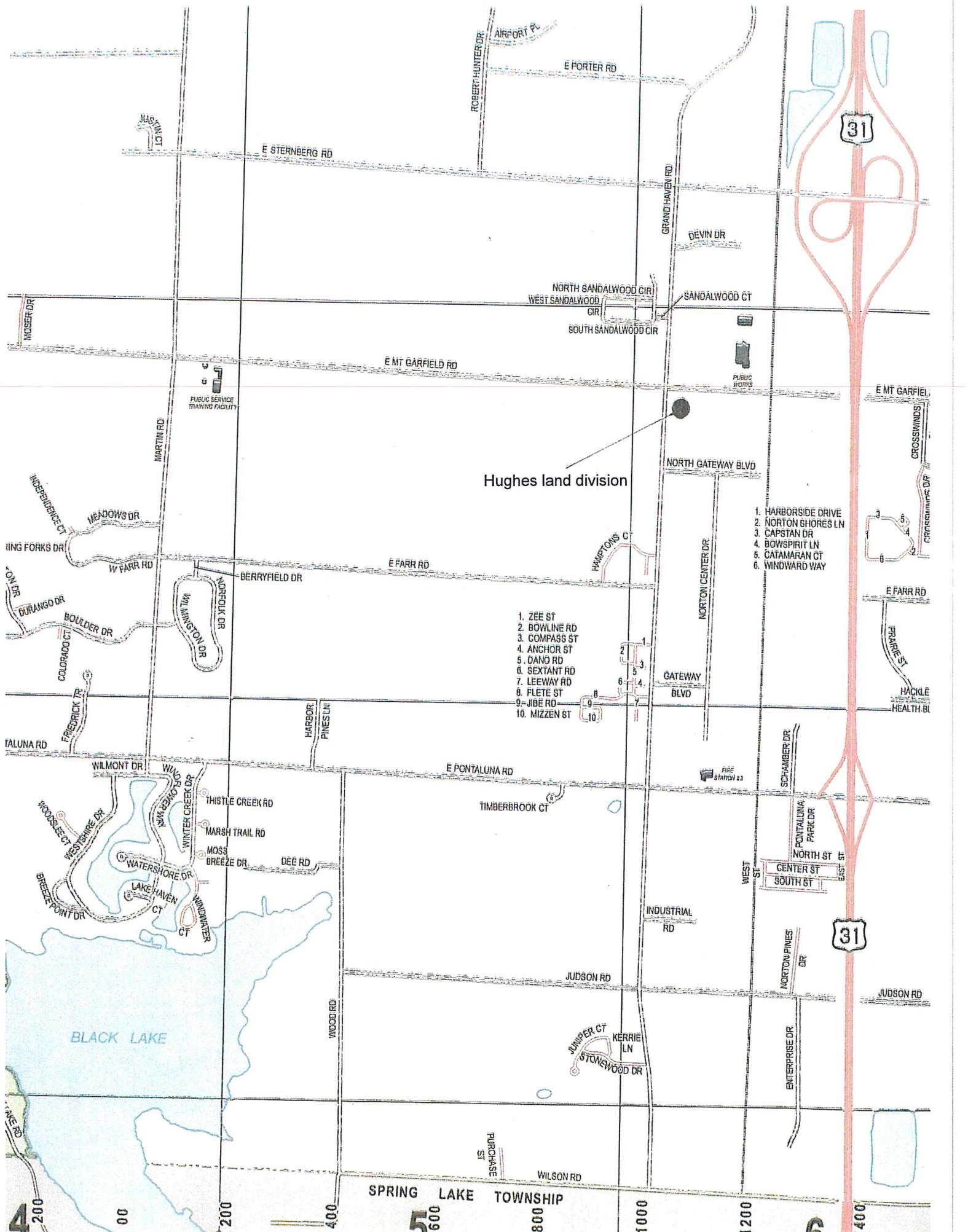
Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Shelly Stibitz, City Clerk

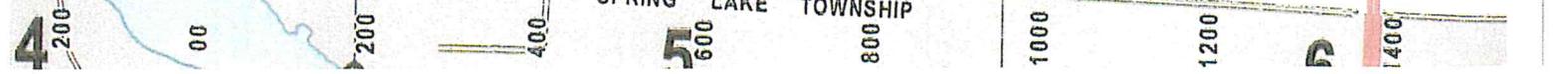


Hughes land division

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

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

SPRING LAKE TOWNSHIP





Internal Memo

August 14, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Land Division Request, 5832 Grand Haven Rd.

Following please find comments regarding the Land Division request of the parcel at 5832 Grand Haven Rd.

MASTER PLAN

The current zoning of the property at 5832 Grand Haven Rd. is General Industrial (GI). The Master Plan states that this property is to be zoned "Industrial", which includes the GI zoning district. The newly created parcel will be zoned GI and be consistent with the adopted Master Plan.

LAND USE

The existing surrounding land uses are industrial to the north and south of the Grand Haven Rd. parcel. Other uses on the adjacent properties a truck and trailer company, and some single family homes. The current use of the building is for FedEx and there is no proposed change with the use. The newly created parcel will also be zoned GI, but is vacant at this time.

COMMENTS

Both parcels are to remain in the GI zoning district. The existing 15,000 sq. ft. building will remain and the use will remain unchanged. The building meets all GI district dimensional regulations (i.e. setbacks, lot coverage). The resultant parcel will be a vacant parcel after it is split and is to also be designated as GI. The resultant parcel has 150.42' of width at the road, which meets the requirement for width in the GI zoning district, however, the parcel at its eastern border is 148.42'.

The Planning Commission has unanimously recommended approval at their August 20, 2019 meeting.

