city of Norton Shores 50th Anniversary 1968-2018

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

AGENDA 11e
DATE 10-15-19

October 9, 2019

Council Meeting of October 15, 2019
SUBJECT: Special Use Permit Amendment - 961 Porter Road – Churchill Elementary School

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Holland Engineering, on behalf of Mona Shores Public Schools, is requesting a Special Use Permit Amendment for an addition and site improvements to Churchill Elementary School. The proposed Amendment includes an addition and other improvements including a stormwater basin, expanded parking lot, and other outdoor recreational activity areas. This site was previously granted a Special Use Permit.

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

Respectfully submitted,

Mark C. Meyers
City Administrator

/tsw
Attachment

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies a Special Use Permit amendment to Holland Engineering, on behalf of Mona Shores Public Schools, for a building addition and other site improvements to Churchill Elementary School located at 961 Porter Road.

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

city of Norton Shores

Internal Memo

October 7, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TJW

SUBJECT: Special Use Permit Amendment, 961 Porter Road

Please find the following comments regarding the Special Use Permit Amendment for Churchill Elementary School, 961 Porter Road

MASTER PLAN

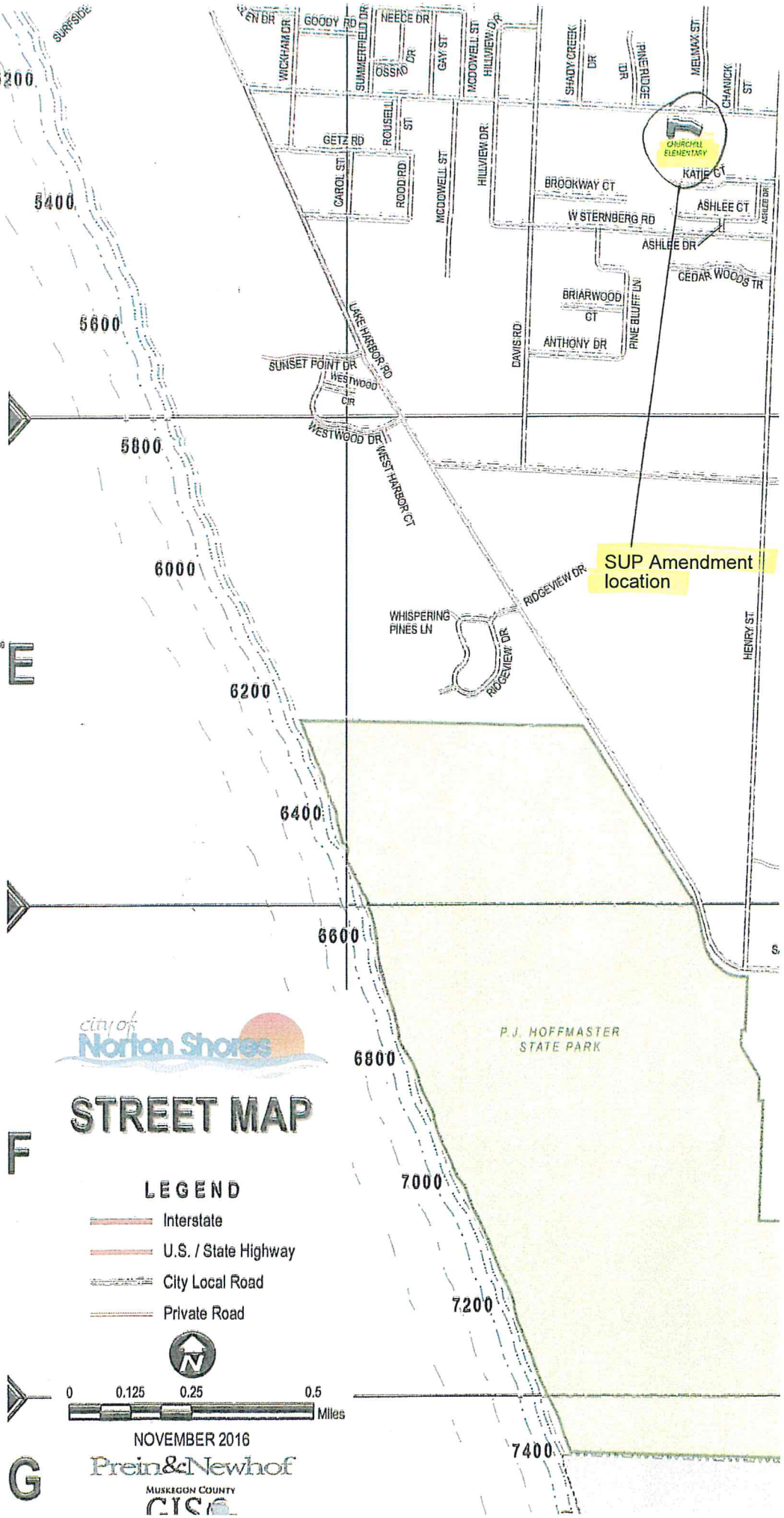
The current zoning of the property at 961 Porter Road is Special Use Development (SUD). The Master Plan has Churchill Elementary parcel designated as two different districts: Low Density & Medium Density Residential. The far east side of the property is under the "Medium Density Residential" while the majority of the parcel is "Low Density Residential". The surrounding neighborhoods are subdivisions with single family homes.

LAND USE

The existing uses that surround Churchill Elementary are single family residential dwellings. The current use for 961 Porter Road is a public school and the addition will not alter the existing land use.

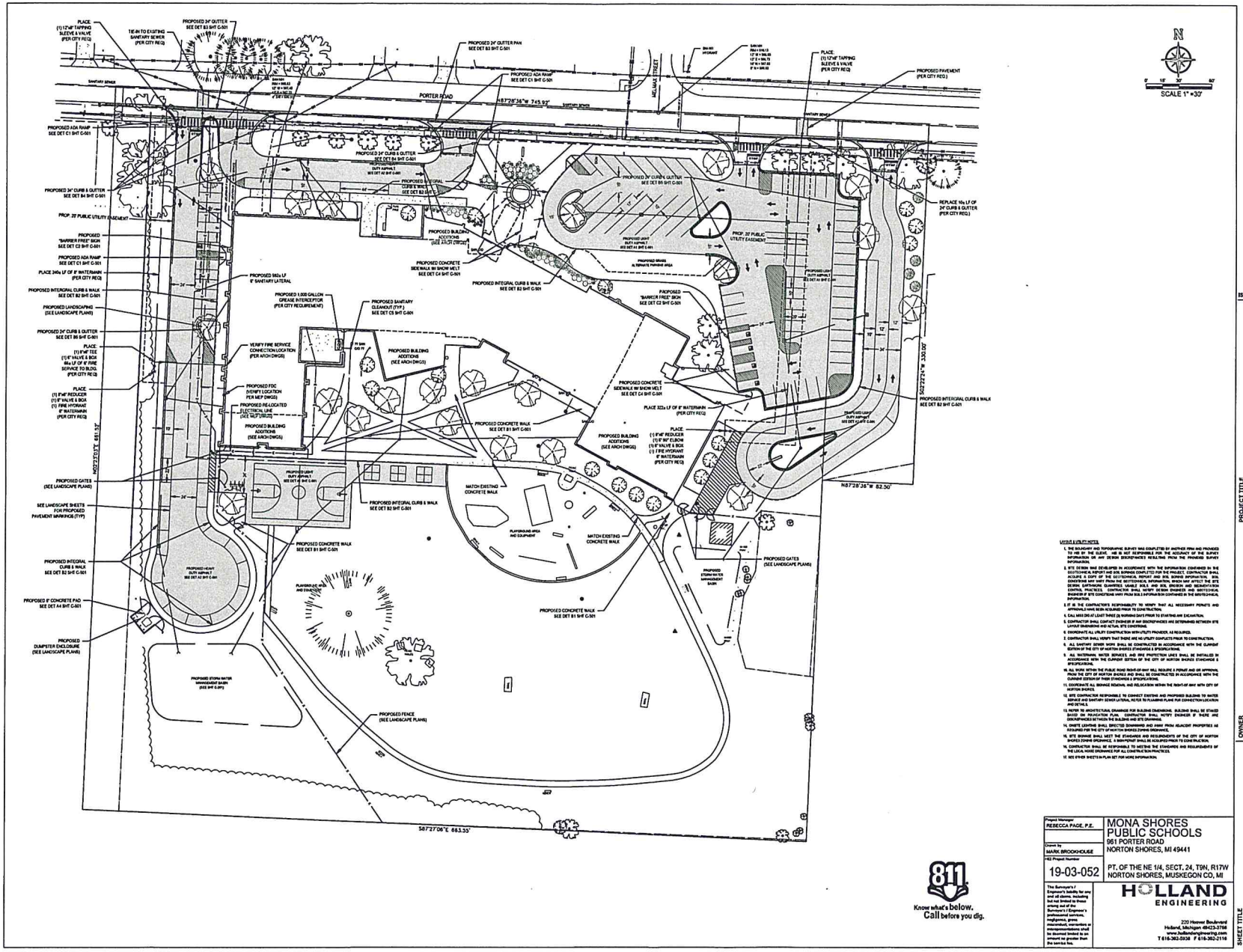
COMMENTS

The preliminary site plan for the Churchill Elementary improvements are a building addition to the southwest and eastern parts of the building, as well as reconfiguring parking lots and driveways to the existing public roads. The Police Department has reviewed the driveway reconfigurations and has given their approval. The improvements will also include more landscaping, and new signage. There will also be changes with the outdoor recreation areas.



-- (Continued)	
NTALUNA PARK DR	F6
NTIAG AVE	B4
ULIN ST	C6
RRE ST	E6
RCHASE ST	G5
--	
NTON RD	B5, C5
EBEC CT	A6
--	
MADA DR	A1
MBLING CREEK DR	C3, D3
NCH DR	C4
NDALL RD	C3, C4
NSFORD LN	C3
NNELL DR	A1
D ROOK CT	E4
SENT DR	A1
SMA AVE	A5, B6
NEER AVE	A2
GEVIEW DR	E3
GEWAY DR	B2
NTER DR	B2, C2
NTER HILLS DR	B2
ARING FORKS DR	E4
BERT HUNTER DR	D5
BERTS ST	A9
DD POINT RD	C2, C3
DD RD	B3, C3, D3
DSEVELT CT	G6
DSEVELT RD	B2
SS PARK	C4, C5
SS RD	C3, C4
USELL ST	D3
--	
ETTY ST	A5, B5
ARVEY ST	C6, D6, E6, F6, G6
ID TRAP CT	F3
IDALWOOD CT	C6, E6
IDYBROOK CT	C6
IASOTA CT	B2
INIA ST	B6
IOATOON AVE	A6
IAMBER DR	F6
RANTON DR	D2, D3
KWAY DR	A4, B4
KWAY DR EB	B5, C6
COND ST	A6
INOLE RD	B1, B2, B3, B4
INOLE WOODS DR	B3
NECA DR	B2
NG RD	C4
NVICE RD	C5, D5
ITANT RD	E5, E6
NDY CREEK DR	D3
NNEE TR	A6, B6
EFFIELD ST	A4
ERBROOKE PKWY	B6
ETTLER RD	B3
OREWOOD DR	C2, D2
ERA DR	A1
VERTON DR	E4
CLAIR DR	C5, D5
MERSET CT	C3
UTH EASTOWNE DR	B4
UTH HILLTOP DR	B1, B2
UTH SANDALWOOD CIR	E5, E6
UTH ST	F6
UTHWOOD AVE	A1, A2
ENCER DR	B2
ERS ST	B4
ING RIDGE LN	C4
INGHILL CT	A6, B6
INGHILL DR	B6
TUCE CT	C6
MFORD DR	B5, C5
NWOOD ST	C4, D4
RUHA DR	C5, D5
RLING CT	C3
RNBERG RD	C4
NEWOOD DR	F5, F6
ATFORD ST	A6
YKER DR	B3, C3
AMERFELD DR	D3
BURY AVE	A6
NRIDGE RD	C4
SET LN	B6
SET POINT DR	D2, D3
RSIDE ST	D2

-- T -- (Continued)	
TAFT CT	C6
TAMWORTH ST	A5, B6
TANGLEWOOD DR	B4
TAYLOR ST	B5
THIRD ST	A5
THISTLE CREEK RD	F4
THOMPSON RD	C6
THRUSH ST	B4
TIBET RD	C2
TIMBERBROOK CT	F5
TIMMINS AVE	A6, B6
TORONTO AVE	A6, B6
TORONTO CT	B6
TORRENT ST	A2
TORRE CIR	C5, C6
TOURNAMENT CIR	E3, E4, F4
TOURNAMENT CT	E4
TREELINE DR	B2, C2
TRENTON DR	B6
-- U --	
US-31	A6, B6, C6, D6, E6, F6, G6
UTAH ST	A6
-- V --	
VALK ST	A6
VALLEY ST	A6
VANCOUVER ST	A6
VICK RD	C6
VICTORIA ST	A6, B6
VINEYARD LN	C4
VULCAN ST	A6
-- W --	
W BROADWAY AVE	A4
W BYRON RD	C4
W COLUMBIA AVE	A4
W FARR RD	E4
W HILE RD	C3, C4
W MT GARFIELD RD	E3, E4
W NORTON AVE	B2, B3, B4
W PONTALUNA RD	F3, F4
W PORTER RD	D2, D3, D4
W SHERMAN BLVD	A1, A2, A3, A4
W STERNBERG RD	D2, D3, D4
W SUMMIT AVE	A4
WAALKES ST	B4
WALNUT GROVE DR	C6
WARREN AVE	A2
WATERLOO AVE	B6
WATERSHORE DR	F4
WATERSTONE DR	B4
WAYNE ST	B5
WEALTHY AVE	C6
WELLESLEY DR	B5, C4, C5
WELLINGTON CT	C3
WELLWOOD ST	A2
WENDOVER BLVD	C5, C6
WERNER ST	B6
WEST GLEN CT	C2
WEST HARBOR CT	E3
WEST LN	B5
WEST SANDALWOOD CIR	E5, E6
WEST ST	F6
WESTSHIRE DR	F4
WESTWOOD CIR	D2, D3
WESTWOOD DR	D2, D3, E2, E3
WHISPERING PINES LN	E3
WICKHAM DR	A2, A3, B2, C2, D2
WILMINGTON DR	E4
WILMONT DR	F4
WILSON AVE	C5, C6
WILSON CT	C6
WILSON RD	G5, G6
WINDEMERE CT	B2
WINDFLOWER WAY	F4
WINDWARD WAY	E6
WINDWATER CT	F4
WINNETASKA RD	A1, B1
WINNIPEG CT	B6
WINSLOW CT	B3
WINTER CREEK DR	F4
WITTKOPP ST	A2
WOOD RD	F5, G5
WOODSIDE RD	A2
WOODSLEE CT	F4
WORDEN ST	A6
-- X, Y, Z --	
YARMOUTH AVE	A6



LAYOUT & UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HBI BY THE OLIVER. HBI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORING COMPLETED FOR THE PROJECT. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, VARIABLE SOILS AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOIL & INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
4. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
5. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT ENGINEERING AND ACTUAL SITE CONDITIONS.
6. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
7. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
8. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF NORTON SHORES STANDARDS & SPECIFICATIONS.
9. ALL WATERMAIN, WATER SERVICES AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF NORTON SHORES STANDARDS & SPECIFICATIONS.
10. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF NORTON SHORES AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
11. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH CITY OF NORTON SHORES.
12. SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
14. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF NORTON SHORES ZONING ORDINANCE.
15. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF NORTON SHORES ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

Know what's below. Call before you dig.

Project Manager REBECCA PAGE, P.E.	MONA SHORES PUBLIC SCHOOLS 961 PORTER ROAD NORTON SHORES, MI 49441
Drawn by MARK BROOKHOUSE	
HBI Project Number 19-03-052	PT. OF THE NE 1/4, SECT. 24, T9N, R17W NORTON SHORES, MUSKEGON CO, MI

The Surveyor's / Engineer's liability for any errors or omissions, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross negligence, or intentional misconduct, misrepresentations shall be deemed limited to an amount no greater than the service fee.

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8 WE recognize sustainable

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED FOR	DATE

PROJECT TITLE
MSPS - CHURCHILL ELEMENTARY

OWNER
MONA SHORES PUBLIC SCHOOLS

Norton Shores, Michigan

SHEET TITLE
Civil Layout Plan

DATE
SEPTEMBER 10,2019

SHEET NUMBER
C 101
19-151.10