AGENDA 3a
DATE 10-8-19

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
August 13, 2019

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, August 13, 2019 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Vice Chairman Morano and Commissioners Bush, Drier, Lowe, Sipovic, Trygstad; also, Ted Woodcock, Shelly Stibitz, Doug Hughes, Jerry Bartoszek and Matt Anderson

Absent: Chairman Westgate and Commissioners Otto and Pittman

19-P26 Minutes

Commissioner Trygstad moved to approve the minutes of the July 11, 2019 Planning Commission meeting. The motion was supported by Commissioner Sipovic and carried unanimously.

19-P27 Special Use Permit/Site Plan Approval – 700 & 740 E. Porter Rd., Blue Photon, Bergmann PC

John Ledy of Bergmann PC, Grand Rapids, MI spoke on behalf of the applicant, Blue Photon, explaining that a proposed manufacturing facility will be built on two site condominium units that total 4.6 acres with an irregular triangular shape and zoned for special use. The design includes a landscape pond that will accommodate stormwater and potential future expansion of the building was taken into consideration in the design.

A public hearing was held. No one commented.

Commissioner Trygstad made a motion to recommend to the City Council that special land use be approved to allow Bergmann PC to construct a 14,680 square foot general industrial facility on the property at 700 & 740 E. Porter Road as per the submitted plans based on the following reasons: 1) These properties are specifically designed for the GI use that is proposed; 2) The request meets all the zoning requirements and ordinances for the plan; and 3) The site is being proposed with further expansion in mind. The motion was supported by Commissioner Drier. Mr. Ledy, to Vice Chairman Morano's inquiry, said they had not considered combining the two parcels into one. Following discussion, the motion was amended and supported to include the following condition: 1) The two parcels be combined into a single parcel. The amended motion carried unanimously.

19-P28 Commissioner Trygstad made a motion to recommend to the City Council that the site plan for the special land use application be approved for the proposed 14,680 square foot general industrial facility on the property at 700 & 740 E. Porter Road as per the submitted plans with the following conditions: 1) The requested special land use permit

be approved by the City Council based on the following reasons: 1) These properties are specifically designed for the GI use that is proposed; 2) The request meets all the zoning requirements and ordinances for the plan; and 3) The site is being proposed with further expansion in mind. The motion was supported by Commissioner Sipovic and carried unanimously.

19-P29 Special Use Permit – 1440 Brookwood Drive, Rebecca Oneka, Daycare Usage

Applicant Rebecca Oneka described her plans to obtain a license to operate a daycare center in her home at 1440 Brookwood Drive. Ms. Oneka's license will allow for 0-6 children at the daycare which is below the maximum of 10 allowed by Ordinance, she plans to close by 6:00 pm daily and has the required space for parking.

A public hearing was held. Mrs. Sharon Oster, 1416 Brookwood Drive, explained that the neighborhood is normally very quiet and expressed a concern about potential noise, whether the children would be outside in the front or back yard, increased traffic, parking on the road, if the toys will be coming into her yard, the ages and number of kids at the home including the applicant's own children. Mr. Robert Oster also expressed concern about increased noise from children playing in the yard specifically because his deck and back yard are in applicant's front yard.

Ms. Oneka responded to Commissioner Trygstad that she didn't plan to place any signage on the property. Commissioner Sipovic stated that there is a need for daycare facilities.

Commissioner Drier moved to recommend to the City Council that permission be granted to Rebecca Oneka to have a daycare center at 1440 Brookwood Drive with the following conditions: 1) No more than ten children may be accommodated in any house located in a single-family residential area; 2) A separate room or rooms containing a minimum of 150 square feet per child must be available for use by the children; 3) Adequate driveway space to accommodate four cars must be available; 4) No employees may be hired in a day care center located in a residential neighborhood; 5) All other provisions pertaining to any home occupation applicable to a day care center shall be observed; and, 6) No signage is installed and it complies with the Norton Shores' rules. The motion was supported by Commissioner Lowe and carried unanimously.

19-P30 Land Division – 5832 Grand Haven Road, John Hughes

John Hughes of Hughes Builders addressed the Commission explaining that he has owned property at the corner of Mount Garfield and Grand Haven Roads for many years. A current building at the corner just recently sold at which time it became apparent that to the south of the structure the land had not been divided as it should have been. Mr. Hughes is now requesting that the land be divided to create a parcel to the south of the current building that would potentially be built upon.

Commissioner Trygstad asked if the parcel at the eastern border is short by one and one-half feet. City Planner Ted Woodcock responded that it is short but at the road it is wide enough, setbacks and lot coverages could be met, the Ordinance allows for non-conforming status and he does not anticipate that the small amount of shortage would cause an issue. Vice Chairman Morano asked about curb cuts of the existing building and any potential building. Public Works Director Jerry Bartoszek doesn't foresee a problem and feels several options could be considered when a site plan is proposed.

Commissioner Drier made a motion to recommend to the City Council that permission be granted to John Hughes to divide the property at 5832 Grand Haven Road to create one (1) new parcel. The motion was supported by Commissioner Bush and carried unanimously.

Meeting adjourned at 6:04 p.m.

Shelly Stibitz, City Clerk