AGENDA 3a
DATE 6·9·2020

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
February 11, 2020

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, February 11, 2020 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Chairman Westgate and Commissioners Carroll, Morano, Otto, Trygstad; also, Ted Woodcock, Shelly Stibitz, Enrika McGahan, Jerry Bartoszek and Matt Anderson

Absent: Commissioners Bush, Drier, Lowe and Sipovic

20-P04 Minutes

Commissioner Otto moved to approve the minutes of the January 14, 2020 Planning Commission meeting. The motion was supported by Commissioner Carroll and carried unanimously.

20-P05 Special Use Permit – 3524 Green Street, Port City Construction

Clay Pattee, 7373 Childsdale, Rockford, MI, spoke on behalf of John Grace Restoration, describing their partnership with Port City Construction as a way to expand their footprint from Grand Rapids to the lakeshore's construction projects and development. The Green Street building's size and location fit their needs and they plan to update it for use as office space and normal storage of supplies. Commissioner Trygstad raised concerns about the storage of construction equipment and building materials outside the structure as the area sits at the entrance to the City. Mr. Pattee assured the Board that his company's reputation is based on image and they intend to upgrade the exterior and store materials inside.

The clerk certified the January 31, 2020 publication and mailing of notices. A public hearing was held. Mark Stine, 413 Lakeshore Drive, stated that he lives directly behind the property in a quiet, residential neighborhood and asked if aggregates and equipment would be stored, whether activities would produce excessive noise and how the maximum height of fencing would be addressed due to the topography of the parcel. Mr. Pattee said that they don't have heavy equipment and standard size trucks and trailers would mostly be kept off site. Frank Janusz, 517 Lakeshore Blvd., also asked about noise and whether parking lot or landscape changes were intended that would impact water run-off to adjacent properties. Mr. Pattee does not anticipate any parking lot or landscaping changes and Zoning Administrator Ted Woodcock stated that the decision before the Board is in regard to building use and not site issues. Brian Jimerson, 523 Lakeshore Blvd., asked if a fence between commercial and residential property is required and Mr. Woodcock reported that industrial use distinguishes whether separation is required but property owners have to maintain their fencing and he will research who is responsible for the current fence between the building and residences.

Commissioner Trygstad made a motion to recommend to the City Council that special land use approval be granted to Port City Construction to relocate their headquarters to 3524 Green Street as per the submitted plans based on the following reasons: 1) Zoning remains the same; 2) Traffic and hours of operation may be reduced; and 3) The proposed use is good for the area. The motion was supported by Commissioner Otto and carried unanimously.

20-P06 Ordinance Amendment – Site Plan Procedure

The clerk certified the January 31, 2020 publication of notices and a hearing was held. No public comments were received.

Commissioner Morano made a motion to recommend to the City Council that Section 48-120(b)(1) of the Zoning Ordinance be amended to clarify the current process of accepting site plans and applications per the submitted ordinance amendments based on the following reasons: 1) The changes are technical reflecting the actual process by which the practical application of the Zoning Ordinance is achieved, and; 2) Per the Michigan Economic Development Corporation, it will put Norton Shores in a better position to becoming certified as a Redevelopment Ready Community. The motion was supported by Commissioner Otto and carried unanimously.

20-P07 Ordinance Amendment – Accessory Structures

The clerk certified the January 31, 2020 publication of notices and a hearing was held. No public comments were received.

Commissioner Otto made a motion to recommend to the City Council that Section 48-1081 of the Zoning Ordinance be amended to change the square footage and height of accessory buildings per the submitted ordinance amendments based on the following reasons: 1) Property owners will have greater flexibility and 2) It reflects what neighboring communities are doing. The motion was supported by Commissioner Carroll and carried unanimously.

20-P03 General Public Comment

Paul Baumgartner, 3411 Winnetaska, asked how the public is informed of proposed Code of Ordinance changes and was told that Ordinance amendment public notices can be found by following a link on the City's website to the Examiner. Further, full agenda packets are available on the website each Thursday prior to a meeting.

Meeting adjourned at 5:58 pm.

Shelly Stibitz

Shelly Stibitz, City Clerk