AGENDA 3a
DATE 4-9-19

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
March 12, 2019

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, March 12, 2019 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Vice Chairman Westgate and Commissioners Drier, Lowe, Morano, Otto, Pittman, Sipovic, and Trygstad; Rob Bilkie, Shelly Stibitz and Jerry Bartoszek

Absent: Chairman Olson

19-P09 Minutes

Commissioner Morano moved to approve the minutes of the February 12, 2019 Planning Commission meeting. The motion was supported by Commissioner Drier and carried unanimously.

19-P10 2019 Bicycle and Pedestrian Plan Update

The City Clerk certified the March 3, 2019 publishing of the public notice.

A public hearing was held at which Wendy Leonard, 255 E. Pontaluna Road, expressed appreciation for the addition of categorizing the projects, had her assumption confirmed that project completion will still be subject to funding resources, and was informed that dune trails are typically raised pathways whereas off-road pathways are flat, such as sidewalk.

Commissioner Trygstad made a motion to recommend to the City Council that the 2019 Update to the City of Norton Shores Bicycle and Pedestrian Plan be adopted based on the following: 1) There was a tremendous amount of copious study performed by City staff; 2) Citizen involvement was taken into consideration; and 3) Projects will be completed as funding is available. The motion was supported by Commissioner Otto and carried unanimously.

19-P11 Zone Change, Special Use Permit, Preliminary Plan – 7381 S. Harvey Street, Livingstone Development, LLC

The City Clerk certified the March 1, 2019 publishing and mailing of public notices.

A public hearing was held at which David Bos, 17220 Hickory, Spring Lake, Michigan, representing Livingstone, LLC, gave the Commission an overview of the intended project. Mr. Bos described a 53 unit cottage-style neighborhood targeted towards empty-nesters with varying lot sizes, private streets, walkout full basement 1,300 – 2,000 square foot homes in the $325,000 to high $400,000 price range.

Commissioner Pittman moved to recommend to the City Council that the request from Livingstone Development, LLC for a Zoned District Change from AG Agriculture to PURD Planned Unit Residential Development for the property at 7381 S. Harvey Street

be granted based on all sewage and drainage requirements being followed. The motion was supported by Commissioner Sipovic and carried unanimously.

19-P12 Commissioner Drier made a motion to recommend to the City Council that a Special Use Permit be granted to Livingstone Development, LLC, for single family residential usage on the property at 7381 S. Harvey Street based on the following: The plan meets all setback, road width, sewer and water requirements. The motion was supported by Commissioner Lowe and carried unanimously.

19-P13 Commissioner Drier made a motion to recommend to the City Council that Preliminary Plan Approval be granted to Livingstone Development, LLC, for the proposed 53-lot Site Condominium at 7381 S. Harvey Street as per the submitted plan based on the following: The plan meets all setback, road width, sewer and water requirements. The motion was supported by Commissioner Morano and carried unanimously.

19-P14 Land Division – 4155 Dunes Parkway, Sass Trust

Commissioner Otto made a motion to recommend to the City Council that permission be granted to the Sass Trust to divide the property at 4155 Dunes Parkway to create one (1) new parcel. The motion was supported by Commissioner Pittman and carried unanimously.

Meeting adjourned at 6:08 p.m.

Shelly Stibitz

Shelly Stibitz, City Clerk