



November 4, 2019

SUBJECT: Special Use Permit
5280 Grand Haven Road, Plane
Watch Food Truck Park

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

Pointes Norton Shores LLC is requesting a Special Use Permit and site plan approval for the construction of a food truck park at 5280 Grand Haven Road. The property is currently zoned as C-2 and City Staff determined that since this is a unique use of the property, a Special Use Permit would be required. A restaurant-type use is consistent with the uses in surrounding parcels.

The Planning Commission may use the attached resolution in making a recommendation to the City Council regarding this request.

Sincerely,

Ted Woodcock
Planning and Zoning Administrator

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 Planning Commission hereby recommends to the City Council that special land use approval be granted/denied to Pointes Norton Shores LLC to construct the Plane Watch Food Truck on the property at 5280 Grand Haven Road as per the submitted plans.

At a regular meeting of the Planning Commission of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 12th day of November 2019, the foregoing resolution was moved for adoption by Commissioner. The motion was supported by Commissioner.

Ayes:

Nays:

Resolution declared adopted.

Shelly Stibitz, City Clerk

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council that the site plan is approved/denied to Pointes Norton Shores LLC for the Plane Watch Food Truck park on the property at 5280 Grand Haven Road as per the submitted plans.

At a regular meeting of the Planning Commission of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 12th day of November 2019, the foregoing resolution was moved for adoption by Commissioner. The motion was supported by Commissioner.

Ayes:

Nays:

Resolution declared adopted.

Shelly Stibitz, City Clerk



Internal Memo

November 4, 2019

TO: Planning Commission Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Request, 5280 Grand Haven Road

Following, please find comments regarding the Special Use Permit request for the proposed food truck park at 5280 Grand Haven Road

MASTER PLAN

Currently the property is zoned C-2 General Retail and it is designated as "Regional Commercial" in the Master Plan. The proposed special use – a food truck park – is consistent with the existing uses in the area. G&L is located directly across Grand Haven Road from the site, as well as restaurant(s) being located in The Pointes strip mall that is on the same property as the requested food truck park.

LAND USE

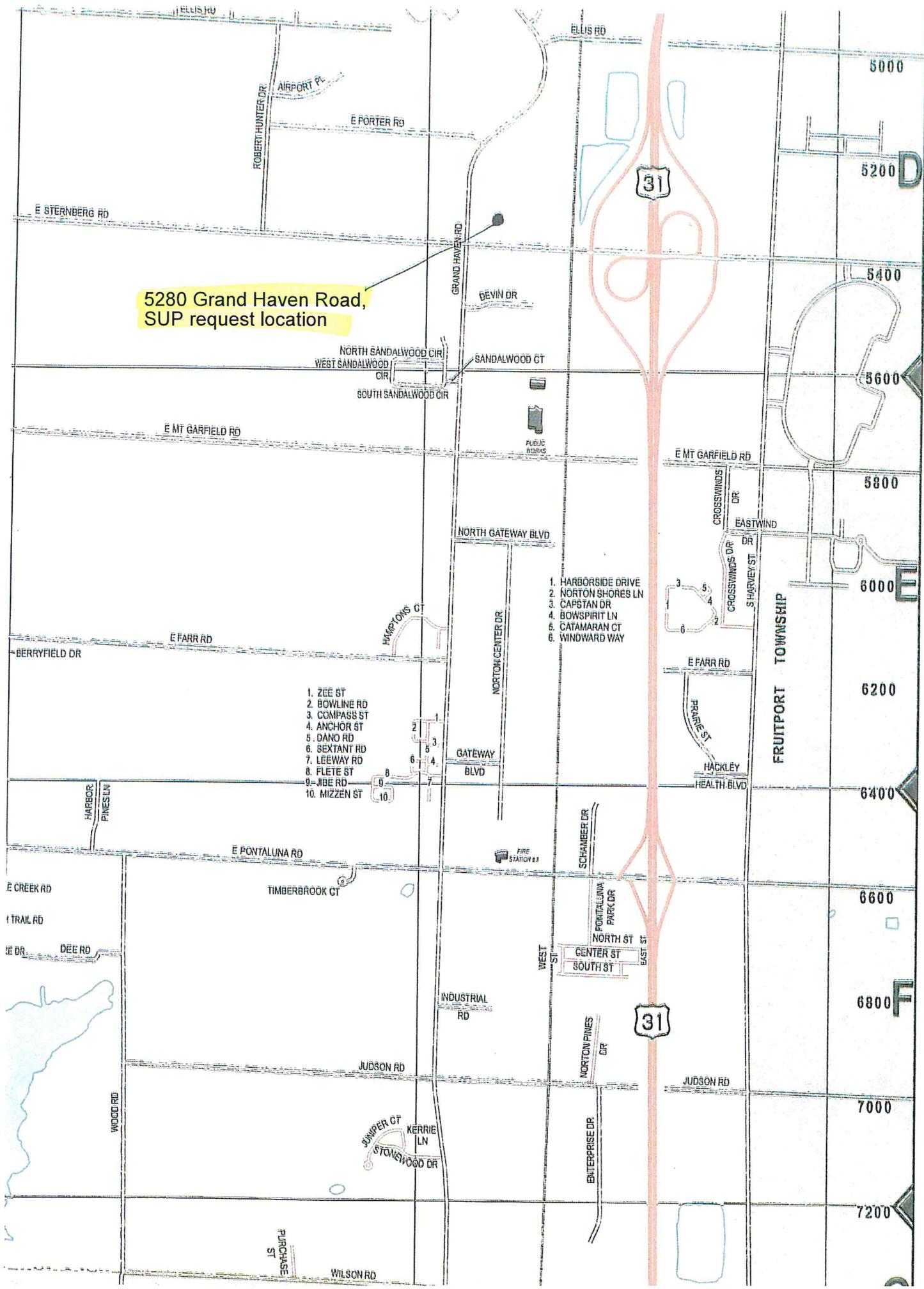
A restaurant is allowed in the C-2 General Retail zoning district as a principal use. However, restaurants with drive thru's are required to get a Special Use Permit. Seeing as the proposed food truck park is harmonious with both a restaurant and a drive through and the uniqueness of the request, City staff determined that a Special Land Use would be required for approval of the food truck park. There is to be a maximum of 8 food trucks at the park per day with limited, if any, coming and going throughout the day.

COMMENTS

There is parking located on-site, however, it is located to the west of the proposed food truck park. Customers would have to cross an interior drive to get to the food truck park. There is no request, at this time, to add any additional parking, as there are dozens of spots available for use nearby.

The Fire Department and Zoning Department is working with the developer to ensure adequate fire access to the entire site as well.

5280 Grand Haven Road,
SUP request location



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

1. ZEE ST
2. BOWLINE RD
3. COMPASS ST
4. ANCHOR ST
5. DANO RD
6. SEXTANT RD
7. LEEWAY RD
8. FLETE ST
9. JBE RD
10. MIZZEN ST

5000

5200

5400

5600

5800

6000

6200

6400

6600

6800

7000

7200

FRUITPORT TOWNSHIP

31

31

FIRE STATION #3

INDUSTRIAL RD

PURCHASE ST

WILSON RD

WOOD RD

E CREEK RD
1 TRAIL RD
DEE DR

DEE RD

E CREEK RD

1 TRAIL RD

DEE DR

DEE RD

DEE DR

