city of Norton Shores 50th Anniversary 1968-2018

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

AGENDA 6a
DATE 10-8-19

October 2, 2019

SUBJECT: Special Use Permit
735 E. Ellis Road, EarthTronics

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

Holland Engineering is requesting a special use permit on behalf of EarthTronics and site plan approval for a general industrial facility at 735 E. Ellis Road. The property is currently zoned as Special Use District (SUD) and an industrial facility is an allowed use with a special land use approval. The industrial use is consistent with the uses in surrounding parcels, as well as the City's Master Plan.

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

Norton Shores will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs or other legally protected characteristics.

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 EarthTronics to construct a 42,000 square foot general industrial facility on the property at 735 E. Ellis 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 8th day of October 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 for the special land use application is approved/denied to EarthTronics for the proposed 42,000 square foot general industrial facility on the property at 735 E. Ellis Road as per the submitted plans, with the following condition(s):

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 8th day of October 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

city of Norton Shores

Internal Memo

September 30, 2019

TO: Planning Commission Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Request, 735 E. Ellis Road

Following please find comments regarding the Special Use Permit request for the requested general industrial facility at 735 E. Ellis Road.

MASTER PLAN

Currently the property is zoned SUD (Special Use District) and it is "Industrial" in the Master Plan. The proposed special use – an industrial facility – is consistent with the Master Plan, as well as the uses for the surrounding parcels.

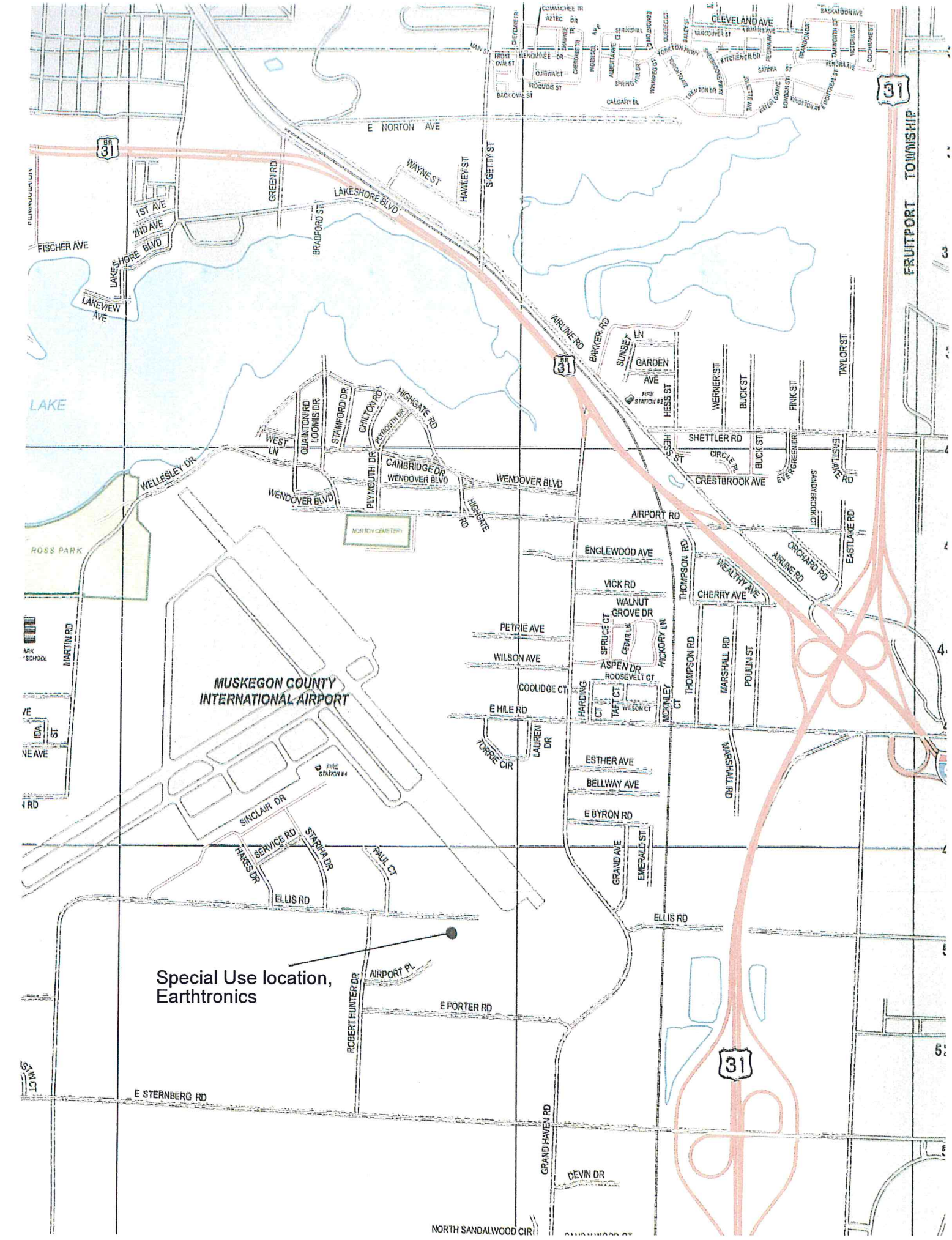
LAND USE

An industrial facility is allowed in the SUD zoning district if a Special Use Permit is granted. The proposed Special Use Permit is for a 42,000 square foot facility.

COMMENTS

The 735 E. Ellis Road address is a long and narrow parcel that is owned by Muskegon County. However, a portion of that parcel was sold and will be combined with the parcel at 770 Airport Place to create a new, singular parcel for the proposed Earthtronics facility.

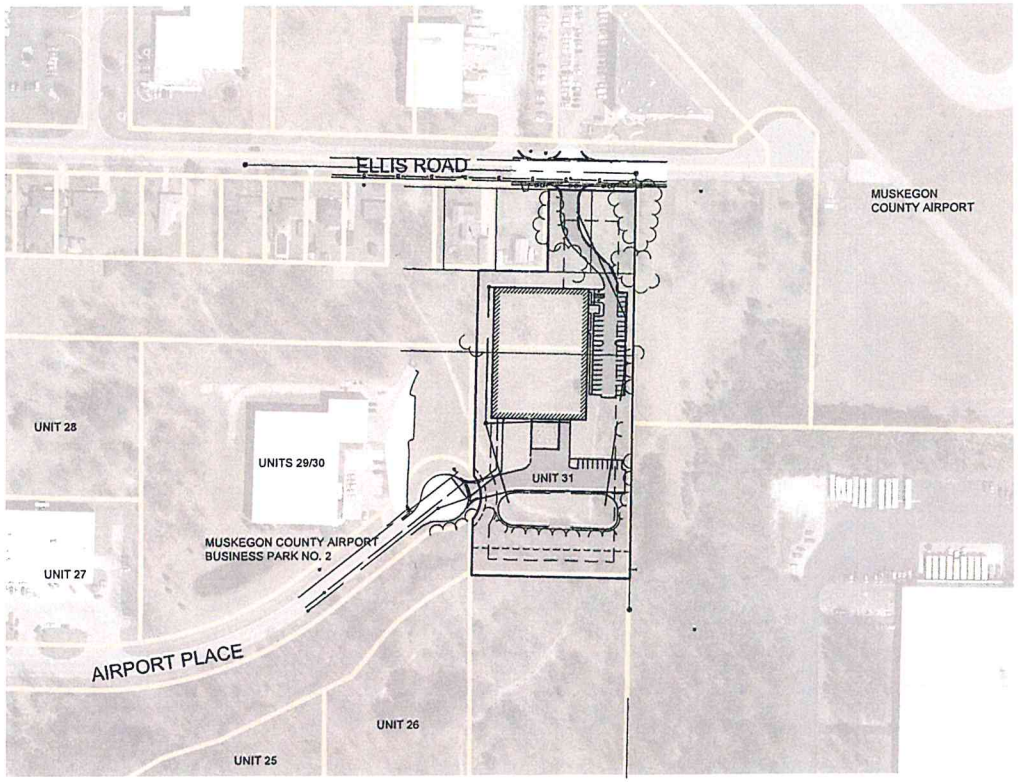
The proposed industrial facility has frontage on E. Ellis Road, which will be used for an entrance for workers and visitors. Airport Place will be extended further east to have frontage on south portion of this parcel, and the Airport Place access will be used for shipping purposes.



Special Use location, Earthtronics
MUSKEGON COUNTY INTERNATIONAL AIRPORT
FRUITPORT TOWNSHIP
E NORTON AVE
LAKESHORE BLVD
AIRLINE RD
BAKKER RD
SHETTLER RD
CRESTBROOK AVE
AIRPORT RD
ENGLEWOOD AVE
VICK RD
WALNUT GROVE DR
PETRIE AVE
WILSON AVE
ASPEN DR
COOLIDGE CT
E HILE RD
ESTHER AVE
BELLWAY AVE
E BYRON RD
ELLIS RD
E PORTER RD
E STERNBERG RD
GRAND HAVEN RD
DEVIN DR
NORTH SANDALWOOD CIR
ROBERT HUNTER DR
AIRPORT PL
SINCLAIR DR
SERVICE RD
STARIHA DR
HAKES DR
PAUL CT
MARTIN RD
ROSS PARK
LAKE
FISCHER AVE
LAKEVIEW AVE
1ST AVE
2ND AVE
GREEN RD
BRADFORD ST
WAYNE ST
HAWLEY ST
S GETTY ST
WELLESLEY DR
WEST LN
QUAINTON RD
LOOMIS DR
STAMFORD DR
CHILTON RD
PLYMOUTH DR
HIGHGATE RD
CAMBRIDGE DR
WENDOVER BLVD
NORTON CEMETERY
SUNSET LN
GARDEN AVE
HESS ST
WERNER ST
BUCK ST
FINK ST
TAYLOR ST
EASTLAKE RD
ORCHARD RD
WEALTHY AVE
CHERRY AVE
THOMPSON RD
MARSHALL RD
POULIN ST
SPRUCE CT
CEDAR LN
HICKORY LN
HARDING CT
TAFT CT
WILSON CT
MCKINLEY CT
ROOSEVELT CT
TORRIE CIR
LAUREN DR
GRAND AVE
EMERALD ST
CLEVELAND AVE
31

EARTHTRONICS

E ELLIS ROAD
NORTON SHORES, MI 49441



OVERALL SITE PLAN
SCALE: 1" = 100'

N

0' 50' 100' 200'
SCALE 1" = 100'

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE & SESC PLAN
SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

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

LAKEWOOD CONSTRUCTION

ATTN: MR. DAVE ASH
11253 JAMES STREET
HOLLAND, MICHIGAN 49424

EARTHTRONICS
E ELLIS ROAD
NORTON SHORES, MI 49441

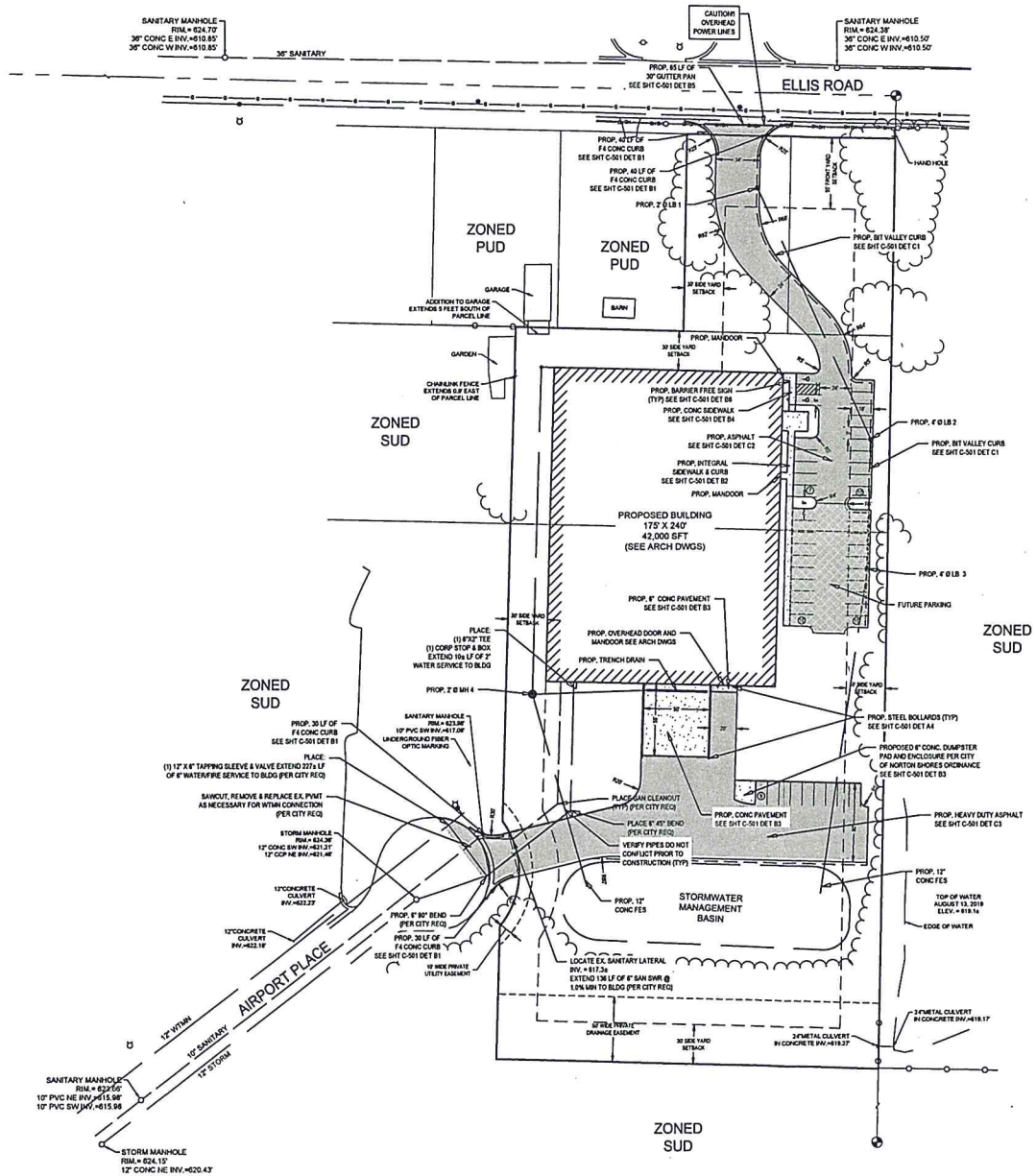
PT. OF THE NE 1/4 SECT. 20 T9N, R16W
MUSKEGON COUNTY, MI

Issued for:

Date	Description	No.
09/10/2019	SITE PLAN SUBMITTAL TO CITY	A

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager: REBECCA K. PAGE, P.E.
Vertical Datum: NAVD 88 | Horz. Datum: LOCAL
Drawn by: COLLIN DEPREKEL
Checked by: Survey | Date
Civil | .
Struc. | .
L.A. | .
HEI Project Number: 19-07-027
Sheet Title: COVER SHEET
Sheet No.: G-100



ZONING

SUD - SPECIAL USE DEVELOPMENT

SETBACKS (PER AIRPORT PARK COVENANTS):
FRONT YARD 45 FEET FOR FRONT WALL WIDTH EQUAL TO OR LESS THAN 150'
55 FEET FOR FRONT WALL WIDTH GREATER THAN 150'
SIDE YARD EQUAL TO BUILDING HEIGHT NOT LESS THAN 20 FEET
REAR YARD EQUAL TO BUILDING HEIGHT NOT LESS THAN 20 FEET

MAX. BLDG. COVERAGE MIN. 20% MAX 50%
MAX BLDG. HEIGHT
REGULATED BY AIRPORT ZONING PLAN: 50 FT

PARKING

PARKING REQUIREMENTS:
1 SPACE / 300 SFT OF OFFICE SPACE
1 SPACE / EMPLOYEE DURING LARGEST SHIFT
1 SPACE / 2,000 SFT OF MANUFACTURING, COMPOUNDING, PROCESSING
5 SPACES + 1 / EMPLOYEE DURING LARGEST SHIFT (WAREHOUSING)

PARKING REQUIRED: 12 - 15 ± SPACES
PARKING PROVIDED: 26 SPACES (INCLUDING 2 B.F.)
FUTURE PARKING: 20 SPACES

LAYOUT & UTILITY NOTES:

1. ONSITE SOILS CONSIST OF FINE TO MEDIUM SAND. PER GEOTECHNICAL REPORT COMPLETED FOR THE PROJECT.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND BOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. IT IS THE CONTRACTORS 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 DIMENSIONS 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 AND FAA REQUIREMENTS.
15. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE 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.

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The Surveyor's / Engineer's liability for any errors and/or omissions shall not exceed to those amounts recoverable under the Surveyor's / Engineer's professional liability and professional services, errors and omissions insurance. Any claims, losses, or damages asserted shall not be asserted against or be asserted limited to an individual employee from the survey firm.

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Checked by	Date
Survey	. .
Civil	. .
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HEI Project Number	19-07-027
Sheet Title	SITE LAYOUT PLAN
Sheet No.	C-101