



January 8, 2020

SUBJECT: Land Division
495 E. Pontaluna Road

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

Dominic McFee, on behalf of Rebecca & John Valk, has requested to divide off one (1) parcel from the north end of a parcel of land located at 495 E. Pontaluna Road. The new parcel will have frontage on Pontaluna Road that will meet the minimum dimensional requirements of the Zoning Ordinance for the Recreation (REC) zoning district. The newly created parcel will be used to construct a home.

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 permission be granted/denied to John & Rebecca Valk to divide the property at 495 E. Pontaluna Road to create one (1) new parcel.

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 14th day of January 2020, 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

January 7, 2020

TO: Planning Commission Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Land Division Request, 495 E. Pontaluna Road

Following please find comments regarding the Land Division request of the parcel at 495 E. Pontaluna Road

MASTER PLAN

The current zoning of the property at 495 E. Pontaluna Road is Recreation (REC). The Master Plan states that this property is to be zoned "Rural Residential", which is compatible with the REC zoning requirements, as the lots are intended to be larger in the REC zoning district. The newly created parcel will remain REC zoned and be consistent with the adopted Master Plan.

LAND USE

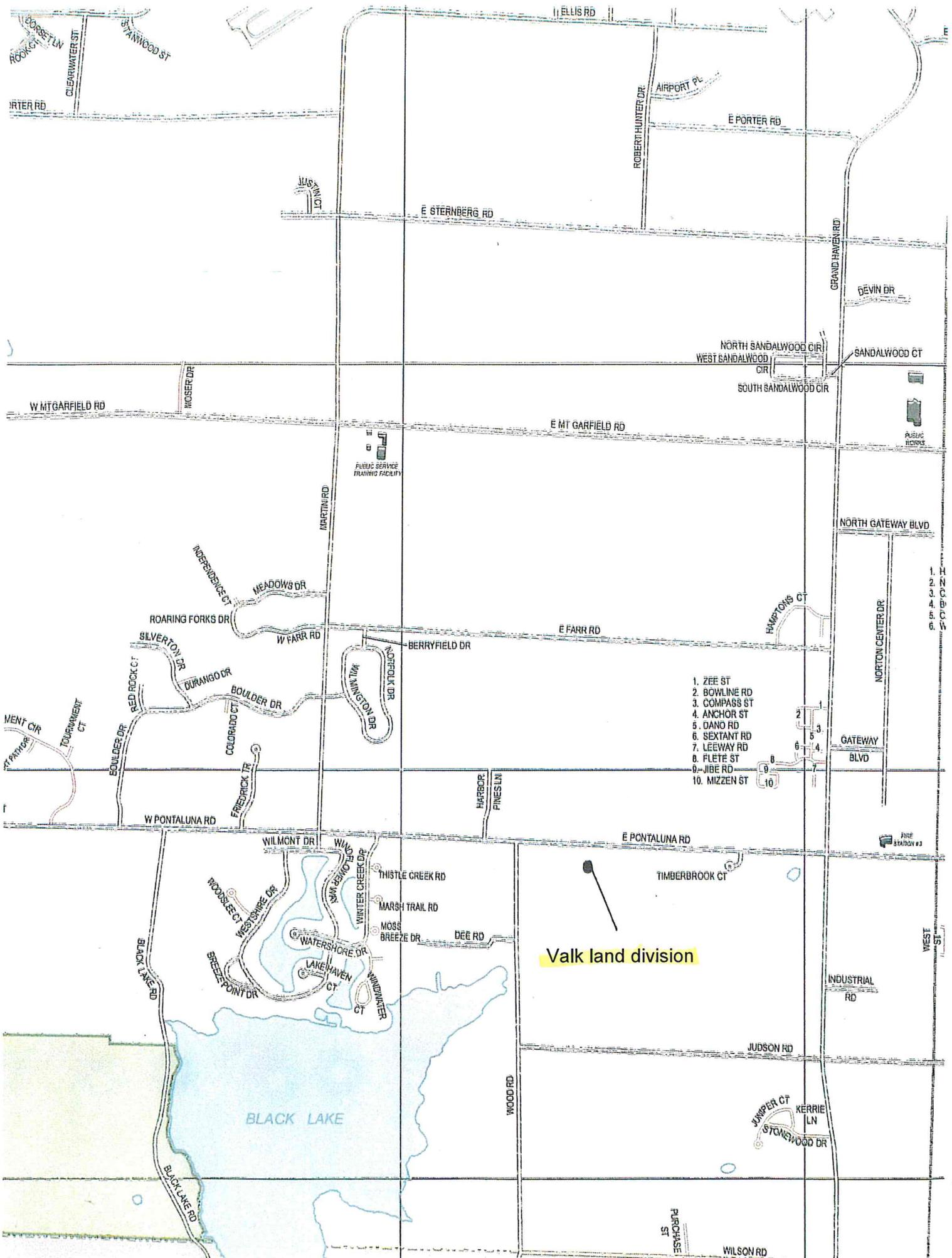
The existing surrounding land uses are single family homes located on larger lots on both sides of Pontaluna. The Harbor Pines site condos are located to the northwest of the property and West Michigan Teen Challenge is directly across Pontaluna Road. The applicant has indicated that they intend on building a single-family home on the property if the division is approved. A single-family home is a principal use for the REC zoning district.

COMMENTS

If the land division is approved, the parcel will be vacant, so the only dimensional requirements the new parcel ("Parcel 1" on the enclosed survey) would have to meet are the minimum lot size and width requirements, which it does.

	Recreation (REC) requirement	"Parcel 1" Proposed	Met
<i>Minimum lot area</i>	2 acres	2.5 acres	x
<i>Minimum lot width</i>	200 feet	300 feet	x

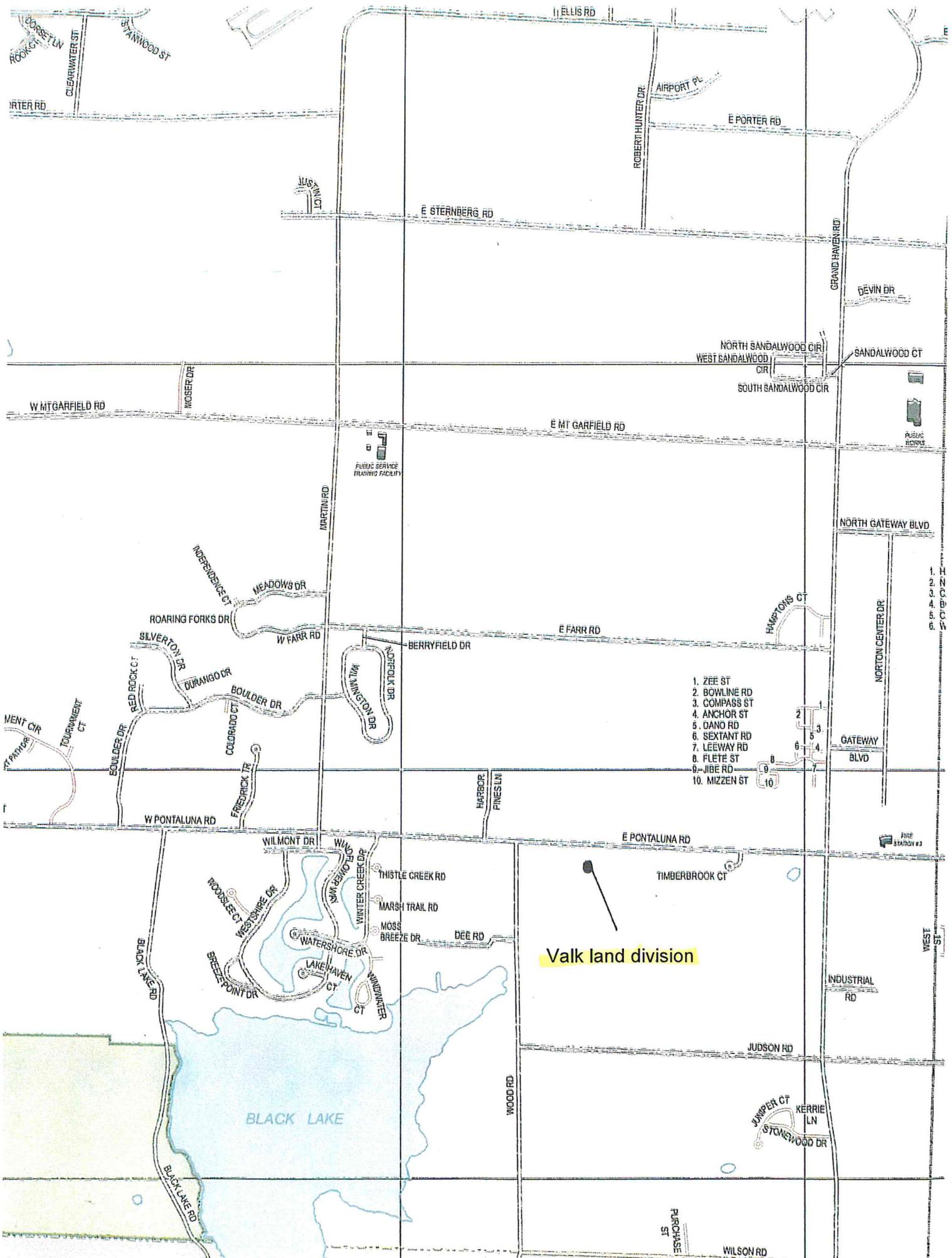
The remainder parcel has an existing single-family home on it and it would continue to meet all zoning requirements after the land division. City staff has indicated that the newly created parcel would be serviced by water and sewer as required by City ordinance.



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. JIBE RD
10. MIZZEN ST

Valk land division

1. H
2. N
3. C
4. B
5. C
6. S



Ted Woodcock
City Planner/Zoning Administrator
City of Norton Shores

Dear Ted,

John and Rebecca Valk are authorizing the property split on 495 E. Pontaluna Rd. Norton Shores, MI. 49441. We are giving permission to Dominic and Mary McFee to seek the land division.

Thank you,

John Valk

John Valk 1-7-2020

Rebecca Valk

Rebecca Valk 1-7-2020

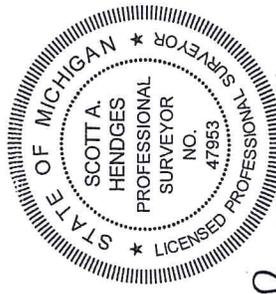
PARTIAL DESCRIPTION

Part of the Northeast 1/4 of Section 32, Town 9 North, Range 16 West,
Norton Shores City Township, Muskegon County, Michigan

(SEE PAGE 2 OF 2 FOR COMPLETE DESCRIPTION)

LEGEND

-  Section Corner
-  Iron - Set 1/2" X 18" iron rebar with NED Cap
-  Iron - Found as noted
-  Existing Building



By: *Scott A. Hendges*
 Scott A. Hendges Licensed Professional Surveyor No. 47953

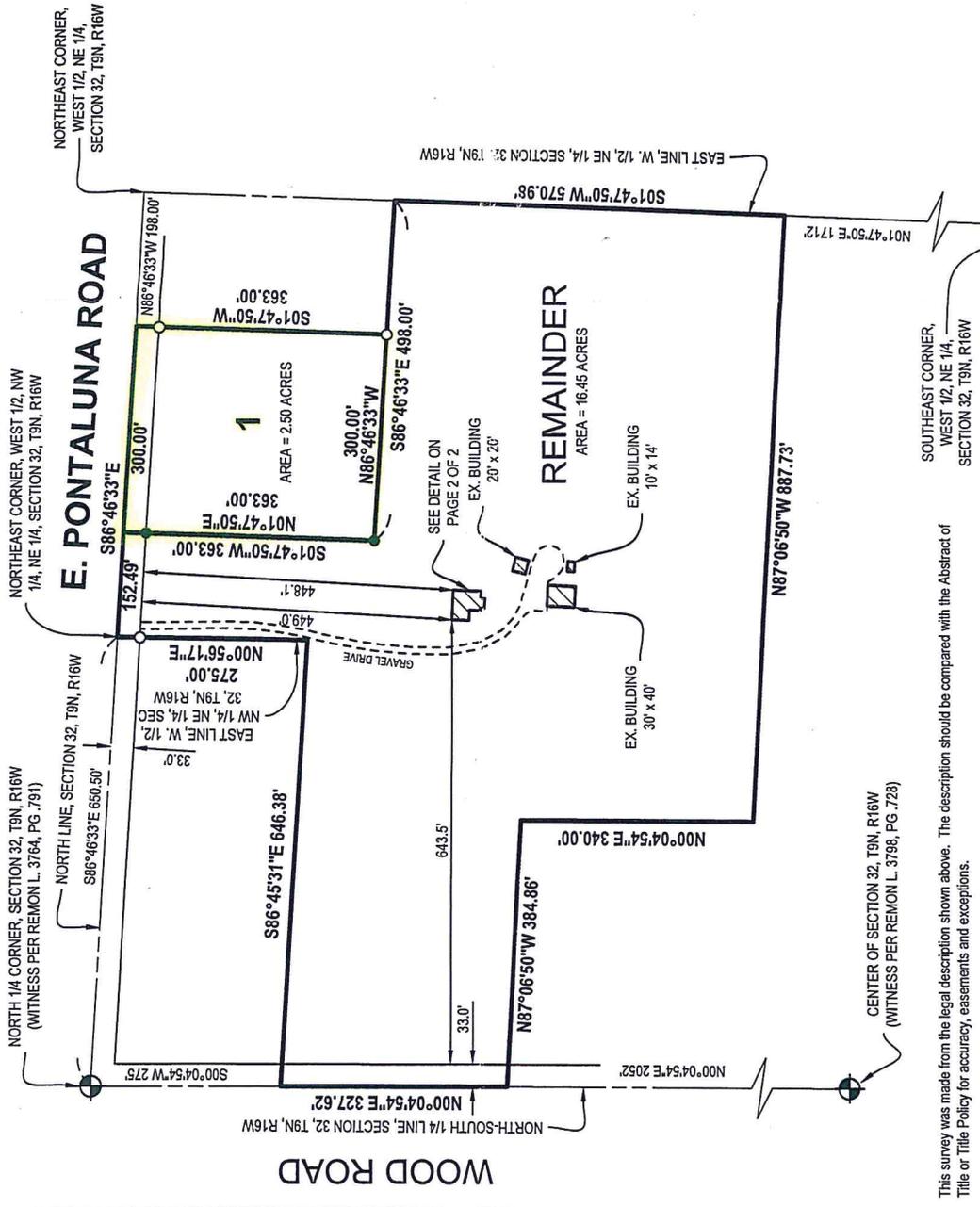


SCALE: 1" = 200' 0' 100' 200'

NEDERVELD
 www.nederveld.com - 800.222.1668
 Holland
 347 Hoover Blvd.
 Holland, MI 49423
 Michigan's Title, Trust & Survey
 Professionals

Dominic McFee
 2647 Shadow Pine Drive
 Fruitport, MI 49415
 495 E. Pontaluna Road

DATE: 12/10/2019
 REV. DATE:
 DRAWN BY: DTP
 REV. BY:
 PRJ #: 19201929
 1 OF 2



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
 I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.