



June 3, 2020

SUBJECT: Land Division
1614 Seminole Road

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

David Medendorp has requested to divide the parcel located at 1614 Seminole Road into two (2) parcels. The newly created parcel will have frontage on Wickham Drive and will meet the minimum dimensional requirements of the Zoning Ordinance for the R-3 Single Family Residential zoning district.

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 David Medendorp to divide the property at 1614 Seminole Road to create one (1) new parcel.

At a regular meeting of the Planning Commission of the City of Norton Shores, held remotely, on the 9th day of June 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

June 3, 2020

TO: Planning Commission Members

FROM: Ted Woodcock, Planning and Zoning Administrator *TSW*

SUBJECT: Land Division Request, 1614 Seminole Road

Following please find comments regarding the Land Division request of the parcel at 1614 Seminole Road.

MASTER PLAN

The current zoning of the property at 1614 Seminole Road is R-3 Single Family Residential. The Master Plan states that this property is to be zoned "Medium Density Residential", which is compatible with the R-3 Single Family Residential zoning requirements. The newly created parcel will remain zoned R-3 Single Family Residential and be consistent with the adopted Master Plan.

LAND USE

The existing surrounding land uses are single family homes. One of the resulting parcels does have an existing accessory structure on it. The applicants have indicated that it is to be removed after the split occurs. There is an existing home on the resultant parcel (the southern parcel with frontage on Seminole Road and Wickham Drive). That home is to remain single family.

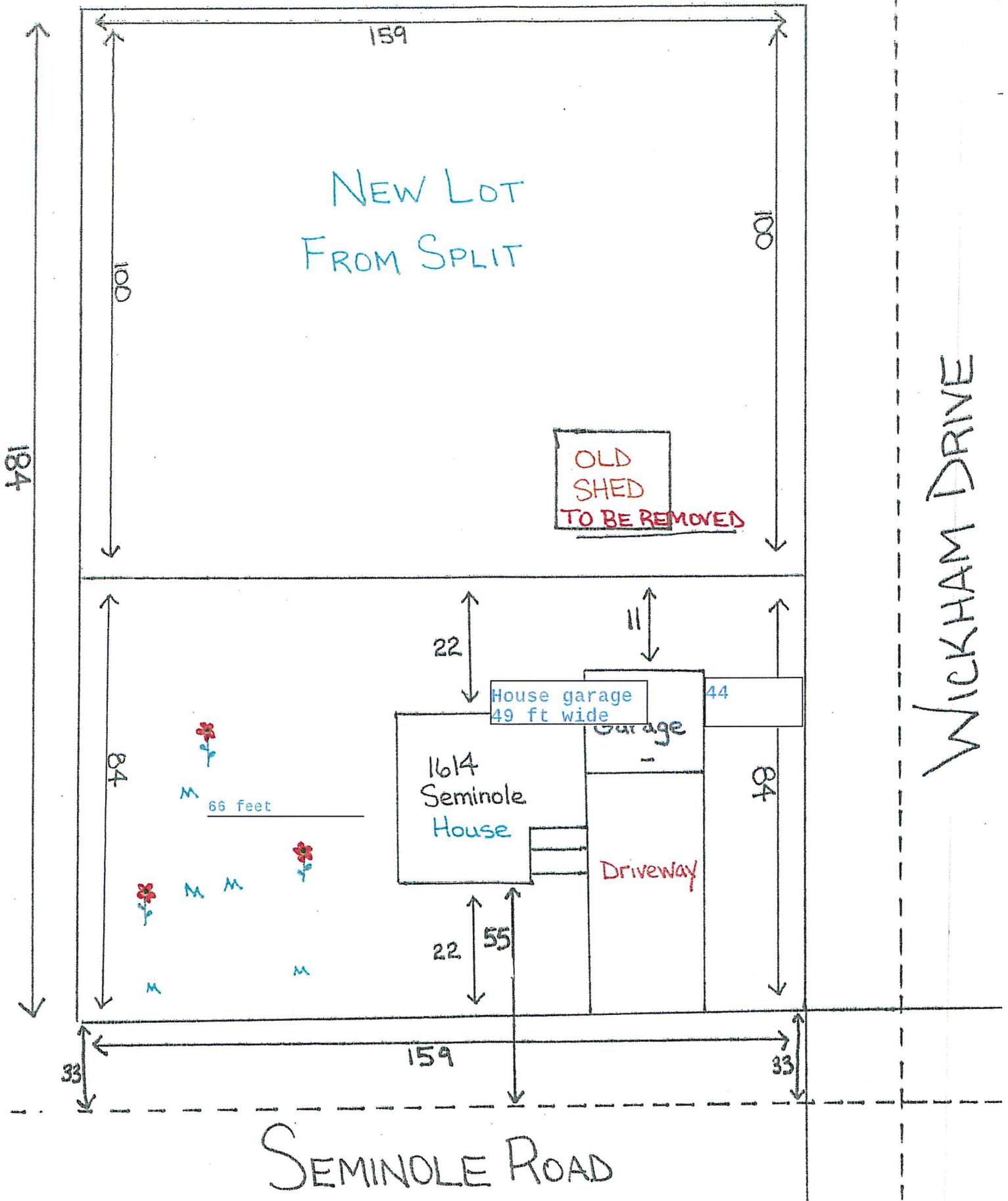
COMMENTS

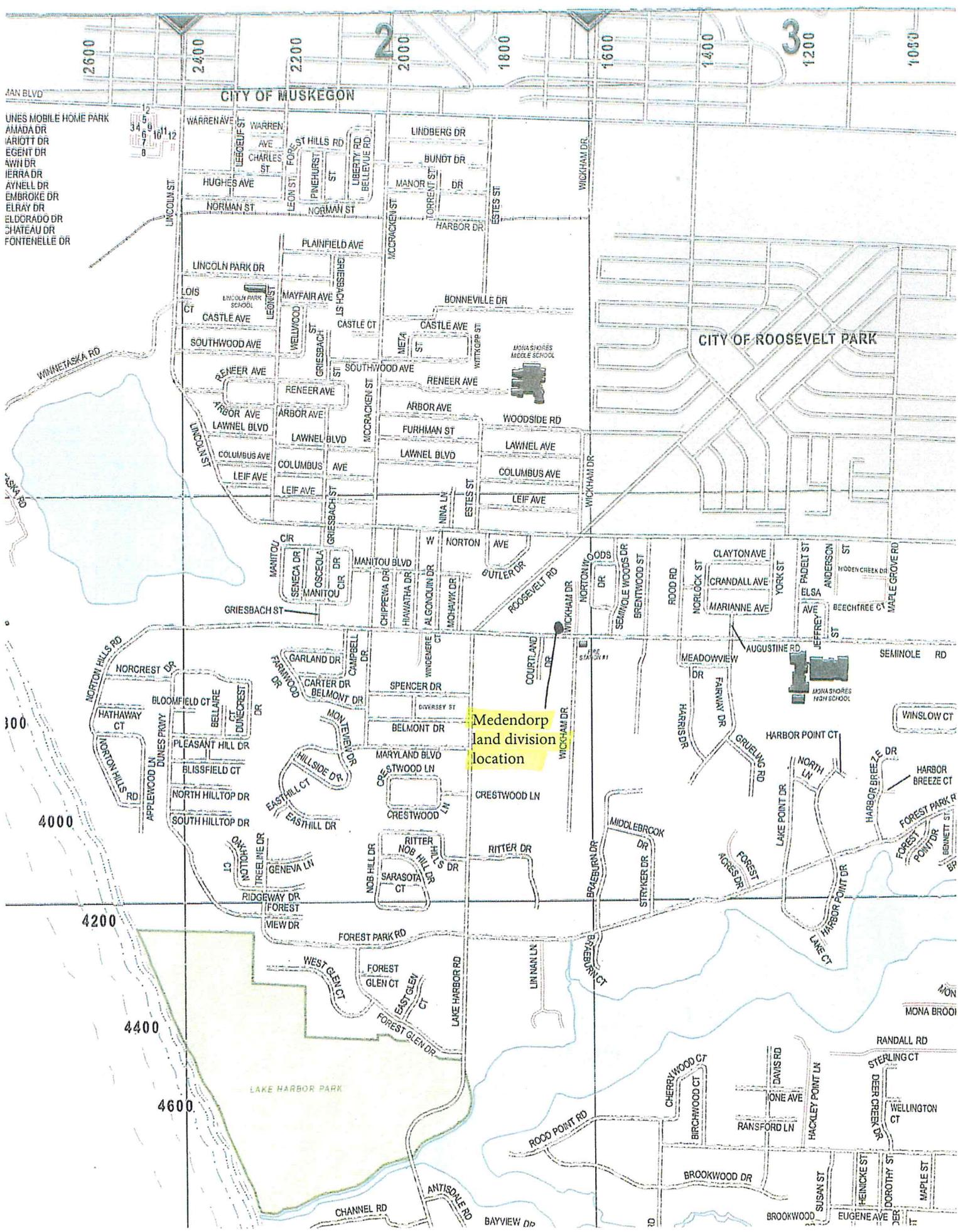
If the land division is approved, the parcel is intended to be vacant per the applicant, so the only dimensional requirements the new parcel ("New Lot" on the enclosed survey) would have to meet are the minimum lot size and width requirements, which it does.

	R-3 Single Family Residential	"New Lot" Proposed	Original Lot Proposed	Met
<i>Minimum lot area</i>	12,000 square feet	15,900 square feet	13,356 square feet 159 feet (Seminole Road side)	x
<i>Minimum lot width</i>	100 feet	100 feet	22 feet*	x
<i>Front Yard Setback</i>	30 feet At least one 8 feet;	Vacant parcel	11 feet	X
<i>Side Yard Setback</i>	Total of 18 feet	Vacant parcel	66 feet	x
<i>Rear Yard Setback</i>	40 feet	Vacant parcel		

*The home is already too close to Seminole Road; the land division will not affect this measurement or make it more non-conforming.

1614 SEMINOLE ROAD





UNES MOBILE HOME PARK
AMADA DR
ARIOTT DR
EGENT DR
AWN DR
IERRA DR
AYNELL DR
EMBROKE DR
ELRAY DR
ELDORADO DR
CHATEAU DR
FONTENELLE DR

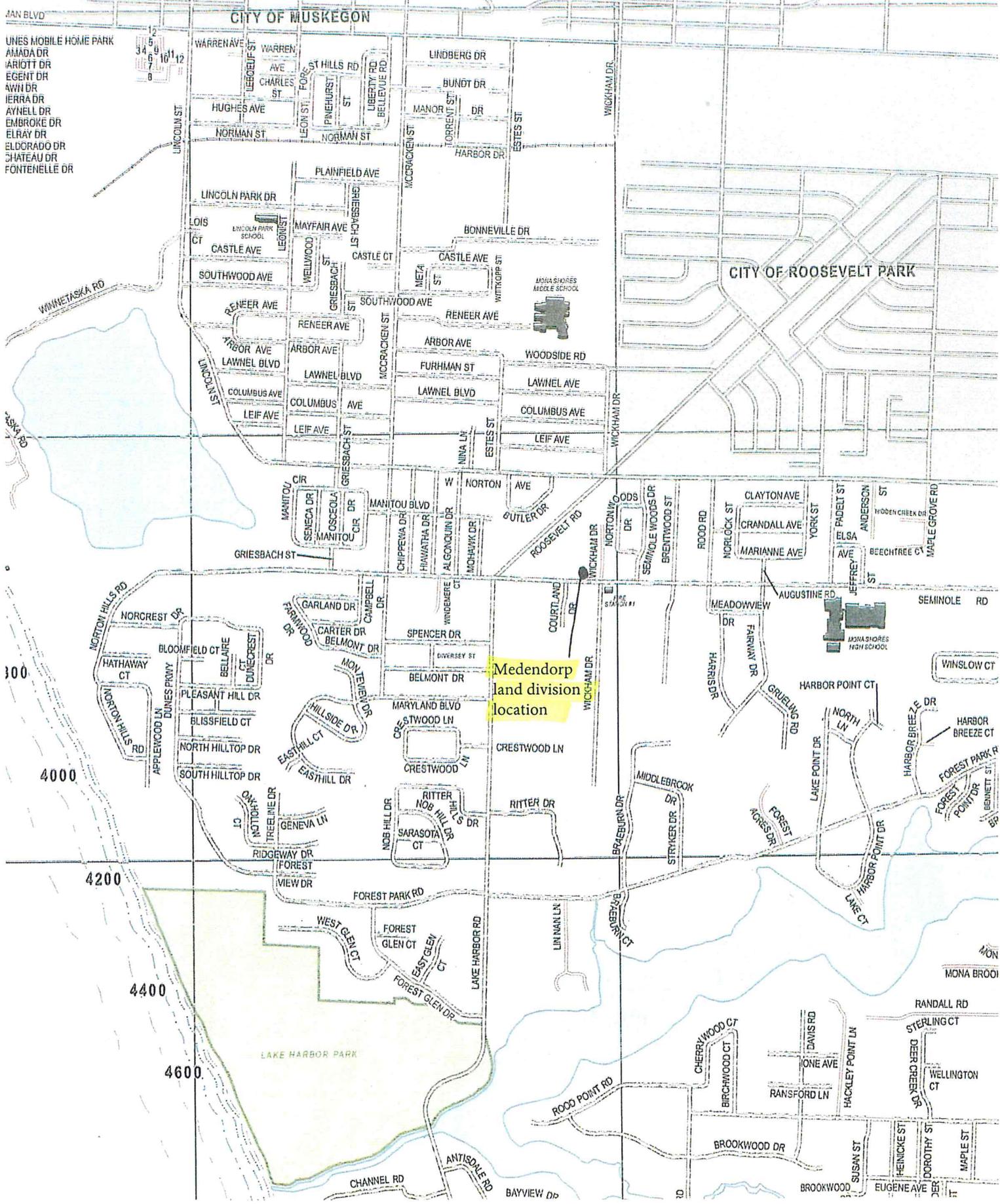
CITY OF MUSKEGON

CITY OF ROOSEVELT PARK

Medendorp
land division
location

LAKE HARBOR PARK

MONA BROOK



May 26, 2020

Dear Norton Shores Planning Commission:

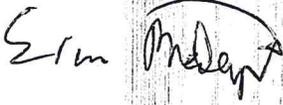
As owners of the lot at 1614 Seminole Ave., we are requesting the board to allow a split of the property.

Sincerely,

David and Erin Medendorp

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David Medendorp GRI CCIM



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