



June 5, 2019

SUBJECT: Land Division
48 W. Pontaluna Rd.

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

The Baker Trust has requested to divide off one (1) parcel from the north end of the parcel of land at 48 W. Pontaluna Rd. The new parcel will have frontage on Martin Rd. and meets the minimum dimensional requirements of the Zoning Ordinance for the R-5 Single Family Residential district. It will also have access to the existing water and sanitary sewer systems on Martin Rd.

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/sr
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 the Baker Trust to divide the property at 48 W. 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 day of 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

NORTH SANDALWOOD CIR
WEST SANDALWOOD CIR
SOUTH SANDALWOOD CIR

W MT GARFIELD RD

E MT GARFIELD RD

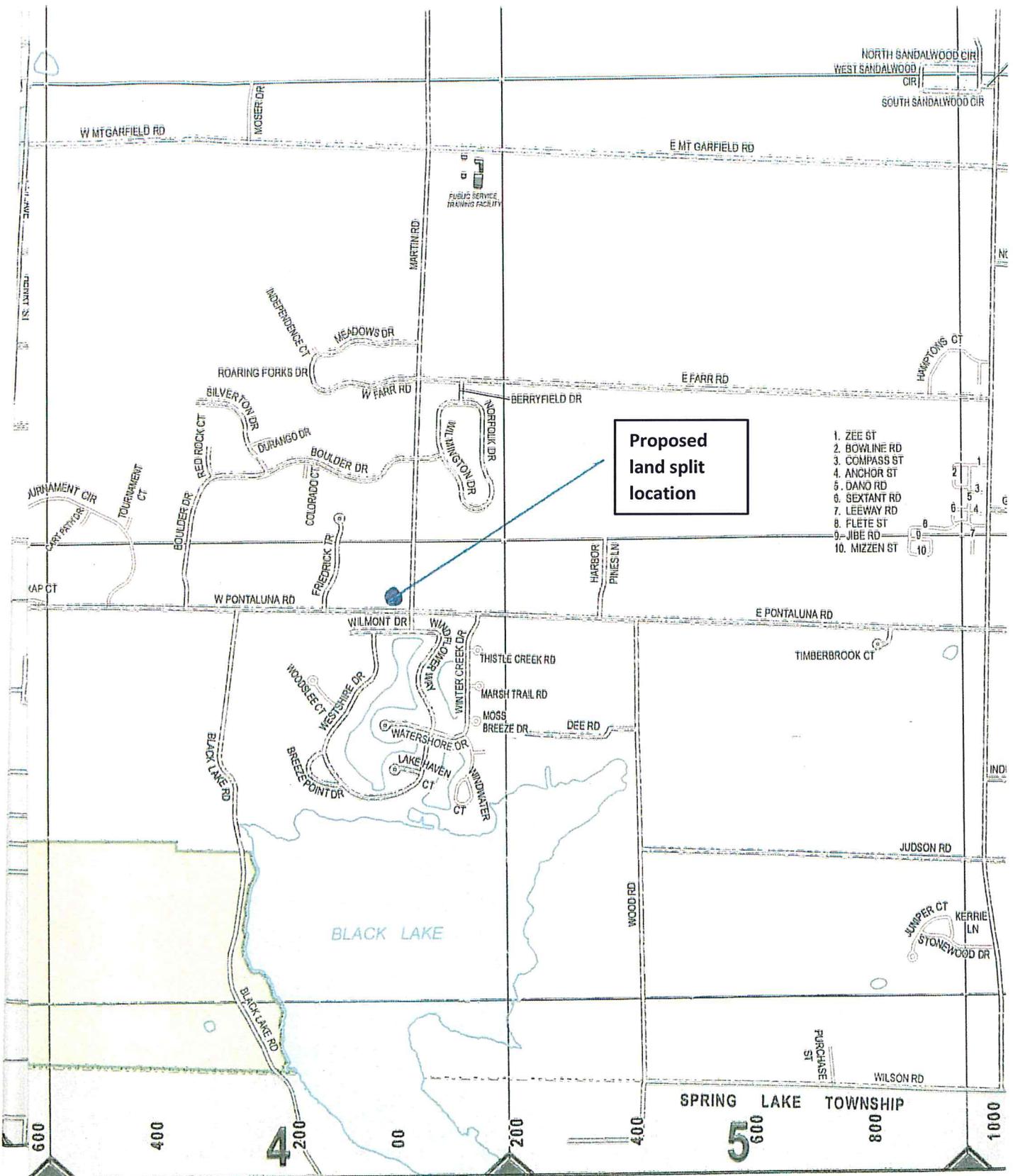
FBI'S SERVICE TRAINING FACILITY

Proposed
land split
location

- 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

BLACK LAKE

SPRING LAKE TOWNSHIP





Internal Memo

June 6, 2019

TO: Planning Commission Members
FROM: Ted Woodcock, Planning and Zoning Administrator TW
SUBJECT: Land Division Request, 48 W. Pontaluna Rd.

Following please find comments regarding the Land Division request of the Baker Trust.

MASTER PLAN

The current zoning of the property at 48 W. Pontaluna Rd. is R-5 Single-Family Residential. This is consistent with the adopted Master Plan designation for the property. The Master Plan states that this property is to be zoned "Rural Residential", which is compatible with the R-5 Single-Family Residential and PURD (Planned Unit Residential Development) zoned districts.

LAND USE

The existing surrounding land uses are exclusively single-family residential uses or vacant property with lot widths ranging from 200' to 327'. The intended use for the newly created parcel is for residential purposes.

COMMENTS

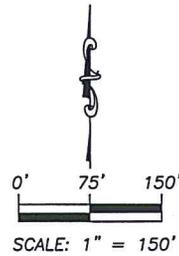
As proposed, the new parcel ("Parcel A") meets all minimum dimensional requirements per City Ordinance.

Also, the existing structures on the remaining parent parcel were reviewed to ensure that they meet setback requirements per City Ordinance. There are two (2) existing accessory structures on the property as well as a residential structure. It was determined that all structures meet setback requirements, and the large metal accessory structure is not in either required front yard.



WESTSHORE ENGINEERING & SURVEYING ENVIRONMENTAL CERTIFICATE OF SURVEY

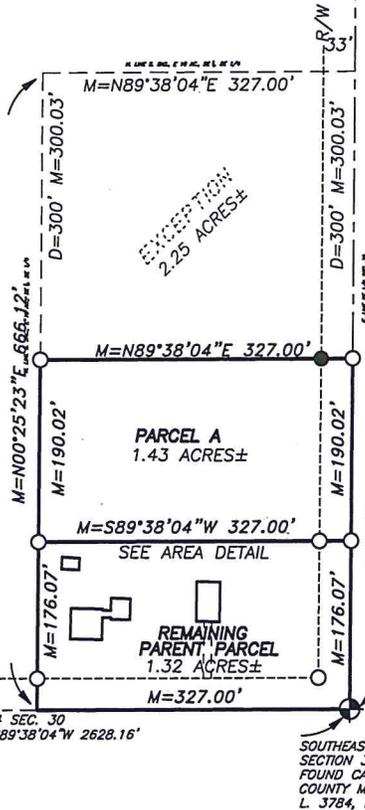
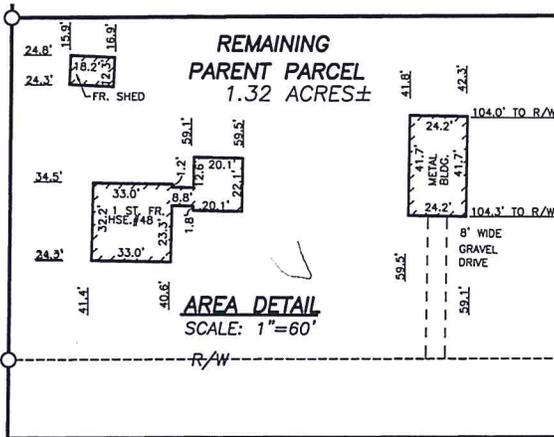
FOR: NEXES REALTY
SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS.



ZONING INFORMATION:

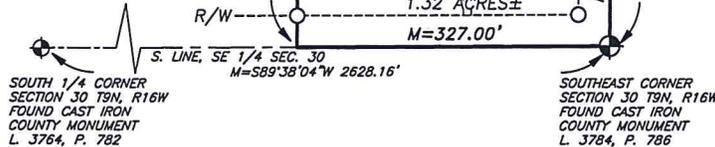
R-5 ZONING
MINIMUM WIDTH = 190 FEET
MINIMUM AREA = 1 ACRE
MINIMUM FRONT SETBACK = 40 FEET
MINIMUM SIDE SETBACK = 25 FEET
MINIMUM REAR SETBACK = 50 FEET

EAST 1/4 CORNER
SECTION 30 T9N, R16W
FOUND CAST IRON
COUNTY MONUMENT
L. 3784, P. 785



LEGEND

- M MEASURED DIMENSION
- D DEED DIMENSION
- SECTION CORNER
- SET IRON
- FOUND IRON



DEEDS PREPARED UTILIZING THIS LEGAL DESCRIPTION FOR CONVEYANCES MUST MEET THE REQUIREMENTS OF SECTION 109 PARAGRAPH 3 AND 4 OF P.A. 591 OF 1996.

SUBJECT SURVEY SHOULD BE REVIEWED FOR COMPLIANCE WITH LAND DIVISION ACT 591 PA, 1996 AS AMENDED AND ACT 286 PA. 1972 AND CONFORMANCE TO ADOPTED ZONING ORDINANCES.

AS A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, I DO HEREBY CERTIFY TO NEXES REALTY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, I HAVE SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN HEREIN AND THAT THERE EXISTS NO VISIBLE ENCROACHMENTS ON SAID PROPERTY UNLESS NOTED AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A DESCRIPTION FURNISHED BY OTHERS AND SHOULD BE COMPARED TO THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS, OR EXCEPTIONS. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER SHOWN ON THIS SURVEY IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

BEARINGS SHOWN ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MCS83, (2011) SOUTH ZONE. THE RELATIVE POSITIONAL PRECISION OF EACH CORNER SHOWN ON THIS SURVEY IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

RECEIVED

STEPHEN V. VALLIER
P.S. NO. 28428
2534 BLACK CREEK ROAD
MUSKEGON, MI. 49444
PHONE : (231)777-3447
FAX : (231)773-3453

REVISED: 5/17/19
DATE: 5/15/19
SHEET 1 OF 2

MAY 20 2019
FILE NO: 2019-0057
DEPARTMENT OF
SURVEYING
SUBCOMMISSIONERS/GPB
DRN BY: ELS

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WESTSHORE
ENGINEERING & SURVEYING
ENVIRONMENTAL
CERTIFICATE OF SURVEY

FOR: NEXES REALTY

LEGAL DESCRIPTION:

PARENT PARCEL

WARRANTY DEED – LIBER 2242, PAGE 410:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF NORTON SHORES, COUNTY OF MUSKEGON AND STATE OF MICHIGAN, TO-WIT:

THE SOUTH 5 ACRES OF THE EAST 10 ACRES OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30 TOWN 9 NORTH, RANGE 16 WEST, EXCEPT THE NORTH 300 FEET, THEREOF.

REMAINING PARENT PARCEL

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWN 9 NORTH, RANGE 16 WEST, CITY OF NORTON SHORES, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, ALSO BEING THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 327.00 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH 5 ACRES OF THE EAST 10 ACRES OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 176.07 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 327.00 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF THE SOUTH EAST $\frac{1}{4}$, A DISTANCE OF 176.07 FEET TO THE POINT OF BEGINNING.

THE SOUTH AND EAST 33.00 FEET THEREOF FOR COUNTY ROAD PURPOSES.

SAID PARCEL CONTAINS 1.32 ACRES, MORE OR LESS.

PARCEL A

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWN 9 NORTH, RANGE 16 WEST, CITY OF NORTON SHORES, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION;

THENCE NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 176.07 FEET TO THE POINT OF BEGINNING

THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE

SOUTH EAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 327.00 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, ALSO BEING THE WEST LINE OF THE SOUTH 5 ACRES OF THE EAST 10

ACRES OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 190.02 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 04 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 327.00 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION, A DISTANCE OF 190.02 FEET TO THE POINT OF BEGINNING.

THE WEST 33.00 FEET THEREOF FOR COUNTY ROAD PURPOSES.

SAID PARCEL CONTAINS 1.43 ACRES, MORE OR LESS.

2534 BLACK CREEK ROAD
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REVISED: 5/17/19

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SHEET 2 OF 2

FILE NO: 2019-0057

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