



August 6, 2019

SUBJECT: Special Use Permit
700 & 740 E. Porter Rd.

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

Bergmann PC is requesting a special use permit for a general industrial facility on two (2) parcels located at 700 & 740 E. Porter Rd. 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

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 Bergmann PC to construct a 14,680 square foot general industrial facility on the property at 700 & 740 E. Porter Rd. 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 13th day of August 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

August 6, 2019

TO: Planning Commission Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Request, 700 & 740 E. Porter Rd.

Following please find comments regarding the Special Use Permit request for a general industrial facility at 700 & 740 E. Porter Rd.

MASTER PLAN

Currently the property is zoned SUD, or "Special Use District". The purpose for the SUD zoning designation is so any proposal inside of that zoning district can be closely vetted to ensure its similarity in use, size, location, etc. to the character of the surrounding parcels.

The Master Plan states that the two (2) parcels where the special land use is proposed is to be industrial in nature, which is consistent with the special land use proposal.

LAND USE

The facility's use is proposed to be a light manufacturing operation in which industrial parts are created. This use is consistent with the surrounding parcels, which are all manufacturing/industrial uses.

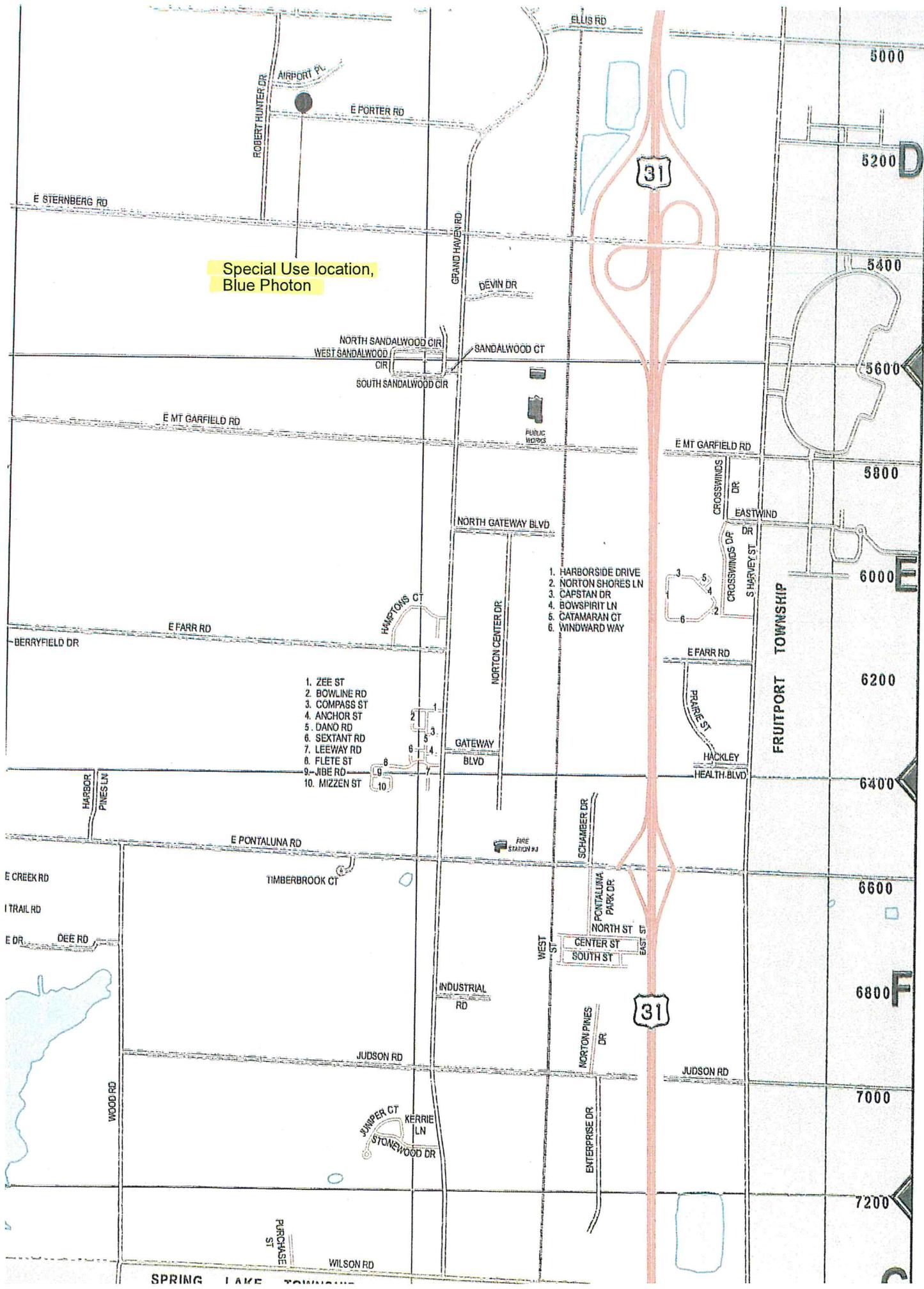
COMMENTS

The applicant meets all of the zoning site plan review standards per City Ordinance. The use is compatible with uses on surrounding parcels, as well as the City's Master Plan.

Special Use location,
Blue Photon

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. JIBE RD
10. MIZZEN ST

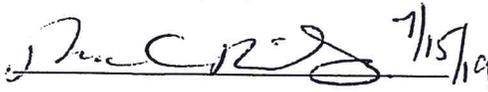


CITY OF NORTON SHORES
4814 HENRY STREET
NORTON SHORES, MICHIGAN 49441

SPECIAL USE PERMIT

1. OWNER(s): Dan Billings PHONE NUMBER: 855-777-2040
2. EMAIL dan@bluephotography.com FAX none
3. ARCHITECT/ENGINEER Jon Ledy P.E. PH.# 616-827-4274
4. APPLICABLE PARCEL ADDRESS: 700 & 740 E. Porter Rd
5. PRESENT ZONING: S.U.D.
6. PRESENT USE: vacant
7. PROPOSED DEVELOPMENT: a new 14,000 SF
manufacturing facility

I (we) swear and attest that I (we) are owners of the above parcel of property and the information is true and accurate according to my (our) knowledge. I (we) also grant permission to authorized City Council, Planning Commission, Zoning Board of Appeals and City staff members to access the above referenced site address for inspection purposes.

 7/15/19

ALL OWNER/APPLICANTS MUST SIGN