



November 7, 2019

SUBJECT: Special Use Permit
6683 & 6701 Grand Haven Road,
Storage Units

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

6701 Grand Haven Road LLC is requesting a special use permit and site plan approval for the construction of storage units at 6683 & 6701 Grand Haven Road. The property is currently zoned as Planned Unit Development (PUD) and a storage unit facility is an allowed use with a special land use approval. The storage facility use is consistent with the uses in surrounding parcels which are generally industrial in nature.

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 6701 Grand Haven Rd LLC to construct 48 storage units on the property at 6683 & 6701 Grand Haven Road as per the submitted plans, with the following condition(s):

1. That both parcels be combined into one 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 12th day of November 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 is approved/denied for 6701 Grand Haven Rd LLC for the proposed 48-unit storage facility on the property at 6683 & 6701 Grand Haven Road as per the submitted plans with the following condition(s):

1. That both parcels be combined into one 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 12th day of November 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

November 7, 2019

TO: Planning Commission Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Request, 6683 & 6701 Grand Haven Road

Following, please find comments regarding the Special Use Permit request for the requested storage units at 6683 & 6701 Grand Haven Road

MASTER PLAN

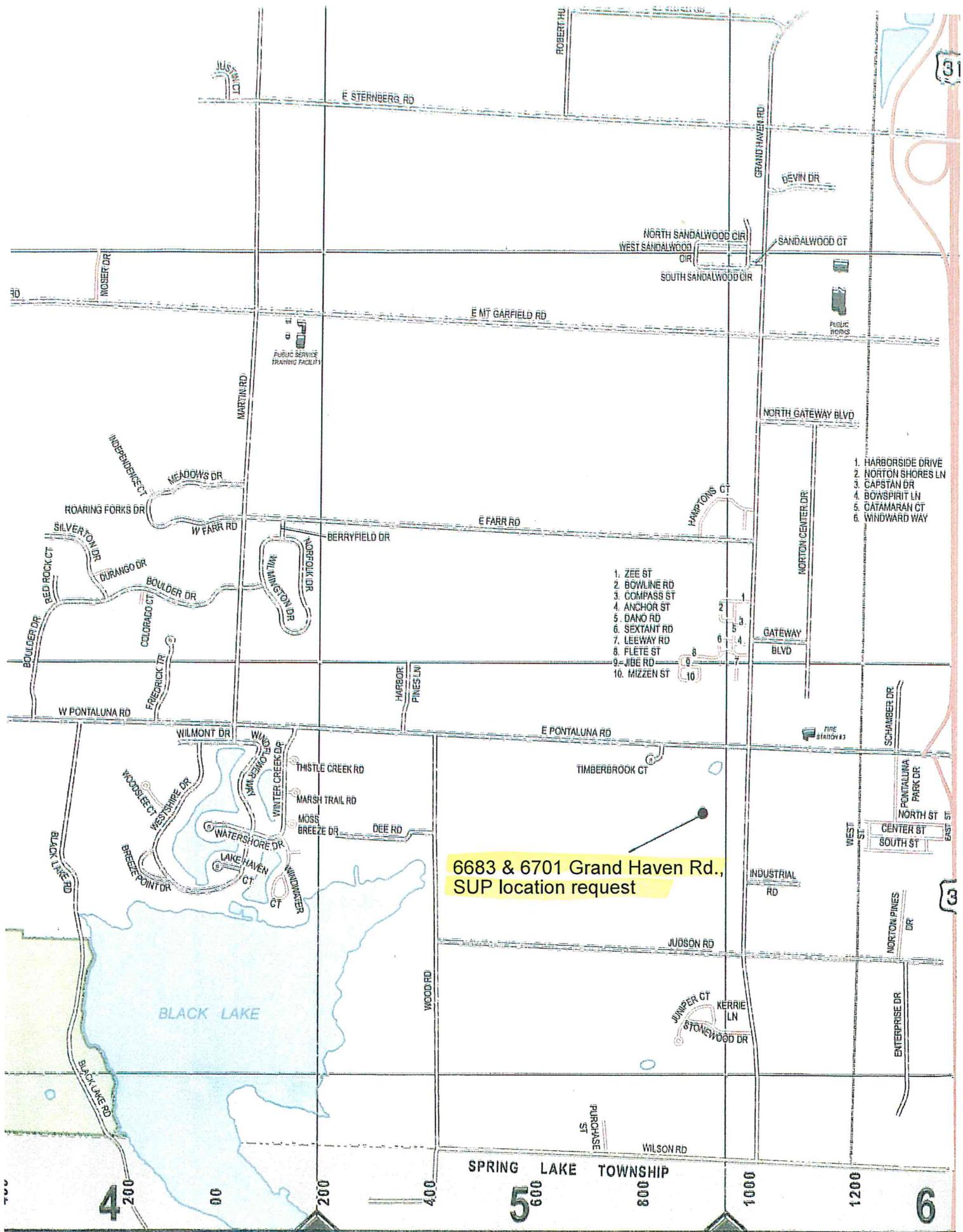
Currently the property is zoned Planned Unit Development (PUD) and it is designated as "Medium Density Residential" and "Low Density Residential" in the Master Plan. The proposed special use – a store and lock facility – is consistent with the industrial facilities on each side of Grand Haven Road, however, the request is not compatible with the Master Plan. The uses surrounding the parcels are generally industrial in nature with Concept Metals Group, Inc. being adjacent to the south and other industrial facilities further south along both sides of Grand Haven Road. Given that the use is not an industrial facility, rather storage units and contractor storage, etc., and there will be minimal noise being created from the use, I determine that the storage facility would be an acceptable use at this location.

LAND USE

A storage facility is allowed in the PUD zoning district if a Special Use Permit is granted. The proposed Special Use Permit is for 8 buildings with 6 units in each building with a total of 48 storage units on the property.

COMMENTS

There will be a shared driveway with an existing driveway that goes back west to the existing home. The developer is actually making the curb cut larger to accommodate for increased traffic, but another curb cut is not being requested. The developer has indicated that the use for the storage units could be personal storage, like many typical storage unit facilities, or could be rented out to independent contractors to store supplies, materials, equipment, etc. This could potentially get some work vans and trucks out of the neighborhood and stored at a more centralized and industrial location.



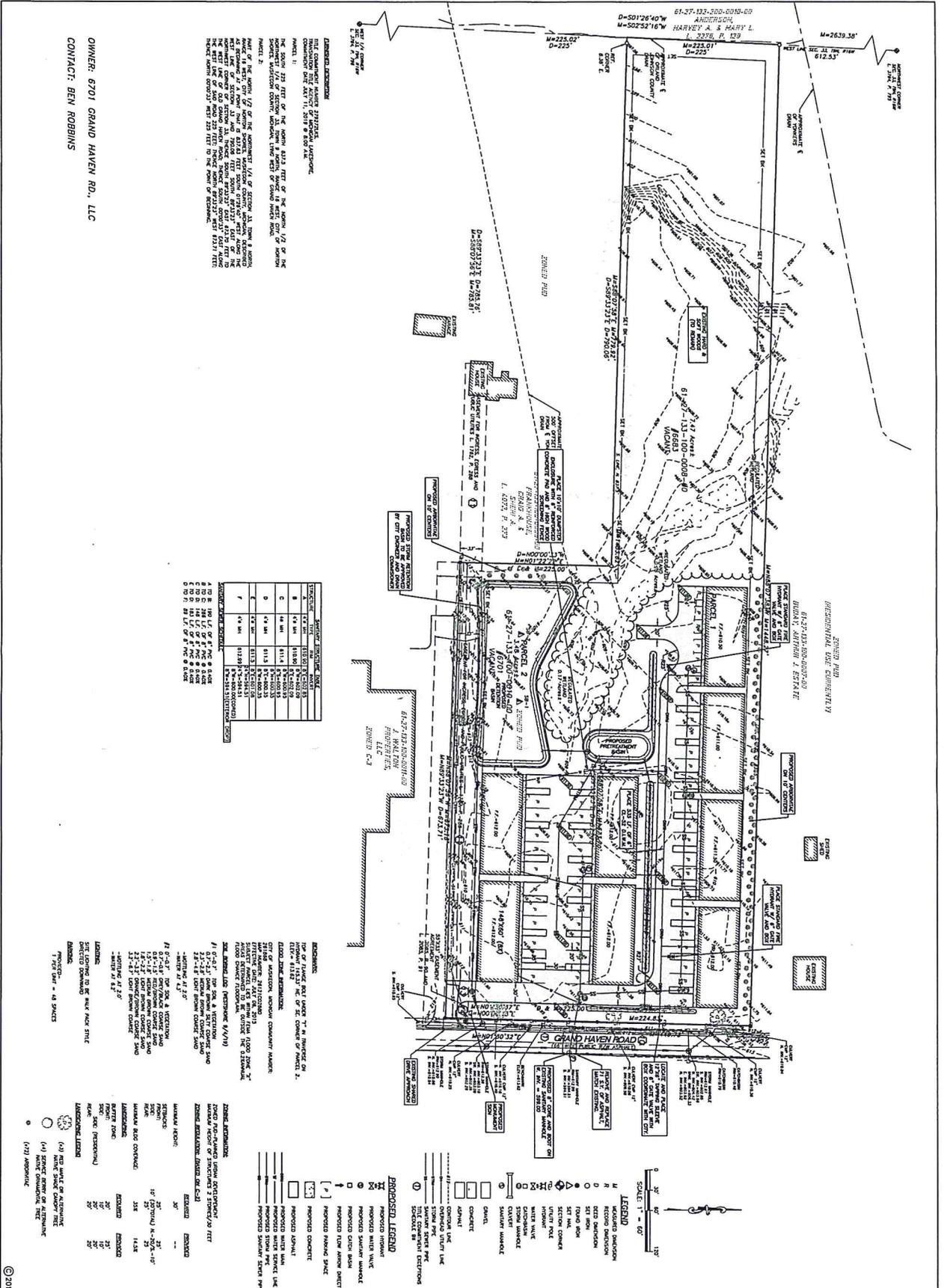
6683 & 6701 Grand Haven Rd.,
 SUP location request

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. DAND RD
6. SEXTANT RD
7. LEEWAY RD
8. FLETE ST
9. JIBE RD
10. MIZZEN ST

SPRING LAKE TOWNSHIP

4 200 00 200 400 5 600 800 1000 1200 6



OWNER: 6701 GRAND HAVEN RD., LLC
 CONTACT: BEN ROBBINS

LANDSCAPE ARCHITECTURE
 THE CONSULTING FIRM OF JEFFREY W. HARRIS
 10000 GRAND HAVEN RD., SUITE 100
 MUSKEGON, MI 49801
 PHONE: 231-777-3447
 FAX: 231-777-3453
 WWW.WESTSHORE-ENVIRONMENTAL.COM

PROPOSED STORAGE UNITS
 6701 GRAND HAVEN RD.
 CITY OF HORTON MUSKEGON
 MUSKEGON COUNTY, MICHIGAN

STRENGTH	SOIL TYPE	FOUNDATION
A	CLAY	CONCRETE
B	SAND	CONCRETE
C	SAND	CONCRETE
D	SAND	CONCRETE
E	SAND	CONCRETE
F	SAND	CONCRETE

SOIL TYPE	FOUNDATION
A	CONCRETE
B	CONCRETE
C	CONCRETE
D	CONCRETE
E	CONCRETE
F	CONCRETE

PROPOSED LEGEND
 PROPOSED STORAGE UNIT
 PROPOSED PARKING SPACE
 PROPOSED DRIVEWAY
 PROPOSED WALKWAY
 PROPOSED FENCE
 PROPOSED SIGNAGE
 PROPOSED LIGHTING
 PROPOSED UTILITIES
 PROPOSED DRAINAGE
 PROPOSED EROSION CONTROL
 PROPOSED LANDSCAPING
 PROPOSED SITEWORK

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 PROPOSED SITEWORK

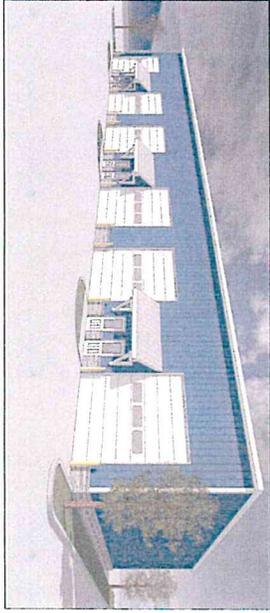
PROPOSED LEGEND
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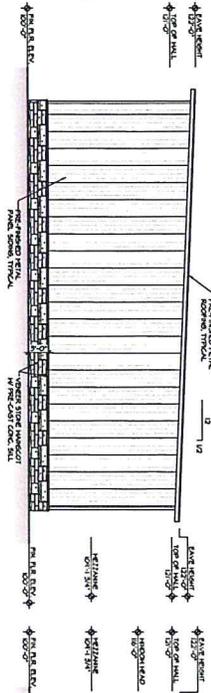
PROJECT NAME:	PROPOSED STORAGE UNITS
CLIENT:	6701 GRAND HAVEN RD. CITY OF HORTON MUSKEGON
DATE:	08/22/19
DRAWN BY:	BA/TJB
CHECKED BY:	BA/TJB
DATE:	08/22/19
SCALE:	1" = 60'
PROJECT NO.:	02567-0021
SHEET:	1 OF 1

WESTSHORE ENGINEERING & SURVEYING ENVIRONMENTAL
 2534 Black Creek Road
 Muskegon, MI 49844
 Ph: (231) 777-3447
 Fax: (231) 773-3453
 E-mail: westshore1@aol.com

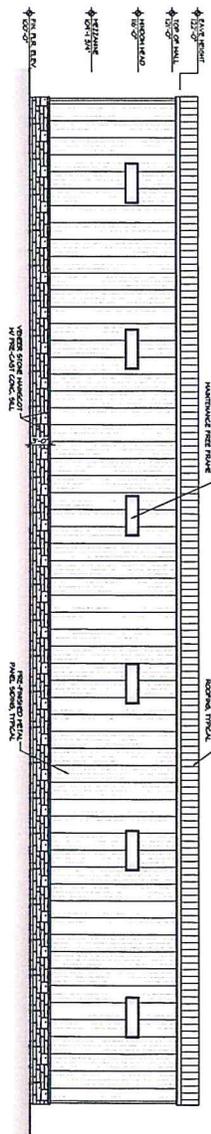
EXTERIOR RENDERING
NO SCALE



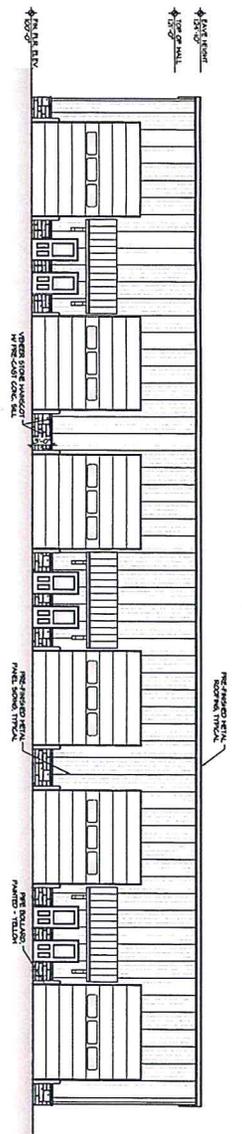
TYPICAL SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



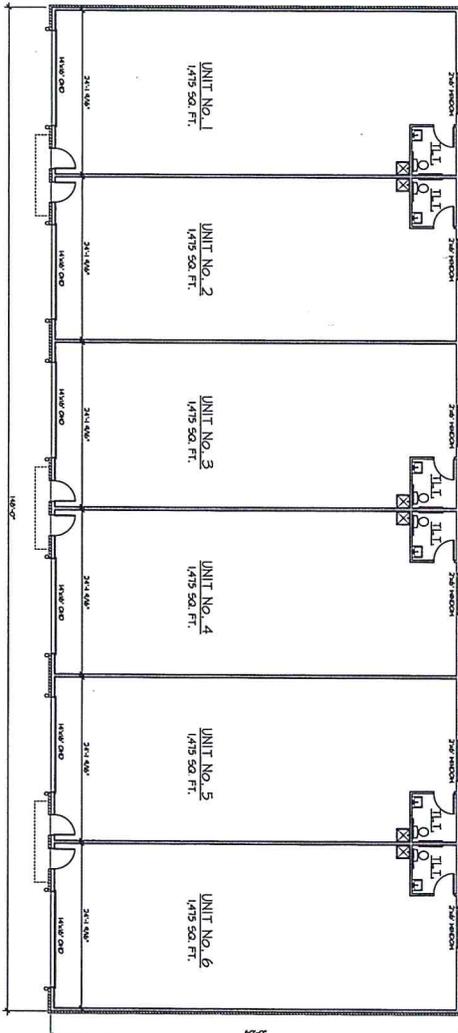
TYPICAL REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"



SHEET NO.
A1.2

3rd STALL PROPERTIES
Muskegon, Michigan



BROCK HESSELSWEET A.P.A.
14250 CRICKLEWOOD STREET
GRAND HAVEN, MICHIGAN 49417
PHONE 616-315-1006

DATE: 10-18-18
DESIGNED BY: B. HESSELSWEET
CAD OPERATOR: B. HESSELSWEET
CHECKED BY: B. HESSELSWEET