



August 7, 2019

SUBJECT: Land Division  
5832 Grand Haven Rd.

Chairman and Members  
of the  
Planning Commission

Ladies and Gentlemen:

John Hughes has requested to divide off one (1) parcel from the south end of a parcel of land located at 5832 Grand Haven Rd., at the corner of Grand Haven Rd. and E. Mt. Garfield Rd. The new parcel will have frontage on Grand Haven Rd. that will meet the minimum dimensional requirements of the Zoning Ordinance for the General Industrial (GI) zoning district. The newly created parcel is currently vacant.

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 Hughes to divide the property at 5832 Grand Haven Rd. 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 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.

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Shelly Stibitz, City Clerk



## Internal Memo

August 7, 2019

TO: Planning Commission Members  
FROM: Ted Woodcock, Planning and Zoning Administrator TSW  
SUBJECT: Land Division Request, 5832 Grand Haven Rd.

Following please find comments regarding the Land Division request of the parcel at 5832 Grand Haven Rd.

### MASTER PLAN

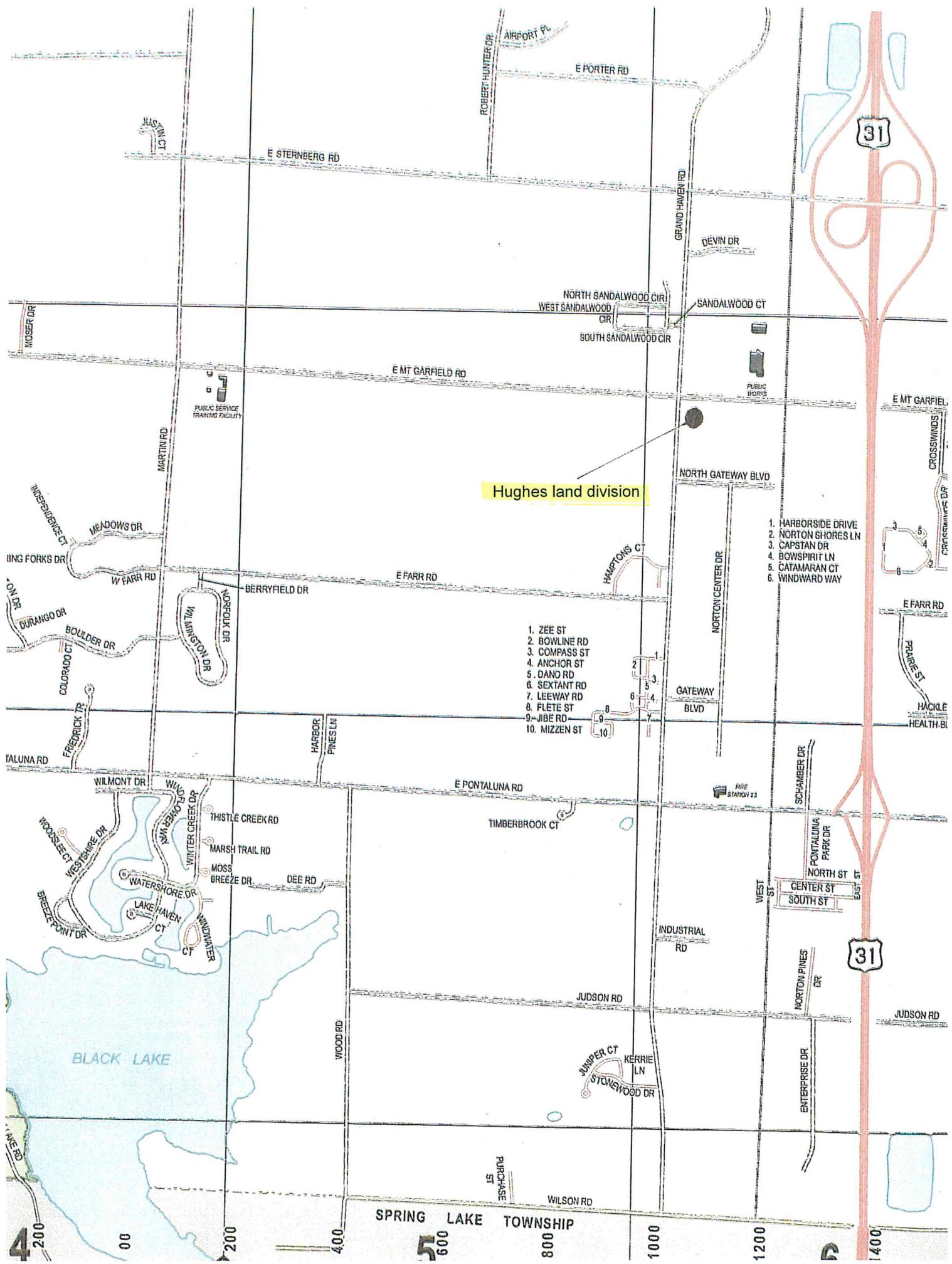
The current zoning of the property at 5832 Grand Haven Rd. is General Industrial (GI). The Master Plan states that this property is to be zoned "Industrial", which includes the GI zoning district. The newly created parcel will be zoned GI and be consistent with the adopted Master Plan.

### LAND USE

The existing surrounding land uses are industrial to the north and south of the Grand Haven Rd. parcel. Other uses on the adjacent properties a truck and trailer company, and some single family homes. The current use of the building is for FedEx and there is no proposed change with the use. The newly created parcel will also be zoned GI, but is vacant at this time.

### COMMENTS

Both parcels are to remain in the GI zoning district. The existing 15,000 sq. ft. building will remain and the use will remain unchanged. The building meets all GI district dimensional regulations (i.e. setbacks, lot coverage). The resultant parcel will be a vacant parcel after it is split and is to also be designated as GI. The resultant parcel has 150.42' of width at the road, which meets the requirement for width in the GI zoning district, however, the parcel at its eastern border is 148.42'.

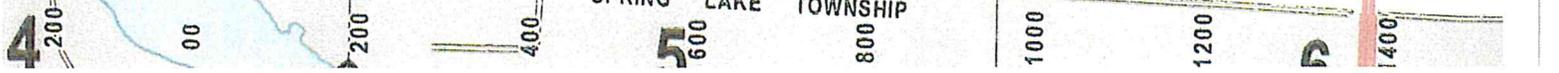


Hughes land division

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

1. HARBORSIDE DRIVE
2. NORTON SHORES LN
3. CAPSTAN DR
4. BOWSPIRIT LN
5. CATAMARAN CT
6. WINDWARD WAY

SPRING LAKE TOWNSHIP



1-18  
 DRAWING NO.  
 PROJECT NO. 1-15-1015  
 DATE 1-15-10  
 DRAWN BY R. P. JACOB

FEDERAL EXPRESS  
 832 GRAND HAVEN RD., MUSKEGON, MI  
 SITE PLAN

THE OCCUPANT IN THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND THE STATE OF MICHIGAN.



General Contractor  
 Hughes Builders, Inc.  
 3278 E. Laketon Ave.  
 Muskegon, Michigan  
 (231)-773-0077

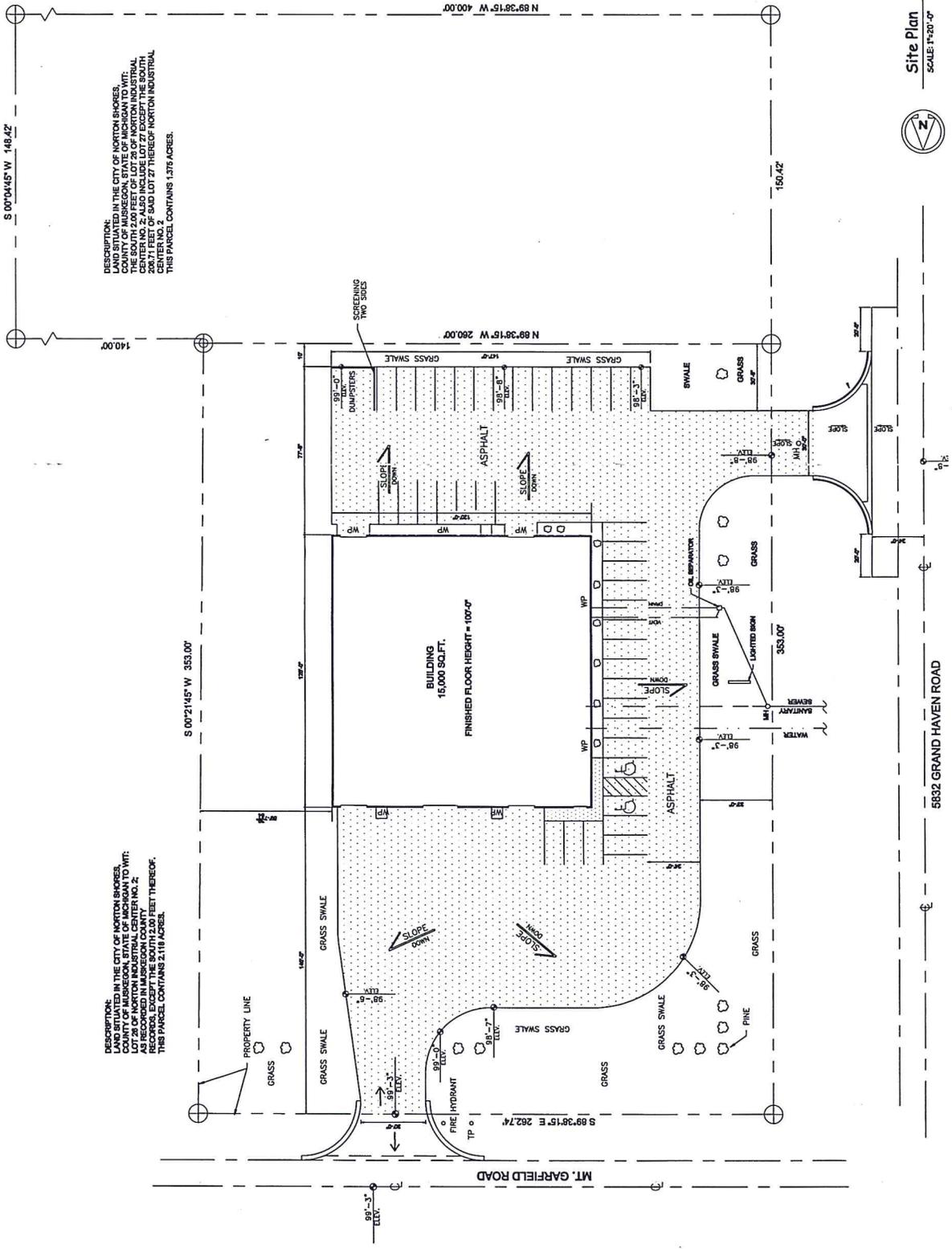
Consulting Engineer  
 Stephen W. Parker, P.E.  
 3278 E. Laketon Ave.  
 Muskegon, Michigan  
 (231)-773-0077

Site Plan  
 SCALE 1"=20'-0"



DESCRIPTION:  
 THIS PARCEL IS SITUATED IN THE CITY OF MUSKOGON, COUNTY OF MUSKOGON, STATE OF MICHIGAN TO WIT: THE SOUTH 2.00 FEET OF LOT 28 OF NORTON INDUSTRIAL CENTER NO. 2. ALSO INCLUDE LOT 27 EXCEPT THE SOUTH CENTER LINE, & 800 LOT 27 THEREOF, NORTON INDUSTRIAL CENTER NO. 2. THIS PARCEL CONTAINS 1.379 ACRES.

DESCRIPTION:  
 THIS PARCEL IS SITUATED IN THE CITY OF MUSKOGON, COUNTY OF MUSKOGON, STATE OF MICHIGAN TO WIT: LOT 28 OF NORTON INDUSTRIAL CENTER NO. 2, AS RECORDED IN MUSKOGON COUNTY REGISTERED INSTRUMENT NO. 2. THIS PARCEL CONTAINS 2.118 ACRES.



5832 GRAND HAVEN ROAD

MT. GARFIELD ROAD