

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
January 8, 2019

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, January 8, 2019 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Chairman Olson and Commissioners Drier, Lowe, Morano, Otto, Pittman, Sipovic, Trygstad and Westgate; Rob Bilkie, Shelly Stibitz and Jim Murphy

19-P01 Minutes

Commissioner Otto moved to approve the minutes of the December 11, 2018 Planning Commission meeting. The motion was supported by Commissioner Westgate and carried unanimously.

19-P02 Special Use Permit – Western Michigan Christian High School, 455 Ellis Road

The City Clerk certified the December 28, 2018 mailing and publishing of notices. A public hearing was held. Nate Bosch, GMB Architecture Engineering, 85 E. 8th Street, Holland, MI, explained Western Michigan Christian High School's master plan and current request for special use to start the first phase which consists of installing a baseball and turf field in the area of the existing west parking lot. School officials met with community members about the project and received favorable responses.

Commissioner Trygstad moved to recommend to the City Council that a Special Use Permit be granted to Western Michigan Christian High School for athletic field usage at 455 Ellis Road based on the following: 1) The request enhances a previously granted Special Use Permit; 2) Lighting will be approved by the Federal Aviation Administration, be Night-sky Friendly and shielded to prevent off-site glare; and 3) The athletic field will be at the back of the property and drainage issues have been addressed. The motion was supported by Commissioner Otto and carried unanimously.

19-P03 Site Plan – Western Michigan Christian High School, 455 Ellis Road

Commissioner Trygstad made a motion to grant site plan approval to Western Michigan Christian High School for athletic field usage at 455 Ellis Road as per the submitted plans with the following conditions: 1) The soccer field lighting will be approved by the FAA and will be Night-sky Friendly, and shielded to prevent off-site glare; and 2) The requested Special Use Permit is granted by the City Council. The motion was supported by Commissioner Otto and carried unanimously.

19-P04 Zoned District Change – 1180 Devin Drive, LLC, 1180 Devin Drive

The City Clerk certified the December 21, 2018 mailing and publishing of notices. A public hearing was held. Andrew Rossell, Milanowski and Englert Engineering & Surveying, 403 Oak Street, Spring Lake, MI spoke on behalf of 1180 Devine Drive, LLC

describing their zone change request for a portion of 1180 Devin Drive to construct a facility for light industrial use.

Commissioner Morano moved to recommend to the City Council that the request of 1180 Devin Drive, LLC for a Zoned District Change for the southwest portions of the property at 1180 Devin Drive from C-2 General Retail to GI General Industrial be granted based on the following reasons: 1) This is not spot zoning but an extension of GI General Industrial use; 2) The request is in harmony with adjacent property uses; and 3) The change is limited to a portion of the property and further changes will require additional approval. The motion was supported by Commissioner Westgate and carried unanimously.

19-P05 Site Plan – City of Norton Shores, 4814 Henry Street

Commissioner Westgate made a motion to grant site plan approval to the City of Norton Shores for the construction of a 6,000 square foot maintenance garage on the property at 4814 Henry Street as per the submitted plans with the following conditions: 1) Final on-site storm water drainage plans will be approved by the Muskegon County Drain Commissioner; 2) All greenbelt and setback plans are approved; and 3) The lighting will be Night-sky Friendly. The motion was supported by Commissioner Drier and carried unanimously.

Meeting adjourned at 5:49 p.m.



Shelly Stibitz, City Clerk