

CITY OF NORTON SHORES  
PLANNING COMMISSION MEETING  
November 13, 2018

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, November 13, 2018 at 5:30 p.m. in the community room of the Norton Branch Library, 705 Seminole Road.

Present: Chairman Olson, Commissioners Drier, Lowe, Morano, Otto, Pittman, Sipovic, Trygstad and Westgate; Rob Bilkie, Doug Hughes, and Shelly Stibitz; also, Jerry Bartoszek, Jim Murphy, Matt Anderson and Anthony Chandler

18-P35 Minutes

Commissioner Morano moved to approve the minutes of the October 9, 2018 Planning Commission meeting. The motion was supported by Commissioner Otto and carried unanimously.

18-P36 Special Use Permit – 214 E. Pontaluna Road, Birchwood of Norton Shores

The City Clerk certified the November 2, 2018 mailing and publishing of notices.

A public hearing was held at which Steve Vallier of Westshore Consulting, Project Manager for the Birchwood of Norton Shores' project, described the 20-unit site condominium design and infrastructure plan proposed for 214 E. Pontaluna Road by Developer Allen Branch of Branch Construction. Allen Branch responded to Wendy Leonard, 255 E. Pontaluna Road, that the homes approximate price range will be \$280,000 - \$320,000.

Commissioner Trygstad made a motion to recommend to the City Council that a Special Use Permit be granted to Birchwood of Norton Shores for Single Family Residential Development in an R-5 district and the Conservation Cluster Development overlay district on the property at 214 E. Pontaluna Road based on the following: 1) Proposed lot sizes meet the minimum requirements; 2) 48% of the property will be reserved for common open space; 3) Water and sewer utilities are provided; and 4) Michigan Department of Environmental Quality and Muskegon County Drain Commission approval. The motion was supported by Commissioner Westgate and carried unanimously.

18-P37 Preliminary Plan Approval – 214 E. Pontaluna Road, Birchwood of Norton Shores

Commissioner Trygstad made a motion to recommend to the City Council that Preliminary Plan Approval be granted to Birchwood of Norton Shores for the proposed Birch Forest Site Condominium as per the submitted plans based on the following: 1) Proposed lot sizes meet the minimum requirements; 2) 48% of the property will be

reserved for common open space; 3) Water and sewer utilities are provided; and 4) Michigan Department of Environmental Quality and Muskegon County Drain Commission approval. The motion was supported by Commissioner Westgate and carried unanimously.

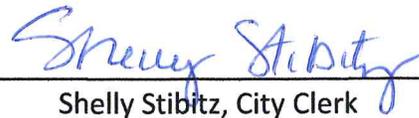
18-P38 Public Forum – Bicycle and Pedestrian Plan Update

Public Works Director Jerry Bartoszek presented a list developed by City staff members of the Administrative, Police, Planning and Public Works Departments that included thirteen potential sidewalk and walkway projects throughout the City.

Wendy Leonard, 255 E. Pontaluna Road; Tim Klein, 605 E. Farr Road; Dan Vanderheide, 6297 Wilmington Drive; Brad Phillips, 6481 Harbor Pines; Randy White, 671 E. Pontaluna; and, as conveyed by Commissioner Trygstad, many property owners in the subdivisions along Pontaluna Road would like to see Pontaluna Road west of Grand Haven Road included. Mary McClellan, 4409 Lake Harbor Road and Scott Schlaffer, 5931 Lake Harbor Road; along with, Commissioners Sipovic, Otto and Morano would like to see paths down Lake Harbor Road from Seminole Road to Hoffmaster State Park as well. Ray McLoed, 1545 Middlebrook Drive commended the City for its forward thinking and suggested additional and higher-placed signage advising motorists of pedestrian use. Michael Byrnes, 1952 Southwood Avenue, expressed concern for school children's safety while crossing McCracken Street and would like to see sidewalk on his street, better lighting, and a crosswalk. Commissioner Drier stated that he applauds the recommendation for a sidewalk on Leon Street near Lincoln Park Elementary School.

Chairperson Olson informed the audience that City staff will take all the comments into consideration and thanked the citizens and Commissioners for expressing their input.

Meeting adjourned at 6:14 p.m.



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Shelly Stibitz, City Clerk