CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
April 9, 2019

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, April 9, 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, Sipovic and Westgate; Rob Bilkie, Shelly Stibitz and Jerry Bartoszek

Absent: Commissioners Pittman and Trygstad

Commissioner Morano moved to take agenda items out of order. The motion was supported by Commissioner Drier and carried unanimously.

19-P15 Minutes

Commissioner Drier moved to approve the minutes of the March 12, 2019 Planning Commission meeting. The motion was supported by Commissioner Morano and carried unanimously.

19-P16 Land Division – 6173 Henry Street, Westshore Consulting

Commissioner Morano made a motion to recommend to the City Council that permission be granted to Westshore Consulting to divide the property at 6173 Henry Street to create one (1) new parcel based on the following reasons: 1) The new parcel will meet dimensional requirements and 2) The new parcel will have access to water and sewer utilities. Steve Vallier, Westshore Consulting, representing Nexes Realty and the current resident of 6173 Henry Street explained the desire to split the property into two parcels. The motion was supported by Commissioner Otto and carried unanimously.

19-P17 Special Use Permit – 3530 Henry Street, Muskegon Associates

The City Clerk certified the March 29, 2019 publishing and mailing of public notices.

A public hearing was held at which Tom VanGessel, Paradigm Design, representing R.D. management and Trinity Health described redevelopment of 16 acres at 3530 Henry Street. He noted that existing mature landscaping would be preserved and described easements granting access across and to the site. Owner of the site, R.D. Management is proposing to split it into three parcels with the current retail strip remaining on one, a residential complex on another and a medical facility on the largest parcel. The existing cell phone tower on the site would remain and plans include adding a central storm water basin for all three parcels, sidewalk and walkway improvements and additional landscaping. The medical facility elevations show an attractive two-story building with a glass curtain wall, brick, with aluminum architectural and access panels. Commissioner Drier expressed concern about the amount of asphalt on the plan and asked if other options had been explored. Mr. VanGessel responded that the parking

was looked at extensively and found to be appropriate for the facility's use factoring in both employees and visitors. Commissioner Sipovic asked about landscaping between the apartments and the medical facility and Mr. VanGessel described that the plan shows a berm as well as landscaping at the back of the carports. Chairman Olson echoed concern about the aesthetic of the screening planned for the area between the carport and the medical building. Commissioner Sipovic inquired about traffic studies or plans to add a traffic light at the Seminole Road entrance and Mr. VanGessel reported that due to the site having many access points a study had not been done. Public Works Director Jerry Bartoszek explained that he does not anticipate any changes to either Henry Street or Seminole Road as traffic would be spread out during the day and doesn't feel a traffic signal would be warranted based on spacing of current lights.

David Raymond, Director of Planning for the State of Michigan for Trinity Health, spoke about the potential of this project's full service medical facility with a full spectrum of health care options for the community. He is excited about this partnership strengthening our community with the aspect of having various modalities within the building including urgent care, lab, draw stations, and pharmacies for convenience of those using the facility. They are cognizant of the expanse of asphalt but relied on employee and visitor parking counts that they need to accommodate. The parking spaces proposed represent less than 10 spaces over the count but is balanced with widened buffer zones around the facility to encourage wellness programs among the buildings. Even with retail at the north and south sides of the medical facility, they are a proponent of natural light in all staff support spaces and the building features daylight throughout the building for everyone's benefit. Commissioner Morano asked if an agreement is in place or a demonstrated commitment to carry out these plans. Mr. Raymond assured the Commission that they have been careful to negotiate and navigate with the current developer over a 7-8 month process and feel confident about the residential piece and retail integration. Trinity Health is prepared to work out a maintenance sharing agreement for the retention pond that is primarily on the site they intend to build on but would maintain regardless as it is a feature to the facility. Commissioner Drier restated concerns about increased traffic and suggested consideration of a deceleration lane to improve traffic flow which Mr. Bartoszek will take into consideration.

Eric Moran, R.D. Management, answered questions about the apartment component of the project explaining to Chairman Olson that they believe the market can support the 126 units proposed, down from the original 170 units they had first considered. Their hope is that the other amenities on and near this site will be a draw. Chairman Olson asked if options more in line with the PlacePlan were considered, such as restaurants, and Mr. Moran shared the long-time property owners have considered various businesses over the years and are confident that the entirety of the development supports the type of housing they are proposing. To Commissioner Morano's question about creating a harmonious development with two new facilities and the untouched retail strip, Mr. Moran said that attracting retail tenants would be

difficult during the initial construction phase and R.D. Management will upgrade the existing retail strip as a final phase to the project. Commissioner Drier had concerns about the development if Trinity Health dropped out after permission was granted to split the property for this use. Planning Administrator Rob Bilkie explained that the approval only allows permission to split the property and, as the property owner, R.D. Management has the option to move forward or not. Mr. Moran stated his confidence in Trinity completing the purchase and following through with their medical facility but that, in light of the time put into planning this development, R.D. Management would pursue it as presented regardless.

Commissioner Westgate moved to recommend to the City Council that a Special Use Permit be granted to Muskegon Associates for office and apartment usage in a PUD Planned Unit Development district on the property at 3530 Henry Street based on the following reasons: 1) It encourages a mixture of uses on its site; 2) The development was designed with connectivity promoting walk-ability, bike-ability and creation of public spaces; and 3) A rundown building will be improved. The motion was supported by Commissioner Morano and carried unanimously.

19-P18 Commissioner Westgate made a motion to recommend to the City Council that permission be granted to Muskegon Associates to divide the property at 3530 Henry Street to create two (2) new parcels based on the following: 1) It encourages a mixture of uses on its site; 2) The development was designed with connectivity promoting walk-ability, bike-ability and creation of public spaces; and 3) A rundown building will be improved. The motion was supported by Commissioner Morano and carried unanimously.

19-P19 Commissioner Westgate made a motion to grant Site Plan Approval to Muskegon Associates for apartment and office usage at 3530 Henry Street as per the submitted plans with the following conditions: 1) Approval of the on-site storm water system will be obtained from the Muskegon County Drain Commissioners; 2) The requested Special Use Permit and Land Division will be granted by the City Council; and 3) A more definitive landscape plan for the entire site, including screening at the back of the apartment carports, is acceptable to and approved by staff. The motion was supported by Commissioner Morano and carried unanimously.

Meeting adjourned at 6:27 p.m.

Shelly Stibitz

Shelly Stibitz, City Clerk