

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
October 21, 2020

A regular meeting of the Norton Shores Zoning Board of Appeals held remotely was called to order on Wednesday, October 21, 2020 at 4:00 p.m.

Present: Acting Chairperson Hill; and, Board Members Maniates, Parker, Philips, Sowa and White; also, Doug Hughes, Ted Woodcock and Shelly Stibitz

Absent: Chairperson Otto

20-A10 Minutes

Board Member Philips moved to approve the minutes of the July 15, 2020 Zoning Board of Appeals meeting. The motion was supported by Board Member Sowa and carried unanimously on a roll call vote.

20-A11 Variance Request – Accessory Building Size, 905 Forest Park Road

The City Clerk certified the October 9, 2020 mailing and publishing of the notice.

A public hearing was held. Applicant, Jason Lillmars, explained to the Board that the existing garage was damaged and during the renovation his family would like to expand the garage to include an indoor facility for his family.

Board Member Philips stated that he is concerned about setting a precedence in allowing a structure that is three and one-half times larger than the maximum allowed. The Lillmar's property is not large and an accessory building of this size is not common in regards to other structures around it and the home on the property is smaller than the accessory building would be if the variance is approved. Board Member Maniates concurred with these points and added his concern about the aesthetic of a pole barn as he sees that type of structure more as something placed on agriculturally zoned property. The applicant responded that the structure's design is more of a garage with siding but no design prints were submitted. To Board Member Philips question, Attorney Doug Hughes stated that this is the largest variance request in his memory and the Board's role is to determine whether the standards in place are met. Board Member Parker suggested visiting the property to get a better idea of the structure's placement, aesthetic and whether it would obstruct any adjacent property owner's views. Board Member Maniates said that he had visited the site and feels that the size of the proposed building is too large and, once in place, there is no recourse as to its use in the future as well as setting a precedence.

Board Member Philips made a motion to deny a variance to allow Jason Lillmars to construct a 3,220 square foot addition to his existing accessory structure, for a total accessory structure size of 4,120 square feet at 905 Forest Park Road based on: 1) The Variance is substantial as it relates to the zoning requirements because the proposed

size is three and one-half times what is allowed by Ordinance; and, 2) The Variance will substantially change or affect the character of the neighborhood because there is not another property in the area with an accessory building of that size. The motion was supported by Board Member White and carried unanimously on a roll call vote.

Variance Request – Accessory Building Height, 905 Forest Park Road

No action.

Election of Chairperson

Board Member Maniates nominated Board Member Steve Hill to the position of Chairperson. The motion was supported by Board Member White and carried 5/0 on a roll call vote with Board Member Hill abstaining.

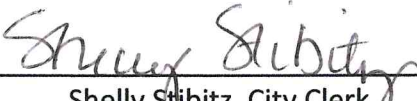
Election of Vice Chairperson

Board Member White nominated Board Member Merilee Otto to the position of Vice Chairperson. The motion was supported by Board Member Hill and carried unanimously on a roll call vote.

General Comments

None.

Meeting adjourned at 4:30 p.m.



Shelly Stibitz, City Clerk