

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
November 25, 2020

A rescheduled meeting of the Norton Shores Zoning Board of Appeals held remotely was called to order on Wednesday, November 25, 2020 at 4:00 p.m.

Present: Chairperson Hill; and, Board Members Maniates, Otto, Parker, Philips, Sowa and White*; also, Doug Hughes, Ted Woodcock and Taylor Hobby

20-A12 Minutes

Board Member Philips moved to approve the minutes of the October 21, 2020 Zoning Board of Appeals meeting. The motion was supported by Board Member Maniates and carried unanimously on a roll call vote.

20-A13 Variance Request – Addition to Single Family Home, 4871 Stanwood Street

The Acting City Clerk certified the November 13, 2020 mailing and publishing of the notice.

A public hearing was held. There were no comments.

Board Member Otto made a motion to grant a variance to allow Dennis Cherry to construct an addition onto his existing home, at 4871 Stanwood Street, that is 20'10" from the front yard property line, a deviation of 9'2" from the front yard setback of 30' per City Ordinance for the following reason: 1) The Variance is in harmony with the general purposes and intent of the Ordinance because they are keeping the same line on the house. It will not be any closer to the road than it already is, therefore it is not an additional variance from what they already have. The motion was supported by Board Member Parker and carried unanimously on a roll call vote.

20-A14 Variance Request – Lot Coverage & Set Back, 3121 Fairfield Street

The Acting City Clerk certified the November 13, 2020 mailing and publishing of the notice.

A public hearing was held. Andy from Clifford Buck Construction spoke and stated that the reason they presented the variance is because Langlois needs to gain as much warehouse space as they possibly can on the lot. Going smaller or complying with the 35% does not do what they need to do with that particular piece of property. Owner, Leo Langlois, stated that they purchased the rental house next door to their property for the future expansion as their business grew. He believes it will clean up the corridor getting rid of that home and adding the addition to the warehouse.

Board Member Philips made a motion to grant a variance to allow Clifford Buck Construction, on behalf of Langlois Stores, to construct an addition to their existing warehouse facility at 3121 Fairfield Street, that has a lot coverage of 66%, a deviation

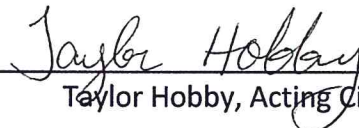
of 31% from the required maximum lot coverage of 35% per City Ordinance for the following reasons: 1) The Variance will not cause an increased population density to be generated on available properties because the area in question and additional properties nearby are zoned commercial, and; 2) The density of traffic associated with this facility should not be a substantial detriment for adjoining property owners. Board Member Philips amended his motion to stipulate that all terms and conditions the City deems reasonable in regard to environmental concerns, water system supplies, and fire protection requirements are met. The motion was supported by Board Member Otto and carried unanimously by roll call vote*.

20-A15 Board Member Philips made a motion to grant a variance to allow Clifford Buck Construction, on behalf of Langlois Stores, to construct an addition to their existing warehouse facility at 3121 Fairfield Street, that is 0 feet from the rear property line, a deviation of 25 feet from the required rear yard setback of 25 feet per City Ordinance for the following reasons: 1) The Variance will not cause an increased population density to be generated on available properties because the area in question and additional properties nearby are zoned commercial, and; 2) The density of traffic associated with this facility should not be a substantial detriment for adjoining property owners. Board Member Philips would like to amend his motion by stipulating all terms and conditions that the City deems reasonable in regard to environmental concerns, water system supplies, and fire protection requirements are met. The motion was supported by Board Member Otto and carried unanimously by roll call vote.

General Comments

None.

Meeting adjourned at 4:23 p.m.


Taylor Hobby, Acting City Clerk