

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
May 21, 2025

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday May 21, 2025 at 5:31 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

Present: Acting Chair Parker and Board Members Reid, Sipovic, and White; also, Doug Hughes, Lexi Stibitz, and Ted Woodcock

Absent: Board Members Hill, Philips, and Routt

24-A015 Minutes

Board Member White moved to approve the minutes from the November 20, 2024 meeting. The motion was supported by Board Member Reid and carried unanimously.

Agenda Public Comment

None

25-A01 Variance Request – 3434 Seminole Woods Dr., Bruce Kleyn

Deputy Clerk Stibitz certified the publication and the notice mailing date of May 2, 2025 and a public hearing was held.

Bruce Kleyn, 3434 Seminole Woods Dr. was present to give his reasons in requesting a variance.

Board Member Reid made a motion to deny the variance to Bruce Kleyn, the property owner, to construct a six-foot high fence within the front yard setback at 3434 Seminole Woods Dr. The Zoning Board of Appeals in the exercise of its discretion, is convinced after receiving substantial evidence that there are not “practical difficulties” in carrying out the strict letter of the Ordinance because the fence can be shortened up.

The motion was supported by Board Member Sipovic and carried unanimously with a roll call vote.

25-A02 Variance Request – 1882 Ritter Hills Dr., Jane Bell

Deputy Clerk Stibitz certified the publication and the notice mailing date of May 2, 2025 and a public hearing was held.

Jane Bell and John Rudell, 1882 Ritter Hills Dr., spoke to explain the reasons behind their variance request.

Board Member Reid made a motion to allow the variance to Jane Bell, the property owner, to construct a garage addition that is 24'7" from the property line at 1882 Ritter Hills Dr. The Zoning Board of Appeals in the exercise of its discretion, is convinced after receiving substantial evidence that there are "practical difficulties" in carrying out the strict letter of the Ordinance due to when the home was built and they are unable to do an addition without a variance.

The motion was supported by Board Member Sipovic and was carried unanimously with a roll call vote.

25-A03 Variance Request – 3372 Lincoln St., David Cook Jr.

Deputy Clerk Stibitz certified the publication and the notice mailing date of May 2, 2025 and a public hearing was held.

David Cook Jr., 3372 Lincoln St., was in attendance to present and discuss the rationale for the variance request.

Board Member Sipovic made a motion to deny the variance to David Cook Jr., the property owner, to construct a six-foot-high fence within the front yard setback at 3372 Lincoln St. The Zoning Board of Appeals in the exercise of its discretion, is convinced after receiving substantial evidence that there are not "practical difficulties" in carrying out the strict letter of the Ordinance because:

The Variance is not in harmony with the general purposes and intent of the Ordinance because it is not the land that is the problem.

The Variance is substantial as it relates to the zoning requirements because the City does not have six-foot fences in front yards of residential neighborhoods.

The Variance will substantially change or affect the character of the neighborhood because there are other ways to enclosure dogs without a six-foot fence.

The motion was supported by Board Member Reid and was carried unanimously with a roll call vote.

25-A04 Election of Officers

Board Member Sipovic made a motion to reelect Sandy Philips as the Chairperson for another one-year term. The motion was supported by Board Member White and carried unanimously with a roll call vote.

Board Member White made a motion to reelect T.J. Parker as the Vice Chairperson for another one-year term. The motion was supported by Board Member Sipovic and carried unanimously with a roll call vote.

General Comments

None

Meeting adjourned at 6:14 p.m.



Lexi Stibitz, Deputy Clerk