

CITY OF NORTON SHORES  
ZONING BOARD OF APPEALS  
November 20, 2024

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday November 20, 2024 at 5:30 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

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

Absent: Board Members Philips and Routt

24-A015 Minutes

Board Member Reid moved to approve the minutes from the September 18, 2024 meeting. The motion was supported by Board Member Hill and carried unanimously.

Agenda Public Comment

Steve Barnard, 4048 Loomis Dr, a neighbor of the applicant spoke in favor of the Konopka's variance for the shed placement.

24-A016 Variance Request – 4064 Loomis Dr, Ron Konopka

Deputy Clerk Stibitz certified the publication and the notice mailing date of November 4, 2024 and a public hearing was held.

Ron Konopka, 4064 Loomis Dr, the applicant discussed and demonstrated his need for the variance.

Board Member Hill made a motion to approve the Variance to allow Ron Konopka, the property owner, to construct a shed in the side yard setback at 4064 Loomis 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 because:

The Variance is in harmony with the general purposes and intent of the Ordinance because of the nature of the lot.

The Variance is not substantial as it relates to the zoning requirements.

The Variance will not cause an increased population density to be generated on available governmental facilities.

The Variance will not substantially change or affect the character of the neighborhood.

The Variance will not be a substantial detriment created for adjoining property owners.

The interest of justice will be served by allowing the Variance in viewing all of their circumstances and manner in which the difficulty arose.

The motion was supported by Board Member White and carried unanimously.


24-A017      Election of Chairperson and Vice-Chairperson

Board Member White made a motion to postpone the election of Chairperson and Vice-Chairperson until the next scheduled meeting. The motion was supported by Board Member Hill and carried unanimously.

General Comments

None

Meeting adjourned at 5:50 p.m.

A handwritten signature in black ink, appearing to read 'Lexi Stibitz', written over a horizontal line.

Lexi Stibitz, Deputy Clerk