

**NEW BUFFALO TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING/PUBLIC HEARING
August 12, 2025 10:30AM
17425 RED ARROW HIGHWAY
NEW BUFFALO, MI 49117**

1. ROLL CALL

Call to order @ 10:30 am.

Present: Rick Novacek, Traci Lauricella, Sue Rogers, Jerry Agema

Absent: Howard Males

2. PUBLIC COMMENT – GENERAL NON-HEARING RELATED - None

3. PUBLIC HEARINGS

Sue Rogers moved, to open the public hearing for Case Number 2025-08-01 Traci Lauricella second.

MOTION: CARRIED

CASE NUMBER ZBA 2025-08-01

The Zoning Board of Appeals will hear comments on the request of Noris Shaba regarding the following property described as property tax no. 11-13-0019-0004-00-0 located at 19471 US 12; New Buffalo, MI 49117.

The applicant is requesting a variance to construct parking in excess of 130% of the zoning standard to allow 4 extra spaces for a total of 79 parking spaces. Prior variance was granted for a total of 75 parking spaces.

APPLICANT COMMENT

Noris Shaba was present to speak on behalf of his application. The original variance request that was granted had a shared driveway with the neighboring property. That driveway now does not exist as the projects are no longer affiliated.

Jerry Agema asked where the proposed 4 additional spaces were located. Mr. Shaba indicated the location on the site plan provided.

CORRESPONDENCE - None

PUBLIC COMMENT

Joan Wyse, 19449 W US 12, was present to verify the location of the additional parking spaces.

Jerry Agema moved, to close the public hearing for Case Number 2024-08-01 Sue Rogers second.

MOTION: CARRIED

4. BUSINESS SECTION

CASE NUMBER ZBA 2025-08-01

The Zoning Board of Appeals considered the request of Noris Shaba regarding the following property described as property tax no. 11-13-0019-0004-00-0 located at 19471 US 12; New Buffalo, MI 49117.

The applicant is requesting a variance to construct parking in excess of 130% of the zoning standard to allow 4 extra spaces for a total of 79 parking spaces. Prior variance was granted for a total of 75 parking spaces.

ZBA Findings of Fact:

Condition 1: There are special conditions or circumstances peculiar to the property in question, which causes practical difficulty to the applicant and are not generally applicable to other properties in the same zoning district.

is (X) is not () met because: _____

Condition 2: Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by the owners of other properties in the same district.

is (X) is not () met because: _____

Condition 3: The special conditions or circumstances did not result from the actions of the applicant or applicant's predecessors in interest.

is (X) is not () met because: _____

Condition 4: Granting the variance will not confer on the applicant any special privilege denied by this Ordinance to other lands, structures or buildings in the same district.

is (X) is not () met because: _____

Condition 5: The variance shall be no greater than reasonably necessary.

is (X) is not () met because: _____

Condition 6: Nonconforming use of neighboring lands, structures or buildings shall not be grounds for a variance, except that front yard setback requirements may be reduced to conform generally with other buildings on the same side of the block.

is (X) is not () met because: _____

Condition 7: Increased financial return shall not by itself be grounds for a variance.

is (X) is not () met because: _____

Condition 8: The variance will not be significantly detrimental to adjacent property, the surrounding neighborhood, public health, safety and welfare or the intent and purpose of this Ordinance.

is (X) is not () met because: _____

Condition 9: The condition or situation of the specific piece of property for which the variance is sought is not so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations. Unique circumstances include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter, or by reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure or by reason of the use or development of the property immediately adjoining the property in question, the literal enforcement of the requirements of this chapter would involve practical difficulties.

is (X) is not () met because: _____

Jerry Agema moved to recommend approval as submitted Sue Rogers second.

ROLL CALL VOTE:

Novacek	Yes
Lauricella	Yes
Rogers	Yes
Males	Absent
Agema	Yes

MOTION: CARRIED

5. APPROVE MINUTES

Traci Lauricella moved, to approve the minutes from the July 8, 2025 Regular Meeting, Jerry Agema second.

MOTION: CARRIED

6. CORRESPONDENCE - None

7. ADJOURNMENT

Sue Rogers moved to adjourn at 10:39am, Jerry Agema second

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Estelle Brinkman", written in a cursive style.

Estelle Brinkman
Acting Secretary
Zoning Board of Appeals



The Gateway of Michigan

Zoning Board of Appeals Decision

Hearing Number: 2025-08-01 Hearing Date: August 12, 2025

Applicant: Noris Shaba

Address: 19471 US 12, New Buffalo, MI 49117

The applicant is requesting a variance to construct parking in excess of 130% of the zoning standard to allow 4 extra spaces for a total of 79 parking spaces. Prior variance was granted for a total of 75 parking spaces.

☒ variance is granted

☐ is not granted

☐ is granted with the following conditions: _____

Vote of ZBA Members

☒ (Yes) ☐ (No) Rick Novacek, Chairman

☒ (Yes) ☐ (No) Traci Lauricella, Vice Chair

☒ (Yes) ☐ (No) Sue Rogers

☐ (Yes) ☐ (No) Howard Males

☒ (Yes) ☐ (No) Jerry Agema

Signatures of ZBA Members

Traci Lauricella

Sue Rogers

Absent

Jerry Agema

I, Estelle Brinkman, recording secretary of the New Buffalo Township Zoning Board of Appeals, certify that on this date: 8/12/25

I witnessed the signatures set forth above and attest to the accuracy of this report.

Estelle Brinkman

Signature, Recording Secretary
Zoning Board of Appeals

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