

# Minutes

## City Council Special Meeting

April 22, 2021 at 4: 00 pm  
102 Butler St., Saugatuck, MI 49453

Due to COVID-19 restrictions currently in place, the meeting was held via Zoom.

**1. Call to Order:** Mayor Bekken called the meeting to order at 4: 00 pm.

**2. Roll Call:**

**Present:** Bekken (Douglas, MI - Allegan County), Dean (Saugatuck, MI - Allegan County), Leo (Bay City, MI - Bay County), Lewis (Saugatuck, MI - Allegan County), Peterson (Key West, FL - Monroe County), Stanton (Watervliet, MI - Berrien County), Trester (Key West, FL - Monroe County)

**Absent:**

**Others Present:** Ryan Heise - City Manager, Cindy Osman - Zoning Administrator, Peter Stanislawski - Treasurer, Erin Wilkinson - Clerk, Jeff Sluggett - City Attorney

**3. Approval of Minutes:** None

**4. Mayor's Comments:** None

**5. City Manager's Comments:** None

**6. Agenda Changes:** None

**7. Guest Speakers:** None

**8. Public Comment:**

**Jane Underwood (resident)** - Asked questions regarding Dune Grass fence and floating homes.

**Ann Broker (resident)** - Owns property across from the Dune Grass docks in question. She expressed her objection to the floating homes. She's concerned it will deprive her of full use and enjoyment of her home and will create serious safety issues on an already congested section of road. She also commented on the fence next to the chain ferry. She urged the City to stand their ground in having it removed.

**Dan Fox (resident)** - Addressed the letter from Varnum (Dune Grass attorney) erroneous implication that "Dune Grass relied on representations made by the City to make its investments into a class A marina and 4 floating homes for short term rentals." The planning commission reviewed a plan that indicated there would be pleasure boats parked at the docks. The Planning Commission did not review any request related to floating homes and according to the same plans, the fence was approved to be six foot tall.

**Gary Medler (resident)** - He has reviewed the use as of right and what are special land uses to determine if the Dune Ridge or any other floating homes are permitted in the ordinance and they are not. They are manufactured homes, not boats, vessels or watercraft.

**9. Consent Agenda:** None

**10. Request for Payment:** None

**11. Introduction of Ordinances:** None

**12. Public Hearings:** None

**13. Unfinished Business:**

- A. Dune Grass Fence** - A motion was made by Peterson, 2nd by Lewis, to Direct legal counsel to send Mr. Heule's attorney a letter advising that he needs to get an application for the fence filed by May 13th in order to have this matter tentatively placed on the June 8 Special Zoning Board of Appeals Meeting agenda for review and decision. If a completed application is not received by the City by May 13 then the entire fence must be removed by May 14 and, if it is not, regardless of reason, the City will initiate enforcement action on or about the 15 of May. If we are told he will not agree to apply under these circumstances, then we can begin enforcement proceedings immediately. Upon roll call vote the motion carried unanimously.
- B. Floating Homes** - A motion was made by Trester, 2nd by Lewis, to direct staff to begin drafting documents related to floating homes and gather all relevant communication presented to council, for the Planning Commission to review. Upon roll call vote the motion carried unanimously.

**14. New Business**

- A. Blue Star Non-Motorized Trail** - A motion was made by Dean, 2nd by Stanton, to recommend the draft interlocal agreement, draft engineering agreement and draft Friends of The Blue Star Trail be approved subject to any needed additional staff and legal review and delegate authority to the Mayor to execute the agreements. Upon roll call vote the motion carried unanimously.
- B. EGLE Letter & Draft Response from KLSWA** - No action was taken.
- C. Preliminary Budget Discussion** - No action was taken.
- D. 4th of July Fireworks** - No action was taken.

**15. Public Comments:**

**Richard Donovan** (non-resident) - Thanked the council for moving forward with the three agreements for the Non-Motorized Tri-Community Trail Study Committee contracts.

**16. Communications:**

- A. Ann Broeker** - Dune Ridge Development
- B. Gary Medler** - House Boat Ordinance
- C. Dan Fox** - Dune Grass Marina
- D. Richard Donovan** - Blue Star Trail Map

**17. Boards, Commissions & Committee Reports:** Tri-Community Recycling AdHoc Committee

**18. Council Comments:**

Council Member Leo asked for an update on how pop-up-patio's should proceed if they want to participate again this year.

Council Member Dean asked for a report on the Social District from Lt. Ensfield and the City Manager.

**19. Adjourn** (Roll Call) A motion was made by Peterson, 2nd by Dean, to adjourn the meeting at 5: 21 pm. Upon roll call vote the motion carried unanimously.

Respectfully submitted,

Erin K. Wilkinson  
City of Saugatuck Clerk