

**Minutes**  
**Saugatuck Zoning Board of Appeals Special Meeting**  
**Saugatuck, Michigan, April 30, 2020**

The Saugatuck Zoning Board of Appeals met in special session at 7:00 p.m. via Zoom video/conference technology due to COVID-19 restrictions currently in place.

1. **Call to Order** by Chairperson Kubasiak at 7:00 p.m.

**Attendance:**

Present: Kubasiak, Bouck, Zerfas, Bont, Ludlow

Absent: Riekse, Vlasity

Others Present: Zoning Administrator Osman, City Manager Harrier

2. **Approval of Agenda:** A motion was made by Bont, 2<sup>nd</sup> by Bouck, to approve agenda as presented. Upon roll call the motion carried unanimously.

3. **Approval of Minutes:** A motion was made by Bouck, 2<sup>nd</sup> by Zerfas, approve the December 17, 2019 meeting minutes as presented. Upon roll call the motion carried unanimously.

4. **New Business:**

**A. Election of Officers:** A motion was made by Bont, 2<sup>nd</sup> by Ludlow to nominate Kubasiak as Chairperson. Upon roll call the motion carried unanimously.

A motion was made by Kubasiak, 2<sup>nd</sup> by Bouck, to nominate Bont as Vice-Chairperson. Upon roll call the motion carried unanimously.

**B. Height Variance for 1034 Holland Street / Application V200001:** A public hearing was scheduled on this date to hear comments regarding the demolition of existing house at 1034 Holland Street and construct a new house at approximately 30 feet in height, where a maximum of 28 feet is allowed.

Chairperson Kubasiak opened the hearing at 7:08 p.m.

Ed Zwuyghuizen, Gen 1 Architectural Group, on behalf of the Applicant Steven Laughner, presented aspects of project.

Gary Kemp (*resident*) expressed concerns regarding with foundations being dug that it could cause damage to their historic home and hopes the applicant will fancy up the aesthetics.

Written communications were received from Jan and Gary Kemp, J'nelle Young, and Ellie and Andrew Caruthers.

There being no further discussion, Chairperson Kubasiak closed the public hearing at 7:57 p.m.

A motion was made by Bont, 2<sup>nd</sup> by Bouck, to approve Application V200001 to grant a two foot, six inch variance to the standard of 28 feet from grade level to allow this house to be built as designed as it meets the following core standards. Upon roll call the motion carried unanimously.

(1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity

unnecessarily burdensome as it is an odd shaped lot with very steep slope, with a portion of the lot in the flood plain. A single family home is a permitted use in this zone district.

(2) That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others as the foot print area would be so small the stacking the floors would allow a floor area consistent with neighboring properties after accounting for stair ways hallways and elevator consuming a portion of each floor area. The new house would meet the setback requirements while the current house does not.

(3) That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions as it is an odd shaped lot with very steep slope, with a portion of the lot in the flood plain.

(4) That the problem is not self-created or based on personal financial circumstances. The Flint Plat was created in 1971 from what appears to be family compound where individual homes were built for family members, and when the family patriarchs passed, the property was platted to allow for the sale of individual sites.

**5. Unfinished Business:** None

**6. Communications:** None

**7. Public Comments:** Gary Kemp (*resident*) inquired how he would obtain proper insurance that no damage would be done to his home when foundation is dug.

**8. ZBA Comments:** None

**11. Adjournment:** A motion was made by Bont, 2<sup>nd</sup> by Ludlow, to adjourn the meeting at 8:45 p.m. Upon roll call the motion carried unanimously.

Respectfully Submitted,

Monica Nagel, CMC  
City Clerk