

Minutes
Saugatuck Zoning Board of Appeals
Saugatuck, Michigan, July 15~~14~~, 2021

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

1. **Call to Order**

Chairperson Kubasiak called the meeting to order at 7:00 p.m.

2. **Attendance:**

Present: Bont, Bouck, Kubasiak, Ludlow, Muir, Hundrieser, Zerfas

Absent:

Others Present: Zoning Administrator Osman, City Manager Heise

3. **Approval of Agenda:**

A motion was made by Bont, 2nd by Bouck, to approve the agenda as presented. Upon roll call the motion carried unanimously.

4. **Approval of Minutes:**

A suggestion was made by Kubasiak to continue the minutes of the June 14th and June 22nd so all the minutes of actions at 443 Park could be done at one time.

5. **New Business:**

184 Park Street – Front Yard Setback from Vine Street Public Hearing.

Kubasiak opened the public hearing at 7:12 PM. Charles Carlson presented the application. Gary Medler on Vine Street stated there was a change to the ordinance allowing for smaller homes since the last application. There was no written correspondence. The public hearing was closed at 7:15.

The lot is very hilly. The topography is unique. The elevations will be less than the previous approvals. In all other aspects, the structure meets the requirements of the zoning ordinance. There were questions about the driveway, and confirmation that the driveway will be reviewed by the Fire Department.

A motion was made by Bont, 2nd by Muir to approve the requested front yard setback at 15 feet for a variance of 10 feet at 184 Park Street as presented adopting the following findings of fact.

1. The topography of the site will make strict compliance difficult. 50% of the lot is unbuildable the property is truly unique. A tiny home is not livable, a house of any size would need a variance of the zoning or EGLE. The proposed houses on the new street will be at least 1200 square feet.
2. Justice for the owner and others, it will be complementary to other houses. Not a cookie cutter lot. Lot sizes in the area vary.
3. Very unique area, and keep the critical dune protected.
4. The constraints are defined by EGLE and the topography of the lot not the owner, and the owner is not sparing any expense to build on this property.

Upon roll call, the motion carried unanimously.

6. **Unfinished Business:**

443 Park Street – Various Variance requests – Public Hearing closed on June 22, 2021. Since the public hearing was closed at the June 22, the board proceeded directly into deliberation after an update from Heise on legal counsel and zoning consultant. A list of questions was provided to the Manager and the Mayor to ask of legal counsel. Zerfas reviewed the list of questions. A motion was made by Bont, second by Bouck, to adjourn to July 28 at 7:00 pm to review answers to questions with the answers to be provided. Upon roll call the motion carried unanimously.

7. **Communications:** None

8. **Public Comments:**

Kyle Konwinski, representing Dune Ridge interested to hear how the reasoning applied to park street does not apply than to Dune ridge. 50 % is unbuildable, where 100% is unbuildable for Dune Ridge.

Jane Underwood is concerned about the fence and the safety. The fence is a danger.

8. **ZBA Comments:**

- a. Bont – thank you to Ryan
- b. Bouck – did not intend to indicate that Mr. Sluggett is not competent and apologizes if it came across that way.

10. **Adjournment:** A motion was made by Bont, 2nd by Kubasiak, to adjourn the meeting at 8:17 p.m. Upon roll call the motion carried unanimously.

Respectfully Submitted,

Padley Gallagher
City Clerk