

CITY COUNCIL  
CITY OF SAUGATUCK  
ALLEGAN COUNTY, MICHIGAN

ORDINANCE NO. 250310-A

AN ORDINANCE TO AMEND TITLE XV, CHAPTER 154, OF THE CODE OF THE CITY OF SAUGATUCK TO AMEND SECTION 154.005 TO REVISE THE DEFINITION OF BED AND BREAKFAST ESTABLISHMENT; TO AMEND SECTION 154.022(H)(7) TO EXPAND ON THE HABITATION OPTIONS OF ACCESSORY STRUCTURES; TO AMEND 154.022(R) TO ALLOW BED AND BREAKFAST ESTABLISHMENTS TO HOST GUESTS IN ACCESSORY GUEST BUILDINGS IN THE R-4 CITY CENTER TRANSITIONAL RESIDENTIAL (CER) ZONING DISTRICT IF CERTAIN CONDITIONS ARE SATISFIED; TO AMEND 154.025 (B)(4) TO ALLOW BED AND BREAKFAST ESTABLISHMENTS AS PERMITTED USES WHEN GUEST ROOMS ARE IN THE PRINCIPAL BUILDING; AND TO AMEND SECTION 154.025 (C) TO ALLOW BED AND BREAKFAST ESTABLISHMENTS WITH ACCESSORY GUEST BUILDINGS AS SPECIAL LAND USES

Section 1. Amendment to Zoning Ordinance, Section 154.005. The City of Saugatuck Zoning Ordinance is amended to revise Section 154.005 and the definition of Bed and Breakfast Establishment as follows:

*Existing:*

BED AND BREAKFAST ESTABLISHMENT. A residential structure occupied by the owner(s) or resident manager, which has sleeping rooms available for rent by transient people on a short-term basis.

*Revised (tracked changes shown for reference):*

BED AND BREAKFAST ESTABLISHMENT. A residential building occupied by the owner(s) or resident manager, along with associated accessory guest buildings allowable within certain districts, which has sleeping rooms available for rent by transient people on a short-term basis.

Section 2. Amendment to Zoning Ordinance, Section 154.022(H)(7). The City of Saugatuck Zoning Ordinance is amended to revise Section 154.022 (H)(7) as follows:

*Existing:*

- (7) Habitation of accessory structures. No accessory building or structure, including, without limitation, a garage or cellar, whether fixed or portable, may be used or occupied as a dwelling unless permitted in accordance with the provisions of divisions (M) or (W).

*Revised (tracked changes shown for reference):*

- (7) Habitation of accessory structures. No accessory building or structure, including, without limitation, a garage or cellar, whether fixed or portable, may be used or occupied as a dwelling unless permitted in accordance with the provisions of divisions (M), (R), or (W).

Section 3. Amendment to Zoning Ordinance, Section 154.022(R). The City of Saugatuck Zoning Ordinance is amended to revise Section 154.022 (R) to include a new paragraph 10 to read in its entirety as follows (*note: this entire paragraph is new and does not replace existing text*):

- (10) An accessory building or buildings on the same lot as a principal building used as a B&B may be used as accessory guest buildings, provided the following requirements are met:
  - (a) The lot must be in the R-4 City Center Transitional Residential (CER) Zoning District.
  - (b) Special land use approval shall be required, as described in Sections 154.080-92. The Planning Commission shall also consider the following supplemental special land use standards related to accessory guest buildings:
    - 1. The overall site plan shall not detract from the cohesive appearance and layout of the subject block and surrounding neighborhood.
    - 2. Accessory guest buildings shall be designed to be compatible with the existing built character of the block in which they are located, as well as nearby blocks that are similar in character, including consistency with prevailing building density, mass, bulk, scale, and design.
  - (c) All requirements of Section 154.022 (R) 1-9 must be met.
  - (d) There shall be no more than two (2) accessory guest buildings per principal bed and breakfast building.
  - (e) An individual accessory guest building shall include no more than three (3) guest rooms.
  - (f) The total number of guest rooms within accessory guest buildings shall not exceed 50% of the total number of guest rooms within the principal building or six (6), whichever number is less.
  - (g) Any newly constructed accessory guest building must meet all requirements of Section 154.022 (H).
  - (h) Conversions of Existing Buildings.
    - 1. The conversion of existing buildings that previously served as principal or accessory buildings into accessory guest buildings must meet all requirements of Section 154.022 (H). However, existing buildings that do not currently comply with height, lot coverage, or setback requirements

may be approved by the Planning Commission for conversion to accessory guest buildings if special land use standards are satisfied.

2. Any expansion to a building proposed to be converted to an accessory guest building shall comply with Section 154.022 (H).
  3. Conversions that do not alter the footprint or height of the building(s) shall not be considered to be an expansion of a dimensional non-conformity.
- (i) Accessory guest buildings shall not be considered Accessory Dwelling Units, as defined in Section 154.005, and shall not be subject to the requirements of Section 155.022 (W).

Section 4. Amendment to Zoning Ordinance, Section 154.025(B)(4). The City of Saugatuck Zoning Ordinance is amended to revise Section 154.025 (B) Permitted uses, paragraph (4), as follows:

*Existing:*

- (4) Bed and breakfasts;

*Revised (tracked changes shown for reference):*

- (4) Bed and breakfasts with guest rooms only in the principal building;

Section 5. Amendment to Zoning Ordinance, Section 154.025(C). The City of Saugatuck Zoning Ordinance is amended to revise Section 154.025 (C) Special Land Uses to include a new subparagraph 4 to read in its entirety as follows (*note: this entire paragraph is new and does not replace existing text*):

- (4) Bed and breakfasts with guest rooms in the principal building and in an accessory guest building or buildings.

Section 6. Repeal. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.


Section 7. Effective Date. This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

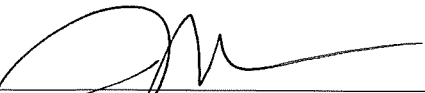
*Motion by Clark, Second by Muncey:*

YEAS: Anderson, Clark, Dean, Gardner, Muncey  
NAYS: None

ABSENT/ABSTAIN: Absent: Peterson + Stanton Abstain: None

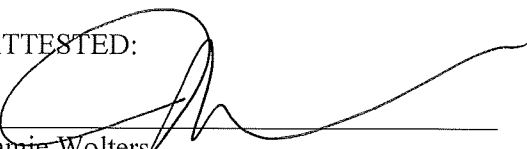
ORDINANCE DECLARED ADOPTED.

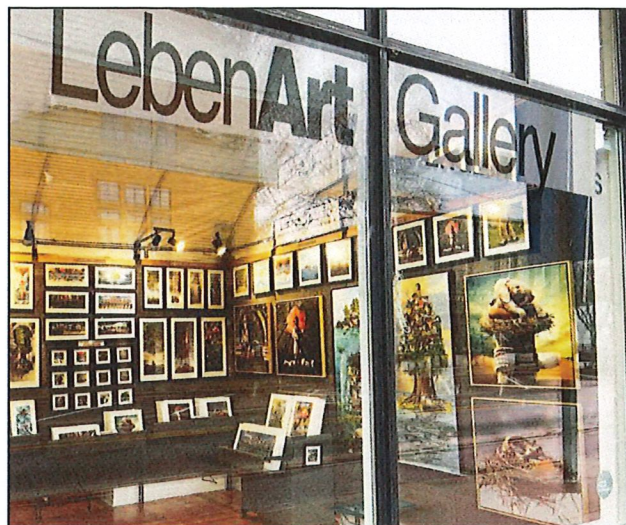
  
\_\_\_\_\_  
Holly Anderson,  
City of Saugatuck, Mayor

  
\_\_\_\_\_  
Jamie Wolters,  
City of Saugatuck, City Clerk

I hereby certify that: **CERTIFICATION**

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on March, 10 2025, pursuant to the required statutory procedures.
2. A summary of the above ordinance was duly published in the Commonwealth Record newspaper, a newspaper that circulates within the City of Saugatuck, on 3-20, 2025.
3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.

ATTESTED:  
  
\_\_\_\_\_  
Jamie Wolters  
City of Saugatuck, Clerk



## LebenArt back ... with twist

LebenArt has returned to downtown Douglas — with a twist.

Owners John and Marcia Leben have erected their portable gallery, fresh from five art fairs in Florida, inside their 23 Center St. brick-and-mortar shop.

"It's our homecoming," Marcia said. "We are returning LebenArt to downtown Douglas, where we belong."

John, who specializes in environmentally-themed computer paintings, said last week,

"You never know how much you have till you have to move it."

"It was fairly simple to put up our portable gallery in front here while we set up the rest in back."

To celebrate their return in time for spring, they are having a sale offering 10-percent off their art fair prices. "It's great to be back," said John. "Stay tuned for some really unusual plans for the coming season."

## Laketown preps for Gator ask

By JIM HAYDEN  
CORRESPONDENT

The Laketown Township Board prepped March 5 for a discussion on a rezoning request that has drawn dozens of letters and in-person public comments.

The meeting, first planned for March 12, but has been rescheduled to April 2.

The township planning commission recommended Feb. 5 that the township board agree to Gator Properties' request to rezone two parcels just south of South Shore Drive from residential to commercial. Gator Properties is associated with Eidean Shipyard.

Township attorney Ron Bulje March 5 explained to the board the process of contract zoning, something the township has not used in recent memory, and answered members' questions at the workshop meeting in preparation for the Wednesday, April 2 possible decision.

That session will start at 5 p.m. in the township hall, 4338 Beehline Road. Contract zoning, also referred to as conditional rezoning, is a written agreement initiated by the property owner to change the zoning. The owner and the township agree in

■ See Gator, Page A9

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**CITY OF SAUGATUCK**  
ALLEGAN COUNTY, MICHIGAN  
NOTICE OF ADOPTION  
Amendment of Title XV, Chapter 154  
ORDINANCE NO. 250310-A

Please take notice that on March 10, 2025, the City Council of the City of Saugatuck adopted Ordinance No. 250310-A to amend Title XV, chapter 154, of the Code of the City of Saugatuck.

Summary of Amendments:

- Section 1. Amendment to Zoning Ordinance, Section 154.005:
  - o To amend section 154.005 to revise the definition of bed and breakfast establishment.
- Section 2. Amendment to Zoning Ordinance, Section 154.022(H)(7):
  - o To expand on the habitation options of accessory structures.
- Section 3. Amendment to Zoning Ordinance, Section 154.022(R):
  - o To allow bed and breakfast establishments to host guests in accessory guest buildings in the R-4 City Center Transitional Residential (CER) Zoning District if certain conditions are satisfied.
- Section 4. Amendment to Zoning Ordinance, Section 154.025(B)(4):
  - o To allow bed and breakfast establishments as permitted uses when guest rooms are in the principal building.
- Section 5. Amendment to Zoning Ordinance, Section 154.025(C):
  - o To allow bed and breakfast establishments with accessory guest buildings as special land uses.

Section 6. Repeat: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 7. Effective Date: This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

Copies of the ordinance may be obtained from Jamie Wolters, City of Saugatuck Clerk, at 102 Butler Street, P.O. Box 86, Saugatuck, Michigan 49453, during regular business hours.

Jamie Wolters  
City of Saugatuck, Clerk  
(269) 857-2603  
JWolters@saugatuckcity.com  
Publication Date: March 20, 2025

**SYNOPSIS MINUTES**  
LAKETOWN TOWNSHIP  
REGULAR BOARD OF TRUSTEES MEETING  
MARCH 12, 2025

Supervisor Ringelberg called the regular monthly meeting of the Board of Trustees to order at 6:01 p.m.  
PRESENT: Jim Delaney, Jim Johnson, Mike Koeman, Steven Ringelberg, Mark Timmerman  
ABSENT: None

The board held the public hearing on the proposed FY 2025-2026 Budget.  
The following motions were made, supported and carried:  
To approve the minutes of February 18, 2025.  
To approve the financial report/bills.  
To enter into a contract for a new pumpertanker not to exceed \$650,000.  
To table FY 2024-2025 Budget Amendment.  
To approve FY 2025-2026 Budget with changes discussed.  
To accept the proposal by Howard Fink for board training.  
To adjourn at 8:12 p.m.

Jim Hayden, Public Information Coordinator

**CITY OF DOUGLAS**  
NOTICE REQUEST FOR QUALIFICATIONS  
Assessing Services

The City of the Village of Douglas, Michigan is hereby requesting proposals from experienced and qualified firms or individuals to provide contracted assessing services. It is the intent of this Request for Qualification (RFQ) to have the selected contractor enter into a professional services contract with the City to perform property assessment functions in accordance with applicable local, state, and federal laws and regulations. The City's goal is to maintain an accurate and equitable property assessment roll while ensuring compliance with Michigan's General Property Tax Act and State Tax Commission guidelines.

Proposals will be received until 2:00 PM on Thursday, April 17, 2025, at Douglas City Hall. Proposal instructions and specifications may be obtained at City Hall, 86 W Center St., Douglas, MI 49406 or by emailing Jenny Pearson at douglas@douglasmi.gov.

It is the intent of the City of Douglas to enter into a professional services contract with the firm/individual whose proposal is the most conforming to the RFQ and will be most advantageous to the City of Douglas, provided it has been submitted in completion and accordance with the proposal requirements. Proposals may be reviewed by a committee, and the selected proposal will be presented to City Council for consideration. If a proposal is selected, it will be the most advantageous regarding fee structure and other factors which the City of Douglas may consider. The City expressly reserves the right to accept a proposal other than the lowest cost and reserves the right to negotiate any terms prior to a professional services contract. City Council has the sole authority to award a professional services contract at their pleasure.

**CITY OF SAUGATUCK**  
NOTICE OF PUBLIC HEARING

A public hearing is scheduled for the City of Saugatuck Zoning Board of Appeals at 6:30 pm on April, 10 2025, at Saugatuck City Hall, 102 Butler Street, Saugatuck, Michigan, for comments on:

- Replacement of a pool enclosure fence at a commercial property located at 40 Butler St. (Parcel 03-57-300-214-00, C2 Downtown Waterfront Preservation District ), which requires dimensional variances to:
  - o Allow for fencing which does not meet the minimum ratio requirements of waterfront fences.
  - o Requests relate to Section 154.143(F) of the Zoning Ordinance.

Written comments will be received at 102 Butler Street, P.O. Box 86, Saugatuck, Michigan 49453, or by email to luke@saugatuckcity.com. Those received by 4:00 pm on the date of the hearing will become part of the record at the hearing.

The application can be viewed at 102 Butler Street during normal business hours.

The hearing is open to the general public, and all interested parties are invited to attend and/or speak. The City of Saugatuck will provide auxiliary aids or services to individuals with disabilities. Persons needing such services should kindly contact the office of the City Clerk by writing or calling the Clerk not less than four (4) days before the public hearing using the contact information below.

Jamie Wolters  
Saugatuck City Clerk  
Dated March 20, 2025  
(269) 857-2603