

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

Tuesday, October 08, 2019 4:00 p.m.
Saugatuck Township Hall
3461 Blue Star Hwy, Saugatuck, MI 49453

MINUTES

Bill Rowe called the meeting to order at 4:00 p.m.

Members present: Catherine Dritsas, Rex Felker, Alan Kercinik, Bill Rowe, John Tuckerman.

Also present: Zoning Administrator, Lynee Wells.

Review and Adopt agenda: Motion by Dritsas seconded by Felker to approve the agenda. Unanimously approved.

Correction of minutes by Rowe. Page 1, medical marijuana dispenser, should be medical marijuana grow operation. Page 2, when this zoned was changed, should be when this zone was changed.

Approval of minutes: Motion by Felker seconded by Kercinik to approve the amended minutes of May 2, 2019. Unanimously approved.

Dimensional Variance request from Mike Tischleder, owner of 2614 Lakeshore Drive in the R-3 district, to allow a variance from zoning ordinance section 40-322 to allow an addition to a garage on conforming residential lot with lesser setbacks than required by ordinance.

The builder, Patrick Murphy stated that they want to extend the building into the side yard 9.2' which is less than the required 10' setback. The previous owners had a two-stall garage and then renovated the one stall into a laundry room. Which now the new owners would like to have a two-stall garage.

Jane Dreyer, 2618 Lakeshore Dr. said she was fine with the variance request.

Chairperson Rowe stated that there have been variances granted on Lakeshore Dr due to the small lots.

Chairperson Rowe went through the variance worksheet, Section 40-76, for the request at 2614 Lakeshore Dr.: Dimensional Variance from front yard setback by 9 feet, 4 inches, and dimensional variance from side yard setback by 10 inches.

- 1) There are exceptional or extraordinary circumstances or conditions applying to the property in question, as to its intended use, that do not apply generally to other properties or classes of uses in the same zone. Tuckerman, yes; Felker, yes; Kercinik, yes; Rowe, yes; Dritsas, yes.
- 2) The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zone. The possibility of increased financial return shall not of itself be deemed sufficient to warrant the granting of a variance. Tuckerman, yes; Felker, yes; Kercinik, yes; Rowe, yes; Dritsas, yes.
- 3) The variance, if granted, will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest. Tuckerman, yes; Felker, yes; Kercinik, yes; Rowe, yes; Dritsas, yes.

- 4) The condition or situation of the property or its intended use is not of so general or recurrent a nature as to make reasonably practicable a general regulation for such condition or situation. Tuckerman, yes; Felker, yes; Kercinik, yes; Rowe, yes; Draitsas, yes.
- 5) Any exceptional or extraordinary circumstances applying to the property in question are not self-created. Tuckerman, yes; Felker, yes; Kercinik, yes; Rowe, yes; Draitsas, yes.

Motion by Kercinik, seconded by Draitsas to approve the dimensional variance as requested. Unanimously approved.

Public comments and correspondence. None.

Meeting adjourned at 4:15 pm.

Lori Babinski, Recording Secretary