

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

THURSDAY, DECEMBER 10, 2009 4:00 p.m.
SAUGATUCK TOWNSHIP HALL
3461 BLUE STAR HWY, SAUGATUCK, MICHIGAN 49453

MINUTES

Chairman Shawn Powers called the meeting to order at 4:04 p.m.

Members present: Shawn Powers, Mark Putnam, Bill Rowe.

Also present: Dennis Reckley, Architect for Pine Trail Camp, Zoning Administrator, Al Ellingsen

Absent: None

Powers read the notice from the paper.

One hearing was scheduled: A request from Pine Tail Camp, 3525 Dugout Road (Parcel #0320-004-003-00) to expand an existing Christian youth recreational facility by building a new single family residence for the Director and removing an existing dwelling. The facility is located in the R-2, Riverside Residential Zone. The use is currently non-conforming, however, the expansion would be allowed if adjudicated under Section 40-1012(b) of the Saugatuck Township Zoning Ordinance. The proposed project is currently undergoing Site Plan Review by the Saugatuck Township Planning Commission.

Approval of Minutes: **Motion by Rowe, seconded by Powers to approve the minutes of October 15, 2009.** Motion carried unanimously.

Ellingsen stated it's a non-conformity because it's not a allowable use in the R-2 zone. Square footage was presented by Pine Trail Camp of the structures located at Pine Trail Camp.

Bill Rowe, liaison for the Planning Commission explained that the planning commission tabled the site plan review. There were questions on setbacks and placing a pavilion where the former home was without it being mentioned in the hearing notice. ZBA is being asked to allow the expansion beyond the existing facility as it stands now and is under 50%.

A. Ellingsen stated that the determination is based on the square footage. The pavilion did not have to be included in the published notice. The Enabling Act states it does not have to give extra information, only for the members and the 300 feet within that parcel.

Mr. Reckley stated that the setbacks are re-modified. The issue was the setbacks were read differently and were short a few feet in one direction. Modified to 75 feet on both sides since it is a corner lot.

Powers went through the following standards found in Sec. 40-1012(b).

- 1) Rowe-No, Putnam-No, Powers-No
- 2) Rowe-No, Putnam-No, Powers-No

Motion by Rowe, seconded by Putnam to approve the expansion of an existing facility by building a new single family residence and removing an existing dwelling and the pavilion structure as shown on site plan map. Carried unanimously.

There being no further business meeting adjourned at 4:25 p.m.

Lori Babinski, Recording Secretary