

APPROVED MINUTES

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

THURSDAY, June 2, 2011 4:00 p.m.

SAUGATUCK TOWNSHIP HALL

3461 BLUE STAR HWY, SAUGATUCK, MICHIGAN 49453

MINUTES

Vice-Chairman Bill Rowe called the meeting to order at 4:10 p.m.

Members present: Mark Putnam & Bill Rowe.

Also present: Zoning Administrator, Al Ellingsen

Absent: Chairman, Shawn Powers

Rowe read the notice from the paper.

One hearing was scheduled: A request from Ryan Peterson, 6347 Waters Edge, Saugatuck (0320-260-039-00) to add a 13 ft. x 26 ft. addition and 4 ft. x 25 ft. addition to a non-conforming single family residence. The parcel is 50 ft. x 385 ft. and the residence is closer to the side lot line than the 10 feet required in the R-2 zone and closer than 40 feet from the Private Road as stated in Sections 40-277 (3)a & b. A previous variance was granted on June 16, 2005 to allow for an upward expansion within the same existing footprint. The current upward addition request is still within the existing footprint of the dwelling. The proposed additions will be closer than the required setbacks as shown in the submitted site plan.

Approval of minutes: **Motion by Putnam, seconded by Rowe to approve the minutes of January 13, 2011. Unanimously approved.**

Zoning Administrator, Ellingsen stated they want to expand the expansion from the variance that they were granted in 2005. The only difference is that the rules have changed in regards to the easement itself. The private road is considered the easement and has to maintain the setback requirements. In 2005 there were no regulations for that easement. The Peterson's are asking for an expansion on the existing structure, second floor. It is a substandard lot. Both side lot lines are within the easement.

Crystal Peterson, wife of the applicant stated that she wanted to expand because of their family growing. They want to add another bedroom for a total of 3 bedrooms and 1½ bathrooms.

Jeff and Brent Johnson, 6351 Waters Edge Lane, had no objection for the variance.

Vice-Chairman Rowe went through the following questions for approval or denial regarding the variance in Section 40-648.

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- 1) Putnam-Yes, Rowe-Yes
- 2) Putnam-No, Rowe-No
- 3) Putnam-Yes, Rowe-Yes
- 4) Putnam-No, Rowe-No
- 5) Putnam-Yes, Rowe-Yes

Motion by Putnam, seconded by Rowe to approve the variance. Carried unanimously.

There being no further business meeting adjourned at 4:20 p.m.

Lori Babinski, Recording Secretary