

**APPROVED MINUTES**

**SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS**

**THURSDAY, August 4, 2011 4:00 p.m.**

**SAUGATUCK TOWNSHIP HALL**

**3461 BLUE STAR HWY, SAUGATUCK, MICHIGAN 49453**

**MINUTES**

Chairman Shawn Powers called the meeting to order at 4:00 p.m.

**Members present:** Shawn Powers, Bill Rowe & Alternate, Bill Wester.

**Also present:** Zoning Administrator, Al Ellingsen, Kay Smalley, representing John Norton, Jason Kalajainen, Executive Director of Ox Bow and Tracey Schaforth.

**Absent:** Mark Putnam

Powers read the notice from the paper.

One hearing was scheduled: A request from John Norton, 5823 Schooner Way, Tampa, Florida 33615 for a variance from Section 40-346(b) which requires a 50 foot setback from a private roads and Section 40-346(c) which requires a side yard setback of 25 feet in the R-4 zone for a proposed new singles family dwelling east of 3423 ½ Park, Saugatuck(Parcel #0320-004-016-00). The newly created parcel is Parcel #0320-004-014-20. The applicant wishes to place the residence 25 feet from the road right-of-way and 10 feet from the side lot line. A variance from Section 40-341 may also be necessary to allow the applicant to erect the dwelling without first obtaining status as a Planned Unit Development(PUD) through Public Hearing with the Township Planning Commission. The dimensional variances would be adjudicated under the criteria found in Section 40-76(a) and the possible use variance under Section 40-76(b).

Zoning Administrator, Ellingsen stated that this project started back in 2009. Ox Bow split off a 1 ½ acre parcel to John Norton, which is the minimum requirement for a land division. Last year the ZBA approved a variance for Ox Bow's private road to allow John Norton to use that existing road. Now John Norton needs a variance because of the irregularity of the new parcel and basically the land goes up hill from the back.

Kay Smalley mentioned that the reserved septic field was approved by John Johnson. She also has adjoining property to her brother, John Norton. She stated that the only permit they are waiting for is from the DNRE because the parcel is in a critical dune area.

Kay Smalley, 3423 ½ Park St. submitted a letter for approval for the variance.

Jason Kalajainen, 3435 Rupprecht Way, submitted a letter for approval for the variance.

John Norton purchased the land from Ox-Bow January 2011.

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Z. A. Ellingsen went over the new form for which the ZBA members need to answer to approve or deny the variance.

Chairman Powers went through the form for approval/denial of variance request for dimensional variances and use variance from Sections 40-346(b), 40-346(c), 40-76(b).

- 1) Rowe-Yes, Wester-Yes, Powers-Yes
- 2) Rowe-Yes, Wester-Yes, Powers-Yes
- 3) Rowe-Yes, Wester-Yes, Powers-Yes
- 4) Rowe-Yes, Wester-Yes, Powers-Yes
- 5) Rowe-Yes, Wester-No, Powers-Yes
- 6) Rowe-Yes, Wester-Yes, Powers-Yes

**Motion by Powers, seconded by Rowe to approve the variance with the condition on DEQ approval as submitted.** Carried unanimously.

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

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Lori Babinski, Recording Secretary