

APPROVED MINUTES

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

THURSDAY, December 8, 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, Herb Bills & Mark Putnam.

Also present: Zoning Administrator, Al Ellingsen, Applicant, Larry Vander Plas & DVD Builder, Doug Van Dussen.

Approval of minutes: **Motion by Putnam, seconded by Powers to approve the minutes of November 3, 2011.**

Powers read the notice from the paper.

One hearing was scheduled: A request from Doug Van Dussen, DVD Builders, 3128 Fox Fire Trail, Zeeland, acting as agent for Larry Vander Plas, 2600 Lakeshore Dr. Fennville, (0320-060-001-00) for a variance from Section 40-322(2)a2 which requires a 50 foot front yard setback from the road Right-of-Way(ROW) in the R-3 zone. The applicant wishes to construct a new single family dwelling after demolishing the existing dwelling to within 24 feet of Lakeshore Drive.

Zoning Administrator, Ellingsen stated that this is a setback issue. The parcel is a shallow lot because it butts up to Lake Michigan. The DEQ has their setback requirement from the bluff line which means that there is not much to build on. DEQ requires a 70ft.setback starting at the bluff edge.

Builder Van Dussen stated that the DEQ is more acceptable in having the existing cottage tore down and having a basement under the new construction so it could easily be removed.

Zoning Administrator, Ellingsen stated that the setbacks were changed a few years ago from 40ft to 50ft because Lakeshore Dr. was considered a major road. He also mentioned that Lakeshore Dr. is not in the right spot, it lies on the west parcels on Lakeshore Dr.

Ellingsen mentioned that there was a variance approved for the parcel directly to the south for a house and then a few years later a variance for a garage. But the setbacks were 40ft not 50ft back then.

Builder Van Dussen stated the Allegan County Health dept. did issue them a septic permit. He also mentioned there would be a few trees that would have to be taken down.

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George & Jean Walden, 2621 Lakeshore Dr. & Dennis & Jane Dreyer, 2618 Lakeshore Dr. were present at the meeting and both couples approved the variance. They thought it would be an improvement to the area.

There were 3 letters sent from the Watts family opposing the variance. Robert & Emily Watts, 2605 Lakeshore Dr. & Benjamin Watts, 2593 Lakeshore Dr.

Chairman Powers went through the form for approval/denial of variance request for a variance from Section 40-322(2)a.

- 1) Putnam-Yes, Bills-Yes, Powers-Yes
- 2) Putnam-Yes, Bills-No, Powers-Yes
- 3) Putnam-Yes, Bills-No, Powers-Yes
- 4) Putnam-Yes, Bills-No, Powers-Yes
- 5) Putnam-Yes, Bills-Yes, Powers-Yes

Bills feel that the ZBA is setting a precedent due to the 24ft setback. Putnam and Powers feel that they are taking variances case by case.

Motion by Putnam, seconded by Powers to approve the variance. Bills opposing. Conditions are pending DEQ and building permit approval.

There being no further business meeting adjourned at 4:50 p.m.

Lori Babinski, Recording Secretary