

**SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS
SPECIAL MEETING**

**THURSDAY, October 31, 2013 5:00 p.m.
Saugatuck Township Hall
3461 Blue Star Hwy, Saugatuck, MI 49453**

MINUTES

Chairman Shawn Powers called the meeting to order at 5:24 p.m.

Members present: Shawn Powers, Marcia Tucker & Mark Putnam.

Also present: Applicant, Skip Williams, Zoning Administrator, Al Ellingsen.

Approval of minutes: **Motion by Putnam, seconded by Tucker to approve the minutes of October 17, 2013.**
Unanimously approved.

Chairman Powers stated that this was a continuation from the last meeting. The members requested the applicant supply a survey of the property in order from them to deliberate and come to a decision regarding the following request:

Chairman Powers read the notice: A request from Skip Williams, 6202 131st Ave., Saugatuck, MI 49453(Parcel # 0320-014-014-10) to construct a 24'x24' garage contrary to the provisions of Section 40-277(3)a2 which requires a front yard setback of 50 feet from the road right-of-way(ROW). The applicant wishes to construct the building to within 32 feet from the ROW.

Discussion took place with the members reviewing the survey.

Z. Administrator Ellingsen stated that the setbacks used to be 40 ft and now they are 50 ft. which even makes a smaller building envelope.

Members all agreed that there were would not be a visual hydrous where the proposed garage would go.

Chairman Powers read through the 5 questions of finding the facts for approval/denial for the variance:

- 1) There are exceptional or extraordinary circumstances or conditions applying to the property in question, as to its intended use, that do not generally apply to other properties or classes of uses in the same zone. Putnam, yes, Powers, yes, Tucker, 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. Putnam, yes, Powers, yes, Tucker, 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. Putnam, yes, Powers, yes, Tucker, 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. Putnam, yes, Powers, yes, Tucker, yes.
- 5) Any exceptional or extraordinary circumstances applying to the property in question are not self-created. Putnam, yes, Powers, yes, Tucker, yes.

**Motion by Putnam, seconded by Tucker to approve the 17.1 feet variance for the proposed garage.
Unanimously approved.**

There being no further business meeting adjourned at 5:34 pm

Lori Babinski, Recording Secretary