

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

Thursday April 13, 2023 4:00 p.m.
Saugatuck Township Hall
3461 Blue Star Hwy, Saugatuck, MI 49453

MINUTES

Chairperson called the meeting to order at 4:00 p.m.

Members present: Alan Kercinik, Patrick Stewart, Harry Adams, Christopher Cowling

Members absent: Dave Ihle, Catherine Dritsas, Richard Brady

Also present: Cindy Osman, Building Official

Review and Adopt agenda: Kercinik made a motion, seconded by Adams to approve the agenda. Motion carried 4-0.

Review minutes of May 24, 2021: Motion by Kercinik seconded by Cowling to approve the minutes of May 24 2021. Motion carried 4-0.

Election of Officers: By voice vote the following officers were elected: Chair – Kercinik, Vicechair – Stewart, Secretary – Adams.

Public Hearing and Consideration of the addition of a small roof over the porch at 3438 Riverside Road that will encroach an additional 7 feet into the required front yard. Sec. 40-277(3)(a)(1:)

1. There are exceptional or extraordinary circumstances or conditions applying to the property in question, as to its intended use, that do not apply generally to other properties or classes of uses in the same zone. *When the home was originally constructed the required front yard setback was 35 feet. Also the building envelope with the rear yard setback is small. Upon motion by Kercinik, supported by Stewart, to accept that this condition has been met carried unanimously.*
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. *The roof over the porch will add enjoyment and safety to the applicants and protection from the elements. Increased financial return is not a consideration. Upon motion by Kercinik, supported by Cowling to accept that this condition has been met carried unanimously.*
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. *The letter of support by J'nell Curuthers was read into the record. The encroachment is small. Upon motion by Kercinik, supported by Cowling to accept that this condition has been met carried unanimously.*
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. *While this situation occurs from time to time, it is not so recurrent or general as to make a referral to Planning Commission to amend the ordinance. Upon motion by Kercinik, supported by Adams, to accept that this condition has been met carried unanimously.*

5. Any exceptional or extraordinary circumstances applying to the property in question are not self-created. *The fact that the setback ordinance was changed since the home was built was not created by the applicants.*

Kercinik made a motion, supported by Adams to approve the front yard setback variance as requested by Mike Schaap Builders based on the fact that the Board finds that the five conditions required to grant a dimensional variance have been found to be met, the Board unanimously voting yes on each condition, the motion carried unanimously.

Meeting adjourned at 4:20 pm.

Respectfully submitted,

Cindy Osman, Building Official