

**SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS**

**Tuesday, March 9, 2021 4:00 p.m.**  
**Saugatuck Township Hall**  
**3461 Blue Star Hwy, Saugatuck, MI 49453**

**Approved MINUTES**

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

**Members present:** Alan Kercinik(Saugatuck), Bill Rowe(Douglas), Patrick Stewart(St. Augustine, Fl), Catherine Dritsas(Inverness, Fl), John Tuckerman(Saugatuck).

**Also present:** Lynee Wells, Zoning Administrator, Richard Brady, Alt.

**Review and Adopt agenda: Motion by Dritsas seconded by Kercinik to approve the amended agenda and to ratify the procedures for public participation and meeting conduct as described in the Notice of Public Meeting via Video Conference. Please state your name, city and county where you are participating. Roll call vote. Unanimously approved.**

**Review minutes of August 18, 2020: Motion by Kercinik seconded by Dritsas to approve the minutes of August 18, 2020. Roll call vote. Unanimously approved.**

**Use Variance for parcel 20-260-014-02 approximately located at 6369 Old Allegan and 63rd near Just A Mere Road to vary use standards 40-746 (12) (a) to allow marijuana growing in the Light Industrial District when the operation is not connected to public sanitary sewer septic systems.**

Attorney Michael DeYoung, representing Albert Blommaert stated they are asking for a variance to allow them to hook up to a sewer system and not to the public sanitary system. Had a study done to hook up to the public sewer and it was roughly 4 million dollars. The wastewater reclaim system that they are requesting would be environmentally friendly with minimal waste. The enviro reclaim system would be a cheaper route to go than to hook up to public sewer. DeYoung mentioned that EGLE does not allow disposing wastewater without permits and recommend using an enviro sewer system. DeYoung said that the marijuana industry would not be a detriment to the neighbors, no odors, would be locked up and hidden away.

Z.A. Wells stated that the township adopted the ordinance for regulating the growing of marijuana. One of the requirements you would have to be connected to public water and sewer. Grow facilities requires a 500' buffer from the lot lines when bordered by an existing residential use. Z.A. Wells read through the 4 standards that is a requirement to be voted on to be met for the variance to be granted.

Chairperson Rowe stated that he sat on the planning commission and was part of the planning process for the ordinance on grow facilities. Rowe pointed out that the PC wanted to limit grow facilities and chose the Light Industrial district for that reason. The PC also chose that it is required to hook up to public water and sanitary system. Z.A. Wells did clarify that the other 3 grow facilities are hooked up to public sewer system and had no problems with state requirements. Rowe iterated from what Wells stated that if this variance were granted it would open up the floodgates for others in that zone.

Three letters were received that were opposed to the use variance. Art Hofstetter, 3321 Coppice Ct, Michael Doucette, 3334 Coppice Ct, Gerrit Sturuss, 6377 Lake Ridge Dr.

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**Public Comments and Correspondence:**

Rock Ruthsatz, 3279 Lorrimar Ln., opposing the variance.

Jessica, opposing the variance.

Todd Redmond, adjacent property owner, in favor for the variance.

Palmer White, 3247 Lorrimar Ln., opposing the variance.

Linda Charvat, 6394 Old Allegan Rd., opposing the variance.

Chairperson Rowe stated the majority of the votes on the 4 items to be approve need to be yes.

- A. There are exceptional or extraordinary circumstances or conditions applying to their property in question as to the intended use of the same that do not apply generally to other properties in the same zone district. **Kercinik, no, Dritsas,no, Tuckerman, yes, Stewart, no, Rowe, no.**
- B. That such a variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zone district and in the vicinity; provided that the possibility of increased financial return shall not in of itself be deemed to warrant the variance. **Kercinik, no, Dritsas,no, Tuckerman, yes, Stewart, no, Rowe, no.**
- C. The authorizing of such a variance will not be of substantial detriment of adjacent property and will not materially impair the intent and purposes of the zoning ordinance or the public health, welfare, safety or morals. **Kercinik, no, Dritsas,yes, Tuckerman, yes, Stewart, no, Rowe, yes.**
- D. There is no suggestion that the ordinance should be changed to allow marijuana growing without public sewer. It should be noted that there are several other parcels which would also qualify for marijuana growing in this portion of the Township. **Kercinik, no, Dritsas,no, Tuckerman, no, Stewart, no, Rowe, no.***

**Kercinik made a motion to deny the use variance and validation of votes were determined as denied seconded by Dritsas. Roll call vote. Unanimously approved.**

Chairperson Rowe stated that the next board meeting is scheduled for March 23, 2021 at 4:00 p.m.

**Motion by Dritsas seconded by Kercinik to adjourn the meeting. Roll call vote. Unanimously approved.**

Meeting adjourned at 4:51 pm.