

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

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

Approved MINUTES

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

Members present: Alan Kercinik (Saugatuck Twp), Denise Shipley (Saugatuck Twp), Patrick Stewart (Sneads Ferry, NC, Pine Grove county), John Tuckerman (Saugatuck Twp), Richard Brady (Novi, MI).

Also present: Lynee Wells, Zoning Administrator, Alt. Harry Adams.

Review and Adopt agenda: Motion by Kercinik seconded by Tuckerman 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 March 23, 2021: Motion by Kercinik seconded by Brady to approve the minutes of March 23, 2021. Roll call vote. Unanimously approved.

Consideration by the Zoning Board of Appeals regarding 3564 60th for an expansion of a legal non-conforming use and to build within the front yard setback area. Sec. 40-1012 (b) Parcel: 20-001-006-00.

Applicant Eileen Yates stated that the house is 62 years old and that the garage and laundry area are in the basement and she would like to eliminate it and bring the garage and laundry room and an added second bath to the main floor.

Z.A. Wells stated that there were 2 letters submitted in support of the variance request.

1. Marie Perdok, adjacent owner to Yates.
2. Woody and Sandy Steketee, adjacent owner to Yates.

Z.A. Wells stated that to expand a legal non-conforming use, the expansion shall be less than 50% of the area of the original non-conforming use. Which the request is met.

The building is closer to the front right-of-way line than the minimum in the A-2 district. The A-2 requires 50' from the right-of-way line or 90' from the centerline. The existing house does not meet the required setbacks. The addition will also not meet the front yard setback requirements, but it will be 3' less non-conforming.

Z.A. Wells read through the two standards for consideration.

1. Whether the extension or enlargement will substantially extend the probable duration of such Non-conforming Use.
 - a) The home is preexisting and has been a legal non-conforming house since 60th was widened and the zoning ordinance created. It would not extend the duration of the home.
2. Whether the extension or enlargement will interfere with the use of other properties in the surrounding neighborhood for the Uses for which they have been zoned or with the use of such other properties in compliance with this chapter.
 - b) The parcel is 1.2 acres in area. Neighbors have submitted letters of support. The project would meet all other setbacks including side and rear setbacks.

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Chairperson Shipley closed the public meeting and board had discussion and will vote on the two standards for consideration.

1. Whether the extension or enlargement will substantially extend the probable duration of such Non-conforming Use. **Motion by Shipley that this standard has been met seconded by Brady. Roll call vote. Unanimously approved.**
2. Whether the extension or enlargement will interfere with the use of other properties in the surrounding neighborhood for the Uses for which they have been zoned or with the use of such other properties in compliance with this chapter. **Motion by Stewart that this standard has been met seconded by Shipley. Roll call vote. Unanimously approved.**

Stewart made a motion to approve the variance as requested by Eileen Yates seconded by Shipley.

Motion by Kercinik seconded by Brady to adjourn the meeting. Unanimously approved.

Meeting adjourned at 4:22 pm.