

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

Monday, May 15, 2017 4:00 p.m.
Saugatuck Township Hall
3461 Blue Star Hwy, Saugatuck, MI 49453

MINUTES

Vice-Chairman Bill Rowe called the meeting to order at 4:04 p.m.

Members present: Bill Rowe, Mark Putnam & Catherine Dritsas.

Also present: Zoning Administrator, Steve Kushion.

Review and Adopt agenda: Motion by Putnam seconded by Dritsas to approve the agenda. Unanimously approved.

Approval of minutes: Motion by Putnam seconded by Dritsas to approve the minutes of February 23, 2016. Unanimously approved.

Public Comments and Correspondence: Email sent from Tom Battjes, adjacent owner to the subject property, is in favor of the expansion. Joe Milauckas, owner of Blue Star Storage in Douglas, stated that there is a demand for storage units.

Election of officers: Motion by Putnam seconded by Dritsas to elect Rowe as Chairperson. Motion by Rowe seconded by Dritsas to elect Putnam as Vice Chairperson. Unanimously approved.

Request for Variance to allow the expansion of a non-conforming use at 3293 and 3326 Blue Star Hwy., Profile Properties for Blue Star Storage, 03-20-010-030-20 and 03-20-010-023-00.

Applicants Rick & Terry Brower explained to the board that at 3326, west side of Blue Star Hwy will be adding a new building in the south corner adjacent to Battjes parcel, adding approximately 55 units. At 3293, east side of Blue Star Hwy, adding onto the existing building at the east corner and to maximize the foot prints of that building, adding 12 units. Both parcels will meet all setback requirements.

Z.A. Kushion stated that the request for the variance does meet all the setback requirements. The expansion will have to go the Planning Commission for Site Plan review.

Mr. Brower stated that they are in the office daily and have security cameras and lighting.

Chairperson Rowe read through the 2 standards in Sec. 40-1012.

1. Whether the extension or enlargement will substantially extend the probable duration of such Nonconforming Use; and

The addition on to the existing structure will not extend the duration of the nonconforming use, it could be said that the use will exist for a long period of time whether or not the addition is approved or not.

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.

The enlargement of the nonconforming use will not interfere with neighboring properties.

Z.A. Kushion stated that the new facility and storage units are still under the 50% area of the original Nonconforming Use. Z.A. Kushion recommends the variance be approved.

Motion by Putnam to grant the variance, Dritsas seconded. Unanimously approved.

There being no further business meeting adjourned at 4:16 pm

Lori Babinski, Recording Secretary