

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

The Saugatuck Township Zoning Board of Appeals met on September 30, 2004 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Oyler, Marzuk and Wester

Absent: None

Also Present: Z.A. Ellingson

Chairman Oyler called the meeting to order at 4:10 p.m. Two hearings were scheduled: (1) for Glenda Forsten to create a parcel in the R-2 zone of less than 1.5 acres as required by Section 40-275 and (2) for Mark Stielau for a variance from section 40-187 which requires a 50 ft setback from the Row to enclose a porch which is already has a non-conforming setback of 30 ft.

The Stielau project was presented first: Mark Stielau, 2912 64th Street, Fennville MI (parcel #0320-022-019-00) requesting to enclose an already existing cement slab which has a setback of 30 ft.. Enclosure of the porch would not make the building more non-conforming as the slab is already non-conforming. Steve Oundyke, 2932 64th, stated he has no objections to the enclosure and feels it would add class to the house. Motion by Marzuk to approve the variance, seconded by Wester. After review of practical difficulties or unnecessary hardship in complying strictly with the Zoning Ordinance requirements, the motion was carried unanimously..

The Forsten project was presented second: Glenda Forsten, P O Box 2717, Douglas Mi (parcel 0320-023-001-00) requesting variance for an undersized lot. Ordinance requires 1.50 acres and this property is 1.25 acres. Z A Ellingsen stated this lot part of a larger parcel and when the split occurred, he did not inform the parties involved that it would create an undersized lot and could not be built on. He also stated the waters edge can not be part of the lot. The board reviewed the minutes from a similar project: The T. Zahn variance request which was turned down.. It was noted that this lot was 1.25 acres, whereas the Zahn lot request was for less than ½ acre. Bob & Kathy Roper were present and are the potential buyers of the property. They presently live near this property. The board reviewed the practical difficulties or unnecessary hardship in complying strictly with the Zoning Ordinance requirements and determined the property owners were misinformed by the Township. Motion by Wester to grant the variance, seconded by Oyler. Motion passed 2 to 1, with Marzuk voting against.

The meeting was adjourned at 5:00 P.M.

Tarue Pullen
Recording Secretary

that the