

**SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS**

**THURSDAY, May 13, 2010 4:00 p.m.**

**SAUGATUCK TOWNSHIP HALL**

**3461 BLUE STAR HWY, SAUGATUCK, MICHIGAN 49453**

**MINUTES**

Chairman Shawn Powers called the meeting to order at 4:02 p.m.

**Members present:** Shawn Powers, Mark Putnam, Bill Rowe.

**Also present:** Mr. & Mrs. Kilander, Jarzembowski Builders, Damien & Randy, Zoning Administrator, Al Ellingsen.

**Absent:** None

Powers read the notice from the paper.

One hearing was scheduled: A request from Robert Kilander, for a variance from Section 40-277(3)a which requires a 40 foot front yard setback from the ordinary high water mark(water frontage is chosen as the front yard) in the R-2 zone and for a variance from Section 40-277(3)c which requires a 30 foot setback from the rear lot line(adjacent to the private road) for a proposed new dwelling at 6344 Silver Lake Dr., Saugatuck, (Parcel # 0320-014-026-00) after demolition of the existing house. The applicant wishes to place the new dwelling 10 feet from the road right-of way, 31 feet from the Rivers Edge to the wall of the house and 21 feet to a new deck. The parcel is an existing lot of record and is non-conforming since the lot area is only ¼ acre whereas the current required lot area in the zone is 1.5 acres.

Approval of Minutes: **Motion by Putnam, seconded by Rowe to approve the minutes of December 10, 2010.** Motion carried unanimously.

Ellingsen stated that there really is no front yard. Kilander has a rear yard which is the road side and than the front as being in front of the lake. He is compliant with the side yards and also compliant with the health dept. He is within the 25% of the confine guidelines of his lot.

Bill Rowe, liaison for the Planning Commission explained that the existing home is already not compliant. And the home they want to build would still not meet the setbacks.

There were 5 letters submitted all in favor of the variance:

Bill Atman, 6356 Silver Lake Dr., Vaune & Scott Ploger, 6348 Silver Lake Dr., Frank & Jill Kelly, 6360 Silver Lake Dr., Linda Salisbury, 6364 Silver Lake Dr., Ilah Vanwierren, 6352 Silver Lake Dr.

Kilanders stated that they are planning on retiring here but the house that is there now you could not live there year round because of the condition it is in.

Jarzembowski described how the house will be built 5ft above the flood plain level.

Square footage of the house will be around 1500 with second bedroom upstairs.

Powers went through the following questions for approval or denial regarding the variances in Section 40-277 (3)a & (3)c.

- 1) Putnam-Yes, Rowe-Yes, Powers-Yes
- 2) Rowe-No, Putnam-No, Powers-No
- 3) Rowe-Yes, Putnam-Yes, Powers-Yes
- 4) Rowe-No, Putnam-No, Powers-No
- 5) Rowe-Yes, Putnam-Yes, Powers-Yes

**Motion by Putnam, seconded by Rowe to approve both variances with conditions that they apply to the existing plans submitted today.** Carried unanimously.

There being no further business meeting adjourned at 4:25 p.m.

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Lori Babinski, Recording Secretary