

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

THURSDAY, November 18, 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 4:07 p.m.

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

Also present: Zoning Administrator, Al Ellingsen & Jason Kalajainen.

Absent: None

Powers read the notice from the paper.

One hearing was scheduled: An application from Ox-Bow to access a proposed new parcel located at 3435 Ruprecht Way, (0320-004-014-010) via the existing 18 foot wide road easement contrary to the requirement found in Section 40-658(b) which requires a minimum 66 foot road easement serving more than four lots or parcels. The applicant wishes divide a 1.5 acre parcel from the existing parcel. The facility is located in the R-4 zone and the complex has Special Approval Use status and if the variance is approved the Planning Commission must also remove the proposed parcel from the Special Approval Use designation.

Approval of Minutes: **Motion by Putnam, seconded by Powers to approve the minutes of September 23, 2010. Motion carried unanimously.**

Zoning Administrator, Al Ellingsen stated the variance is needed for the road because it is under the minimum requirement. It will than go to the Planning Commission to facilitate the removal from the SAU and than the division application would follow. Which after that there is a possibility that the applicant will have to come before the ZBA because of the contour of the parcel if they decide to build.

Jason described that the family that lives in this cabin has never vacated, they do not pay taxes, or have a title. Ox bow owns it but because of the duration of the residents it's become a legal issue. Ox-bow wants them to have their own parcel and the road would be the same and it would not add any more people. Jason talked to the fire department and the road is fine.

The DNRE will not allow the expansion of the road because of being in the critical dune area. It is what it is.

Discussion took place to the regards if the new parcel would have a build able site.

Powers went through the following questions for approval or denial regarding the variance in Section 40-648.

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

Motion by Rowe, seconded by Putnam to approve the variance with condition of the removal of the Special Approval Use by the Planning Commission on the split parcel. Carried unanimously.

There being no further business meeting adjourned at 4:30 p.m.

Lori Babinski, Recording Secretary

