

SAUGATUCK TOWNSHIP ZONING BOARD OF APPEALS

THURSDAY, November 29, 2012 5:00 p.m.
SAUGATUCK TOWNSHIP HALL
3461 BLUE STAR HWY, SAUGATUCK, MICHIGAN 49453

MINUTES

Chairman Shawn Powers called the meeting to order at 5:00 p.m.

Members present: Marcia Tucker, Shawn Powers & Mark Putnam.

Also present: Zoning Administrator, Al Ellingsen, Owner's, Vic & Linda Wolfert.

Approval of minutes: **Motion by Putnam, seconded by Powers to approve the minutes of November 30, 2012.**

Powers read the notice from the paper.

One hearing was scheduled: A request from Vic Wolfert, 2949 66th St. , Fennville, MI 49408(Parcel # 0320-022-024-10) to divide a new parcel from the existing parcel and access that new lot via a 25 foot wide easement instead of the required 33 foot wide easement as mandated in Section 40-658(b), Private Roads. The existing parcel is currently accessed by a 25 foot wide easement from 66th Street and the applicant wishes to continue the same width to access the new proposed parcel.

Zoning Administrator, Ellingsen stated that Mr. Wolfert wants to do a division in the back of his lot. In 1991 this parcel was created which allowed the fire chief to give a variance for a 25 foot easement just so the parcel would have access to it. Mr. Wolfert wants the division on the east side of his lot which would continue the 25 easement to that back lot. Their house is 44 feet from the easement, if they didn't get the variance than their house would become non-conforming from the 44 foot setback.

Linda Wolfert stated that she was born and raised in Saugatuck township. She was at the understanding that she could split the property after 10 years. They assumed that the 25 foot easement went all the way down on the east side of the lot line.

Don & Sylvia Scurio, 2961 66th St., are not opposed of the land division.

Z. Ellingsen stated that they should consider having a road maintenance agreement since there will be multiple parcels using that road.

Tucker asked if the road easement was ok with the fire dept. Ellingsen stated that fire code requirement is 20 feet wide.

Chairman Powers went through the form for approval/denial of variance request for a variance from Section 40-232(a)2.

- 1) Tucker-Yes, Putnam-Yes, Powers-Yes
- 2) Tucker -Yes, Putnam-Yes, Powers-Yes

APPROVED MINUTES

- 3) Tucker -Yes, Putnam-Yes, Powers-Yes
- 4) Tucker -Yes, Putnam-Yes, Powers-Yes
- 5) Tucker Yes, Putnam-Yes, Powers-Yes

Motion by Putnam, seconded by Tucker to grant the easement request. Carried unanimously.

There being no further business meeting adjourned at 5:20 p.m.

Lori Babinski, Recording Secretary