



## CITY OF SAUGATUCK HISTORIC DISTRICT COMMISSION

102 Butler St. Saugatuck Mi 49453  
Phone: (269) 857-2603 Fax: (269) 857-4406

November 4, 2021 6:00 PM  
Saugatuck City Hall

1. Call to Order/Roll Call:
2. Agenda Changes/Additions/Deletions:
3. Approval of Minutes:
4. Public Comments:
5. Unfinished Business:  
None
6. New Business:  
40 Butler Street – amendments  
790 Lake Street – accessory buildings
7. Administrative Approvals & Updates:  
877 Holland – Fence
8. Communication: none
9. Public Comment:
10. Commission Comment:
11. Adjourn:

The Saugatuck Historic District Commission has the responsibility is to regulate the construction, demolition, and improvements to the exterior of structures in the historic district. The intent is to; safeguard the heritage of the City of Saugatuck, to protect the architecture and local village character of the City, to foster civic beauty, and to promote the use of historic districts for the education, pleasure, and welfare of the residents, visitors, and general public.

City of Saugatuck Historic District Commission  
**Proposed** Regular Meeting Minutes  
September 2, 2021 - 6:00 PM  
Saugatuck City Hall 102 Butler Street

**Call to Order/Roll Call:** Chairman Straker called the meeting to order at 6:00 pm.

**Present:** Straker, Lewis, Leo, Cannarsa, Pannozzo, Paterson

**Absent:** Davenport

**Others Present:** Cindy Osman - Zoning Administrator,

**Agenda Changes/Additions/Deletions:** None

**Approval of Minutes of the regular meeting of July 1, 2021:** A motion was made by Paterson, 2nd by Cannarsa, to approve the meeting minutes of July 1, 2021 as presented. Motion carried 6-0

**Public Comments:** None

**Unfinished Business:** None

**New Business:**

**44 Water Street – new small cell tower**

Fred Low, participating by Zoom presented a new small cell tower to be located in the ROW on the south side of the Singapore Yacht Club driveway. After some discussion, it was determined that the small cell could not be located on the existing Consumers Energy pole because of the presence of a primary line. Mr. Low did state that other would be allowed to co-locate on the same pole if the technology would support it. The Commission asked the applicant to explore placing the pole on the north side of the driveway where it would not be so close to the Consumers pole and be closer to the infrastructure of the Saugatuck Yacht Club rather than in the middle of the grassy area near the park. Mr. Low agreed to do that research. A motion was made by Straker, 2<sup>nd</sup> by Leo to approve the installation on the north side of the driveway and to come back to the Commission if the only feasible location is on the south side of the driveway. Motion carried 6-0

**400 Culver Street – replace marquee sign**

Kristen Armstrong presented the application for the replacement of existing marquee sign with a new electronic marquee sign. The new sign would be on the same footprint of the existing sign. It would be automatically dimming. The pattern on the sign will be static, except when changing. A motion was made by Lewis, 2<sup>nd</sup> by Cannarsa to approve the application as submitted. Motion carried 6-0.

**40 Butler Street – new building two story patio**

Craig Smith from Redwater presented the application to build a new two-story open patio at the Butler Restaurant. He explained that the patio would be for seasonal use only, there would be no walls or windows, and it would consist of concrete floors, timber frame, and wrought iron rails. The applicant clarified that this project does not include the pool fence, and that the gazebo would be removed. The lighting would be down lighting and perhaps some string lighting. A motion was made by Lewis, 2<sup>nd</sup> by Pannozzo to approve the application with the condition that the lighting and ceiling be subject to an administrative review and approval. Motion carried 6-0.

**820 Holland Street – place generator**

Lisa Gonzales presented the application to place a generator on the north side of the house as far away from the street as code will allow. A motion was made by Leo, 2<sup>nd</sup> by Lewis, to approve the location of the generator as long as it screened by an enclosure. Motion carried 6-0.

**820 Holland Street – replace front steps**

Lisa Gonzales presented an application to replace the front steps. They had been deteriorated to the point that they needed to be removed. The applicant showed some different styles of steps that could possibly be used as replacements. A motion was made by Straker, 2<sup>nd</sup> by Paterson, to approve the replacement steps so long as they occupy same footprint as the original steps or no more space than the minimum required by code, and subject to administrative review and approval. Motion carried 6-0

**Administrative Approvals & Updates:**

**Public Comment:** None

**Commission Comment:**

**Adjourn:** The meeting was adjourned at 6:48 by Straker

Respectfully Submitted,

Padley Gallagher  
City Clerk



**MEMORANDUM**

**TO:** Historic District Commission  
City of Saugatuck

**FROM:** Cindy Osman,  
Zoning Administrator

**DATE:** August 24, 2021  
November 4, 2021 - Changes

**RE:** Application P-HIS-21021; 40 BUTLER ST

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BUTLER ENTERPRISES INC is requesting approval for the installation of new two story patio per application and plans

**Background:** The properties at 40 Butler Street and 48 Water Street are under common ownership and house the Butler Restaurant and the Singapore Yacht Club respectively. The Butler Restaurant is considered a non-contributing resource, while the Singapore Yacht Club is considered a contributing resource, according to a survey by Williams and Works, dated February 2010. The structures will be located wholly on the property occupied by the Butler Restaurant.

**152.08 DEVIATION FROM APPROVED PLANS.**

(A) If an owner whose plans have received a certificate of appropriateness or notice to proceed wishes to change the approved plans in any way, regardless how minor the changes, the owner shall apply to the Commission for approval of such changes prior to commencing work that incorporates the changes.

The changes are: Lighting, railing, cement board siding.

**Standards:** If the Commission agrees that the structure is non-contributing, Section V, B. of the *Local Guidelines regulating additions* would apply. It states the following:

**B. New Construction**

1. **Streetscape Compatibility** With new structures or renovations which totally change the facades, the appearance of the streetscape as a whole should be respected. Facades for new

structures should be compatible with the overall design and appearance of the surrounding streetscape in its design and appearance

2. **Architectural Style** New structures need not replicate existing styles. They may be honest modern or contemporary adaptations or reflections of traditional styles or they may be totally new, distinctive structures which are nevertheless compatible with the district's character.

3. **Compatibility of Siting and Massing**

- (a) The historic relationship between buildings, landscape features and open space should be retained. The siting should be reviewed based on existing district setbacks, orientation, spacing and distance between adjacent buildings.
- (b) The height and bulk of a new building shall be compatible with its surroundings and shall in no event exceed that of existing buildings in the Historic District.
- (c) If there is a significant variation in siting or in height and bulk from the immediately surrounding buildings which creates a material adverse impact on the character of that area, the Commission may make recommendations to the Planning Commission and/ or the Zoning Board of Appeals concerning height, massing and placement on the lot of the new construction.

4. **Compatible Detailing** In addition to the scale of the structure, details such as roof lines, materials, the size, type, and placement of windows, doors, porches, fences, chimneys and garages, should be considered in assessing the compatibility of the new structure with the existing streetscape.

5. **Pedestrian Scale** Especially in commercial areas, the scale of architectural elements should provide comfortable surroundings for pedestrians. This applies especially to heights of canopies or awnings, and heights of doors and windows.

6. **Distinguishing New from Old** New buildings should be designed so that they are compatible with, but discernable from, adjacent historic buildings.



September 22, 2021

Ms. Cindy Osman  
Planning and Zoning  
City of Saugatuck  
102 Butler Street  
Saugatuck, MI 49453

Re: The Butler – 40 Butler Street  
Site Plan & Special Use Application

Dear Ms. Osman:

Enclosed are the applications for Site Plan and Special Use at 40 Butler Street. The supplemental items will be sent to you by October 13.

Also enclosed is a check for \$300 to cover the application fees.

These items are being submitted for the October 21, 2021 regular Planning Commission meeting. Please feel free to contact me at (616) 575-5190 or [jbarr@nederveld.com](mailto:jbarr@nederveld.com) if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Jack Barr".

Jack Barr, PE  
Project Manager



## Site Plan Review Application

### LOCATION INFORMATION APPLICATION NUMBER \_\_\_\_\_ - \_\_\_\_\_

Address 40 Butler Street

Parcel Number 03-57-300-214-00

### APPLICANTS INFORMATION

Name Steve Plakmeyer Address / PO Box 5500 Cascade Road SE

City Grand Rapids State MI Zip 49546 Phone 616-698-1100

Interest In Project \_\_\_\_\_ E-Mail splakmeyer@watermarkcc.com

Signature [Handwritten Signature] Date 9/20/2021

### OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Butler Enterprises Inc. Address / PO Box 40 Butler Street / PO Box 215

City Saugatuck State MI Zip 49453 Phone 269-857-3501

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions before, during, and after the proposed work is completed.

Signature [Handwritten Signature] Date 9/20/21

### CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name TBD Contact Name \_\_\_\_\_

Address / PO Box \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

License Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

### PROPERTY INFORMATION

Depth 100.0' Width 220.0' Size 0.45 Acres Zoning District WSS Current Use Restaurant

Check all that apply:

Waterfront  Historic District  Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

### PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Outdoor seating area with two level patio structure  
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**SITE PLAN REQUIREMENTS (SECTION 154.061)**

Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. Twelve reproducible copies of a final site plan at 24" by 36" or larger, at a scale of not less than one inch equals ten feet, and one PDF electronic copy shall include:

Y N NA

- Dimensions of property of the total site area;
- A north arrow;
- Zoning classification of abutting properties;
- Required and proposed building setbacks;
- Structures on the subject property and structures adjacent properties within 100 feet of the property, including those located across the street from the property;
- Water courses and water bodies, including human-made surface drainage ways;
- Existing public right-of-way, pavements and/or private easements;
- Existing and proposed driveways, parking areas, curb cuts;
- Contours at 2-foot intervals;
- Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;
- Significant vegetation and proposed landscape plan;
- Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;
- Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate;
- Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;
- Proposed water supply and wastewater systems locations and sizes;
- Proposed fire suppression system, including details of fixtures, supply lines, hydrant locations, and/or other required features;
- Proposed floor plan with applicable features including but not limited to the location of furniture, utility rooms, restrooms, kitchens, storage area, and display areas;
- Proposed common open spaces and recreational facilities, if applicable;
- Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
- Signs, including type, locations and sizes;
- Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;
- Exterior lighting showing area of illumination and indicating the type of fixture to be used.
- Elevations of proposed buildings drawn to an appropriate scale shall include:
  1. Front, side and rear views;





- 2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and
- 3. Exterior materials and colors to be used.
- Location, if any, of any views from public places to public places across the property;
- Location, height and type of fencing; and
- The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared.

**STANDARDS FOR APPROVAL (SECTION 154.062)**

Please respond to each of the following questions by explaining how the proposed development will meet the standards for site plan approval:

\*note: not all questions will apply for all requests.

(1) How will the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings? Will the site will be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter? \_\_\_\_\_

The proposed outdoor seating structure will be complimentary to the existing restaurant use.

(2) How will the landscape be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter? \_\_\_\_\_

There is no landscaping or topographic features in the area where the proposed structure is to be located.

(3) How will the site plan provide reasonable visual and sound privacy for all dwelling units located therein? How will fences, walks, barriers and landscaping shall be used, as appropriate, be used to accomplish these purposes? \_\_\_\_\_

There are no residential units in the proximity to the proposed outdoor seating structure.

(4) How will all buildings or groups of buildings be arranged so as to permit necessary emergency vehicle access as required by the Fire Department? \_\_\_\_\_

Adequate lawn area north of the existing building provides access to the structure for emergency vehicles.

(5) How will there be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic? (All federal, state and local barrier free requirements shall be met.) \_\_\_\_\_

Concrete sidewalk will connect the existing restaurant building to this new structure.



# Site Plan Review Application

Application # \_\_\_\_ - \_\_\_\_

(6) How will the arrangement of public or common ways for vehicular and pedestrian circulation be connected to existing or planned streets and pedestrian or bicycle pathways in the area? Will streets and drives which are part of an existing or planned street pattern serving adjacent development be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan?  
Not applicable. No new drives or streets are proposed for this project.

(7) How will all streets be developed in accordance with city specifications, unless developed as a private road?  
Not applicable. No new drives or streets are proposed for this project.

(8) How will appropriate measures be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system? Will provisions be made to accommodate storm water, prevent erosion and the formation of dust? The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems.  
Storm water from the new building roof will be collected and conveyed to the river. No site storm water will flow onto neighboring properties.

(9) How will all loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height? (See §§ [154.142](#) through [154.144](#)).  
Not applicable. No new loading/unloading areas, storage or trash enclosures are proposed for this project.

(10) How will exterior lighting be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? Flashing or intermittent lights shall not be permitted.  
Minimal string lights will be provided for the seating areas as shown on the architectural renderings.

**OFFICE USE ONLY:**  
Application Complete \_\_\_\_\_ Paid \_\_\_\_\_ Date Paid \_\_\_\_\_  
Notice Sent \_\_\_\_\_ Resident Notification \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Special Land Use Application

### LOCATION INFORMATION APPLICATION NUMBER \_\_\_\_\_ - \_\_\_\_\_

Address 40 Butler Street

Parcel Number 03-57-300-214-00

### APPLICANTS INFORMATION

Name Steve Plakmeyer Address / PO Box 5500 Cascade Road, SE

City Grand Rapids State MI Zip 49456 Phone 616-698-1100

Interest In Project \_\_\_\_\_ E-Mail splakmeyer@watermarkcc.com

Signature  Date 9/20/2021

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City Saugatuck State MI Zip 49453 Phone 269-857-3501

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Signature  Date 9/20/2021

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Name TBD Contact Name \_\_\_\_\_

Address / PO Box \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

License Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

### PROPERTY INFORMATION

Depth 100.0' Width 220.0' Size 0.45 Acres Zoning District WSS Current Use Restaurant

Check all that apply:

Waterfront  Historic District  Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

### PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Outdoor seating area  
\_\_\_\_\_  
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**SITE PLAN REQUIREMENTS (SECTION 154.061)**

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. Twelve reproducible copies of a final site plan, 24" by 36" or larger, at a scale of not less than one inch equals ten feet, and a PDF of the plan set shall include:

Y N NA

- The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared;
- Dimensions of property of the total site area;
- A north arrow;
- Contours at 2-foot intervals;
- Zoning classification of the subject property and abutting properties;
- Required and proposed building setbacks;
- Location of structure on the subject property and structures on adjacent properties within 100 feet of the property, including those located across the street from the property;
- Existing and proposed driveways, parking areas, walk ways, curb cuts, and other hardscape features;
- Existing water courses, water bodies, including human-made surface drainage ways, floodplain, and wetlands;
- Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;
- Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate;
- Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;
- Proposed water supply and wastewater systems locations and sizes;
- Proposed fire suppression system, including details of fixtures, supply lines, hydrant locations, and/or other required features;
- Proposed floor plan with applicable features including but not limited to the location of furniture, utility rooms, restrooms, kitchens, storage area, and display areas;
- Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;
- Proposed common open spaces and recreational facilities, if applicable;
- Existing significant vegetation;
- Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
- Signs, including type, locations and sizes;
- Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;



- Exterior lighting showing area of illumination and indicating the type of fixture to be used;
- Elevations of proposed buildings drawn to an appropriate scale shall include:
  1. Front, side and rear views;
  2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and
  3. Exterior materials and colors to be used;
- Location, if any, of any views from public places to public places across the property; and
- Location, height and type of fencing;

**STANDARDS FOR APPROVAL (SECTION 154.082)**

Please respond to how the request will meet each of the following standards for special land use:

- (1) How will the location, size, height and intensity of the principal and/or accessory operations, compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property?

The proposed outdoor seating structure will be complimentary to the existing restaurant use.

- (2) How will the proposed request consistent with, and will promote the intent and purpose of this chapter?

It will provide additional seating capacity for the existing use which is consistent with the zone district.

- (3) How will the proposed request compatible with the natural environment and will it conserve natural resources and energy?

There are no environmental features in the area where the proposed structure is planned.

- (4) How will the proposed request consistent with existing and future capabilities of public services and facilities?

The proposed structure will have minimal impact on public services.

- (5) How will the proposed request protect the public health, safety and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the city as a whole?

The expansion of the restaurant use with this outdoor seating structure will provide a more contained area for seating.

- (6) How will the proposed request create any hazards arising from storage and use of inflammable fluids?

Not applicable. No hazards are proposed with this use.



# Special Land Use Application

Application # \_\_\_\_ - \_\_\_\_

(7) How will the proposed request will be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development? In particular:

(a) Will the property be easily accessible to fire and police?

Yes, adequate lawn area is provided along the north side of the existing building for emergency services.

(b) Will measure be taken as to not create or add to any hazardous traffic condition?

No added traffic is expected with the project.

(8) How will the proposed request be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof?

The proposed seating structure is two stories, approximately 30 feet in total height, similar to a single family home.

(9) How will the nature, location, size and site layout of proposed request be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district?

The proposed outdoor seating structure will be complimentary to the existing restaurant use of the property.

(10) How will the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located?

No residential dwellings are located adjacent to the property.

**OFFICE USE ONLY:**

Application Complete \_\_\_\_\_ Date \_\_\_\_\_ Fee Paid \_\_\_\_\_ Date Paid \_\_\_\_\_

Notice Sent \_\_\_\_\_ Resident Notification \_\_\_\_\_ Hearing Date \_\_\_\_\_

Notes: \_\_\_\_\_

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63033

**Redwater Collection**

5500 CASCADE RD SE  
GRAND RAPIDS, MI 49546  
(616) 285-9898 FAX (616) 929-1699

TCF NATIONAL BANK MINNESOTA  
Cottage Grove, MN 55016-4007

17-7000/2910

Sep 17, 2021

PAY TO THE  
ORDER OF

The City of Saugatuck

\$ \*300.00\*

Three Hundred Dollars and Zero Cents

DOLLARS

The City of Saugatuck  
102 Butler St.  
PO Box 86  
Saugatuck, MI 49453



AUTHORIZED SIGNATURE

MEMO

⑈063033⑈ ⑆291070001⑆ 5410159631⑈

**Redwater Collection**

63033

Vendor Company Name		Vendor Number	Check Date	Check No.	
The City of Saugatuck		WM-THECISAU	Sep 17, 2021	63033	
Invoice Number	Invoice Date	Invoice Amount	Total Paid	Discount/Adj	Payment Amount
BT21 SLU	Sep 17, 2021	\$150.00	\$150.00		\$150.00
BT21 SPR	Sep 17, 2021	\$150.00	\$150.00		\$150.00
				<b>This Page Total</b>	\$300.00
				<b>Check Total</b>	\$300.00

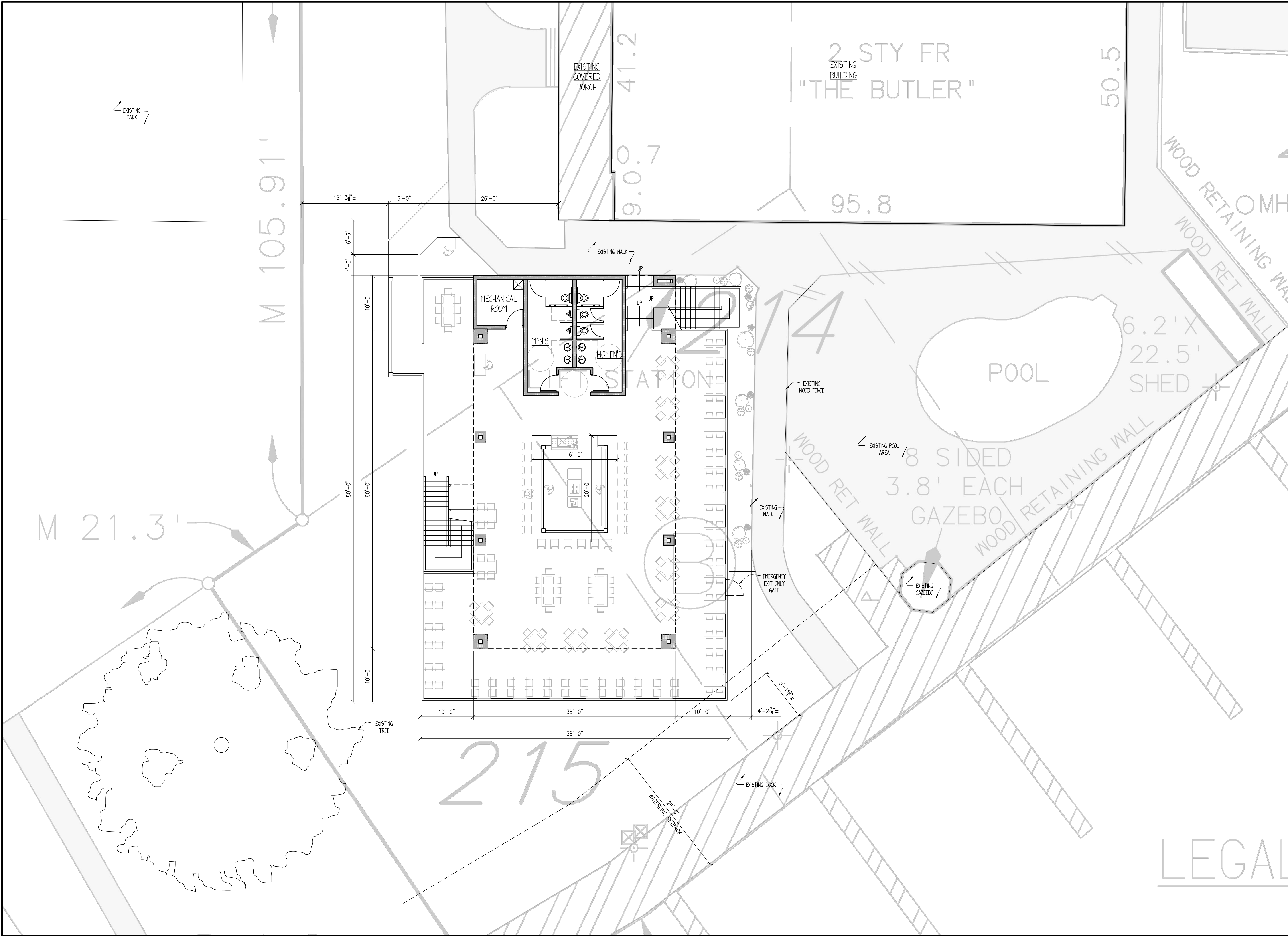








The  
Butler



PRELIMINARY  
NOT FOR CONSTRUCTION

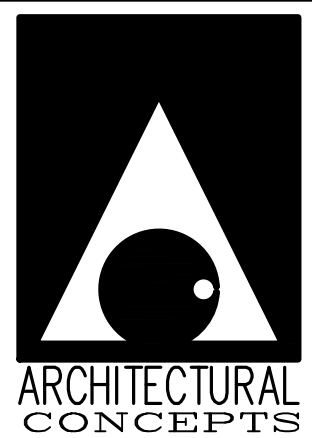
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE SOLE, CONFIDENTIAL AND EXCLUSIVE PROPERTY OF ARCHITECTURAL CONCEPTS. PUBLICATION OF THIS DRAWING IS LIMITED SOLELY TO THE SPECIFIC PROJECT AND/OR SITE NOTED HEREIN. REPRODUCTION, PUBLICATION, REUSE OR MODIFICATION OF THIS DOCUMENT IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECTURAL CONCEPTS.

DATE	REVISION
09-23-2021	FOR SITE PLAN APPROVAL

PROPOSED PATIO FOR:



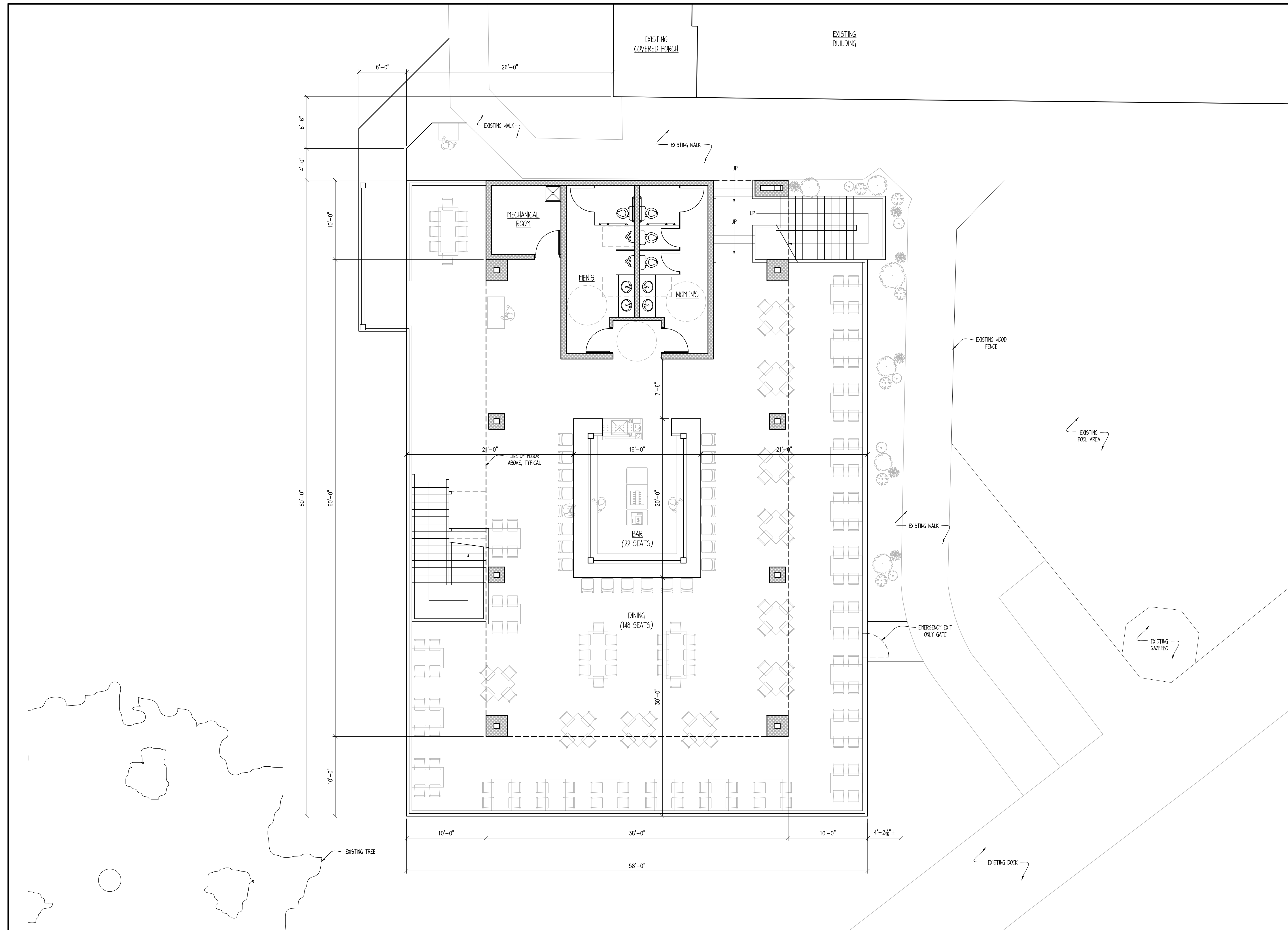
40 BUTLER STREET  
SAUGATUCK, MI 49453



ARCHITECTURE  
PLANNING  
ENGINEERING  
6650 CROSSING DRIVE, S.E.  
GRAND RAPIDS, MI 49508  
(616) 554-1222  
FAX (616) 554-1225

DATE	SEPT. 23, 2021	PROJECT No.	-
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SHEET No.	C-1
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PRELIMINARY  
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DATE	REVISION
09-23-2021	FOR SITE PLAN APPROVAL

PROPOSED PATIO FOR:



40 BUTLER STREET  
SAUGATUCK, MI 49453

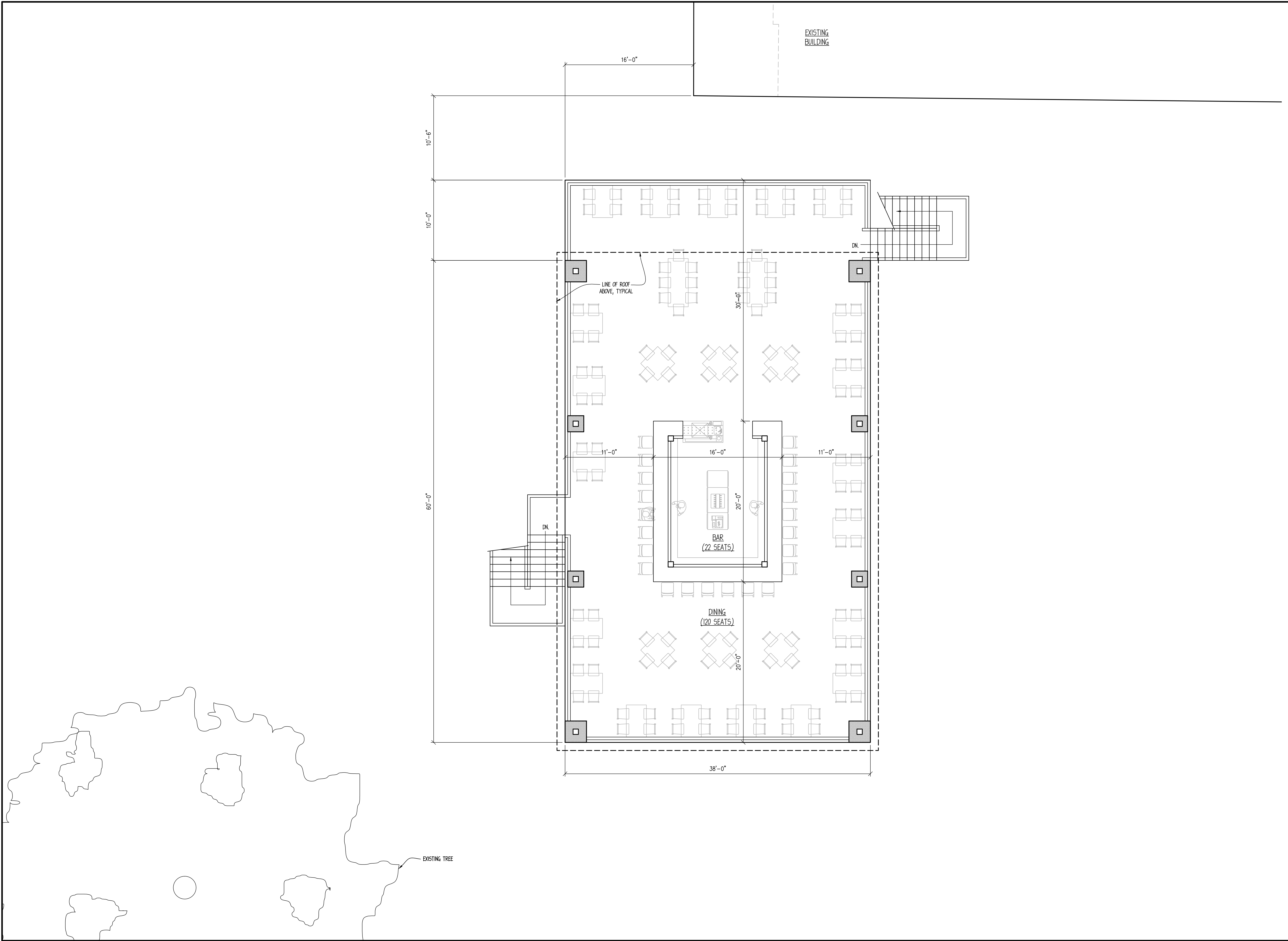


ARCHITECTURE  
PLANNING  
ENGINEERING  
6650 CROSSING DRIVE, S.E.  
GRAND RAPIDS, MI 49508  
(616) 554-1222  
FAX (616) 554-1225

DATE	SEPT. 23, 2021	PROJECT No.	-
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SHEET No.	
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A-1



PRELIMINARY  
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09-23-2021	FOR SITE PLAN APPROVAL

PROPOSED PATIO FOR:



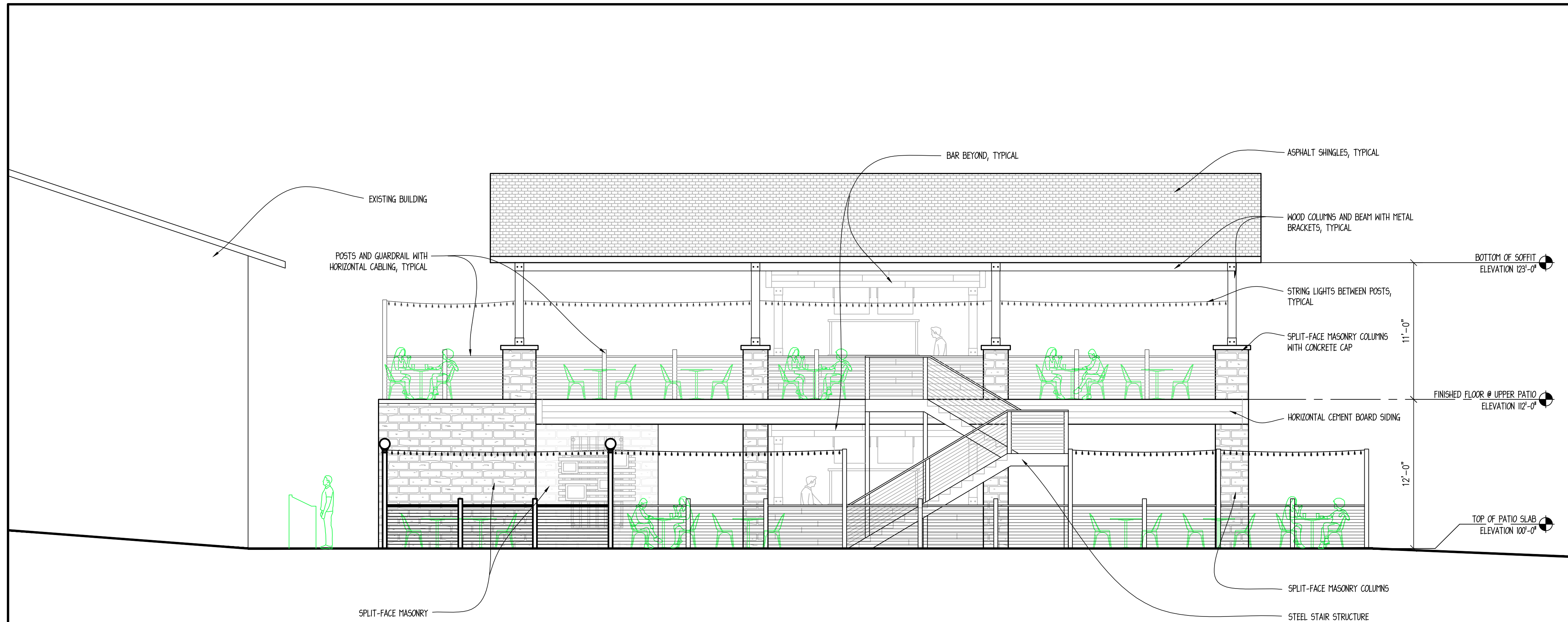
40 BUTLER STREET  
SAUGATUCK, MI 49453



ARCHITECTURE  
PLANNING  
ENGINEERING  
6650 CROSSING DRIVE, S.E.  
GRAND RAPIDS, MI 49508  
(616) 554-1222  
FAX (616) 554-1225

DATE	SEPT. 23, 2021	PROJECT No.	-
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SHEET No.	A-2
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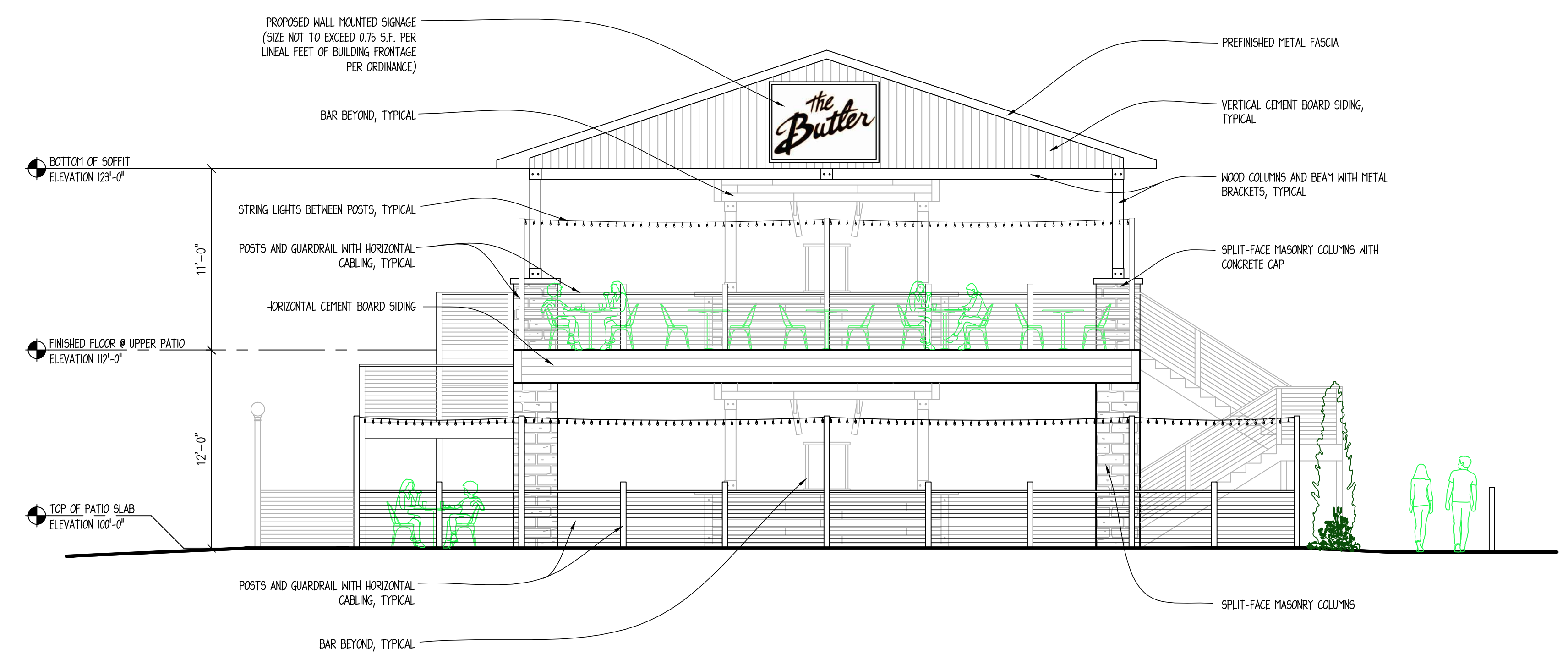


2 NORTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE SOLE, CONFIDENTIAL AND EXCLUSIVE PROPERTY OF ARCHITECTURAL CONCEPTS. PUBLICATION OF THIS DRAWING IS LIMITED SOLELY TO THE SPECIFIC PROJECT AND/OR SITE NOTED HEREIN. REPRODUCTION, PUBLICATION, REUSE OR MODIFICATION OF THIS DOCUMENT IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECTURAL CONCEPTS.

DATE	REVISION
09-23-2021	FOR SITE PLAN APPROVAL

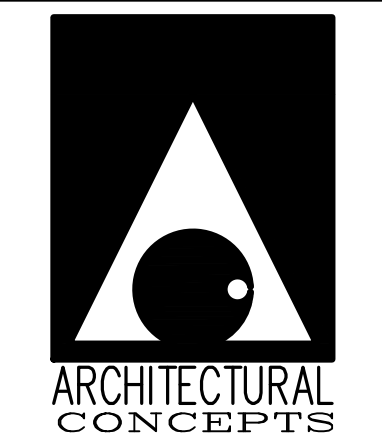


1 WEST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"

PROPOSED PATIO FOR:



40 BUTLER STREET  
SAUGATUCK, MI 49453

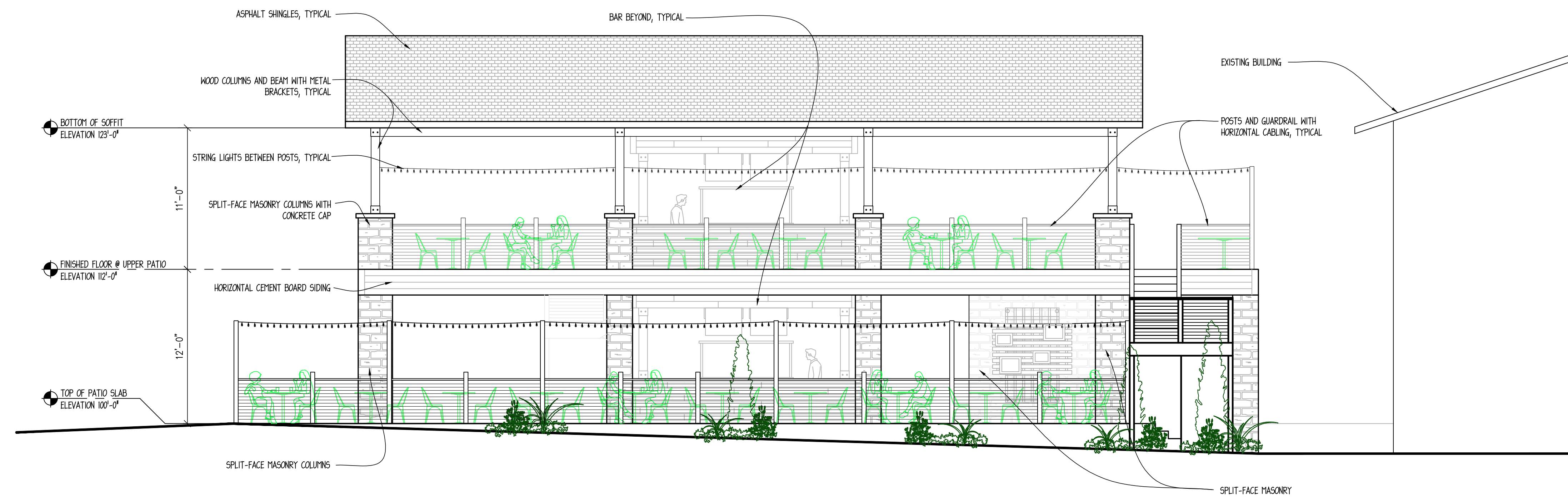


ARCHITECTURE  
PLANNING  
ENGINEERING  
6650 CROSSING DRIVE, S.E.  
GRAND RAPIDS, MI 49508  
(616) 554-1222  
FAX (616) 554-1225

DATE SEPT. 23, 2021 PROJECT No. -

SHEET No.

A-3

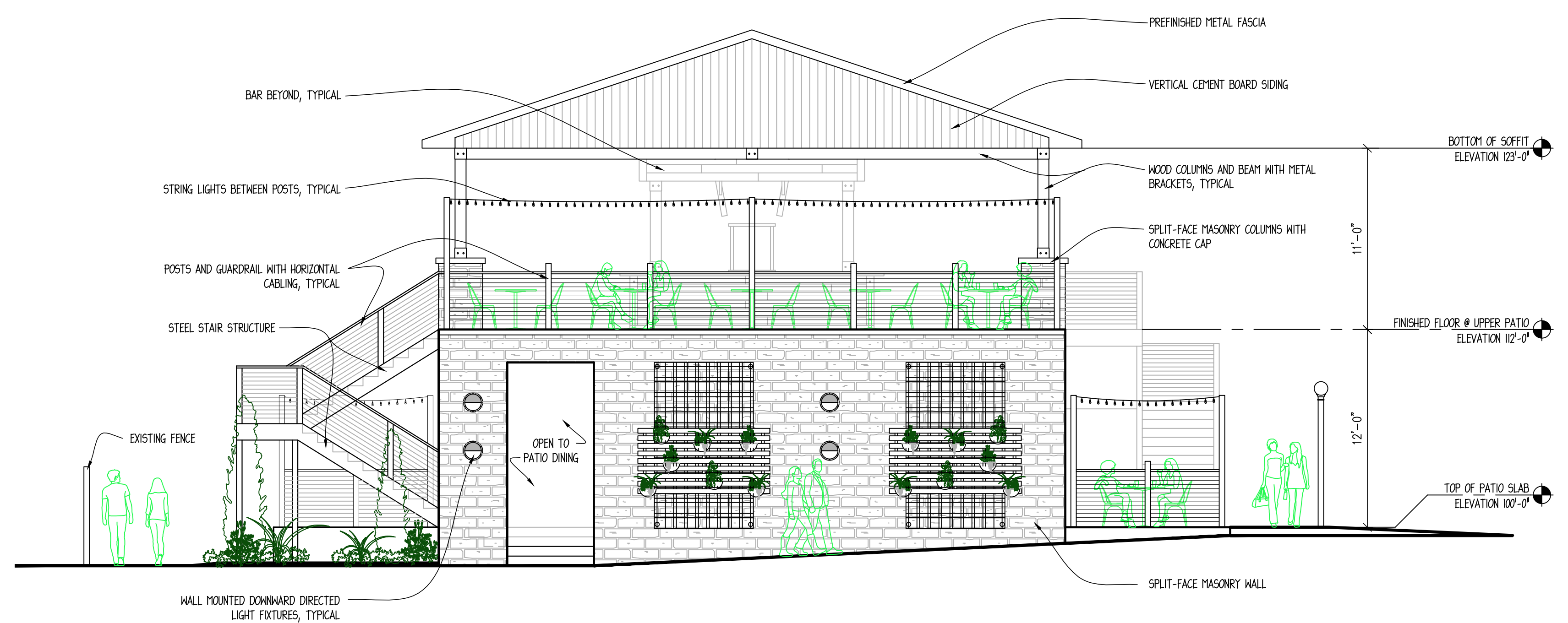


2 SOUTH ELEVATION  
A-4 SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

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DATE	REVISION
09-23-2021	FOR SITE PLAN APPROVAL

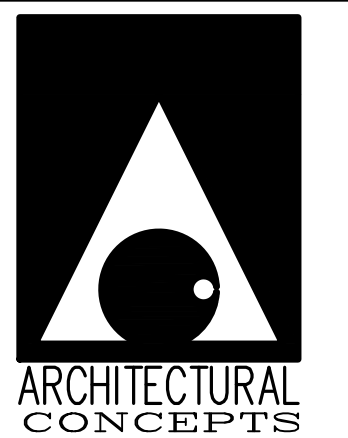


1 EAST ELEVATION  
A-4 SCALE: 3/16" = 1'-0"

PROPOSED PATIO FOR:



40 BUTLER STREET  
SAUGATUCK, MI 49453



ARCHITECTURE  
PLANNING  
ENGINEERING  
6650 CROSSING DRIVE, S.E.  
GRAND RAPIDS, MI 49508  
(616) 554-1222  
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DATE	SEPT. 23, 2021	PROJECT No.	-
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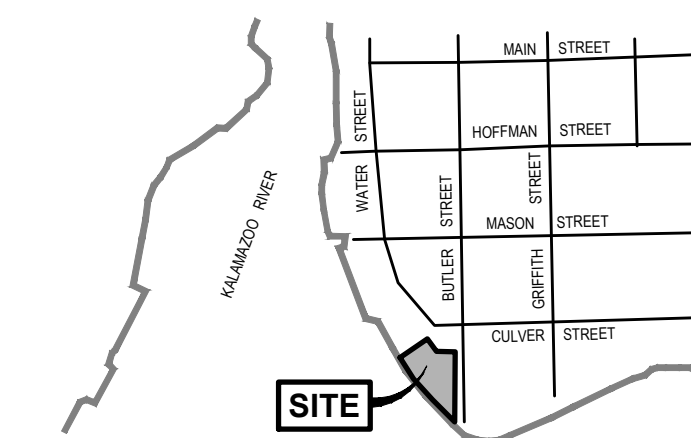
SHEET No.	A-4
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**PREPARED FOR:**  
 Redwater Group  
 Craig Smith  
 5500 Cascade Road SE  
 Suite 200  
 Grand Rapids, MI 49546

**REVISIONS:**  
 Title: City Submittal  
 Drawn: Brad M. Checked: Jack B. Date: 10.12.2021

**The Butler**  
**Existing Site Conditions & Removals**  
 40 Butler Street  
 PART OF THE SW 1/4 OF SECTION 9, T3N, R18W,  
 CITY OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN

**STAMP:**  
**PROJECT NO:**  
 21201851  
**SHEET NO:**  
**C-201**



**LOCATION MAP**  
 NOT TO SCALE

**BENCHMARKS**

**BENCHMARK #1** ELEV. = 586.63 (NGVD29)  
 Railroad spike in E. side of utility pole, 1.3' above grade located 27'± W. of C/L Butler St. & 220'± S. of C/L Culver Street.

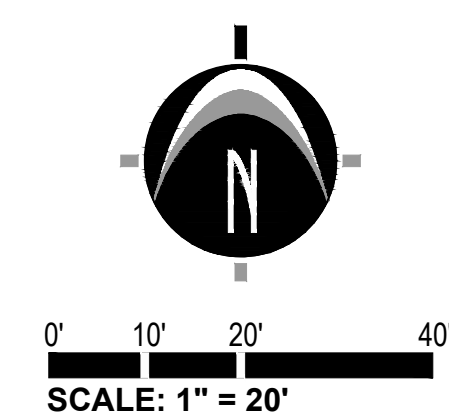
**BENCHMARK #2** ELEV. = 584.95 (NGVD29)  
 Top of SE. flange bolt on hydrant (under "M" of "MADE"), 1.6' above grade located at the S. end of Butler St. 3'± S. of back of curb & 15'± E. of C/L Culver Street.

**REMOVAL NOTES**

- REMOVE EXISTING LIGHT POLE
- REMOVE EXISTING WOOD DECK
- REMOVE EXISTING STAIRS
- REMOVE EXISTING FENCE

**LEGEND**

- Air Conditioner
- Benchmark / Control Point
- Catch Basin - Square
- Cable Riser
- Electric Riser
- Flag
- Gas Meter
- Guy Anchor
- Hydrant
- Iron - Set
- Iron - Found
- Light Pole
- Manhole
- Post
- Phone Riser
- Utility Pole
- Water Valve
- Yard Drain
- Overhead Utility
- Fence
- Asphalt
- Concrete
- Existing Building
- Existing Wood Deck Removal
- Existing Contour
- 100 Year Floodplain Limits (Elev. 584.0)

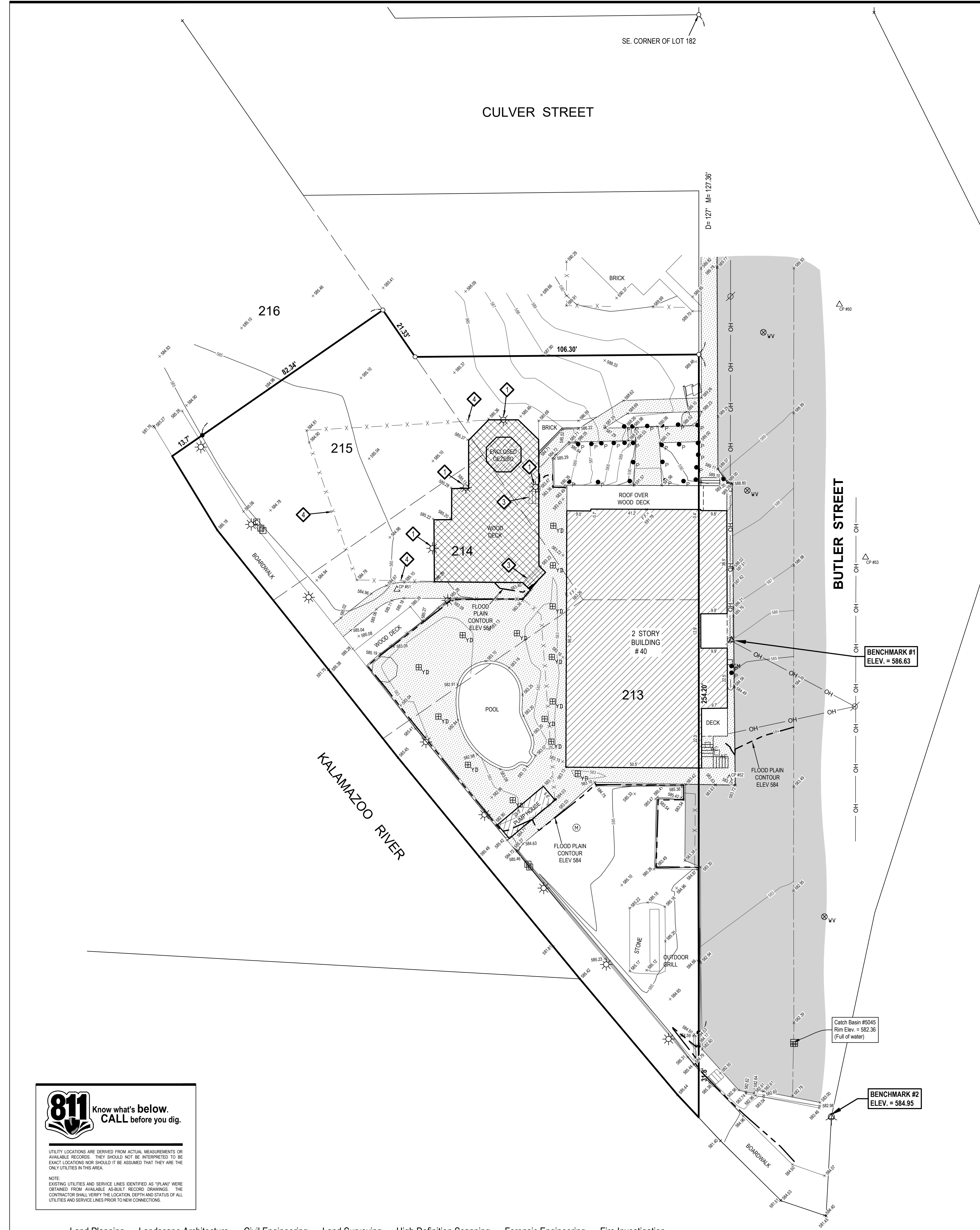


**SURVEYOR'S NOTES**

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260305, Panel Number 0001C, with an Effective Date of February 1, 1980, shows this parcel to be located in Zone C and Zone A2 (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- 2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility location requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 3) Waters edge as plotted and shown hereon was field located on September 14, 2021. The boundary along the waters edge is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
- 4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

**DESCRIPTION**

LOTS 213, 214 & 215 ALSO COM 127 FT S OF SE COR OF LOT 182 TH S TO NE COR LOT 213 TH W TO NE LINE LOT 214 TH NWLY ALG NE LINE TO A PT DJE W OF BEG TH E TO BEG KALAMAZOO PLAT. TAX MAP-0.45 AC



**811** Know what's below.  
 CALL before you dig.

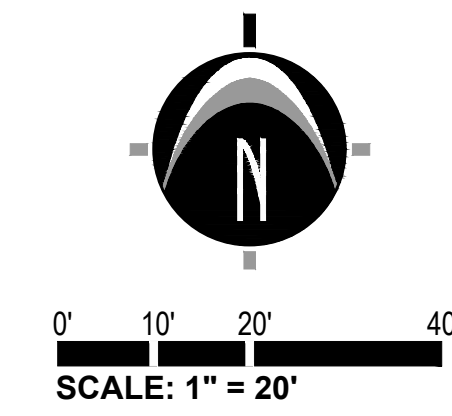
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



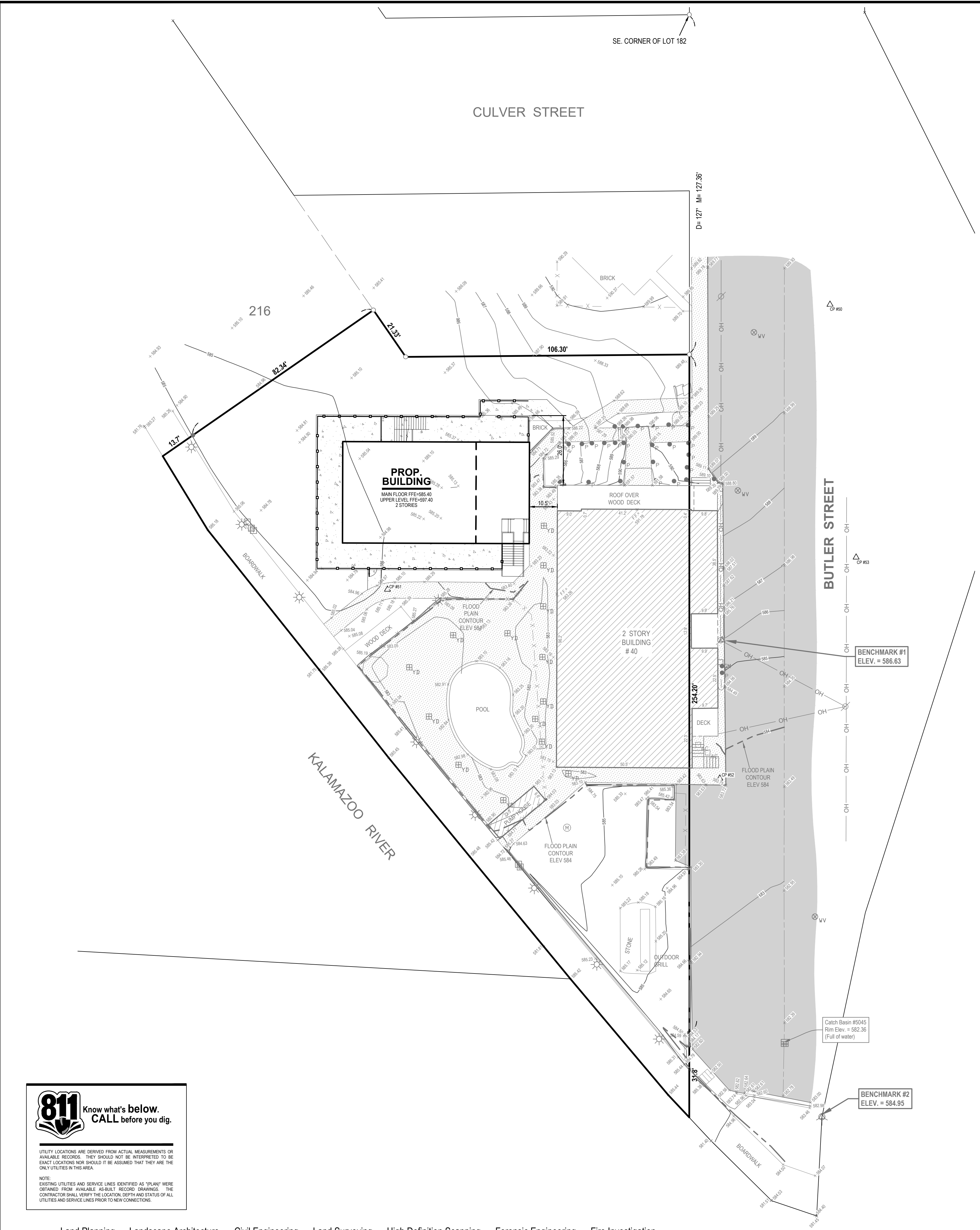
**PREPARED FOR:**  
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 5500 Cascade Road SE  
 Suite 200  
 Grand Rapids, MI 49546

**REVISIONS:**  
 Title: City Submittal  
 Drawn: Brad M. Checked: Jack B. Date: 10.12.2021



**LEGEND**

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED CONCRETE (STANDARD DUTY)



**811** Know what's below.  
 CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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**The Butler**  
**Site Layout Plan**  
 40 Butler Street  
 PART OF THE SW 1/4 OF SECTION 9, T3N, R18W,  
 CITY OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 21201851

**SHEET NO:**  
**C-205**



**MEMORANDUM**

**TO:** Historic District Commission  
City of Saugatuck

**FROM:** Cindy Osman

**DATE:** November 4, 2021

**RE:** **Application P-HIS-#####; 790 LAKE ST**

PORZONDEK JOHN T is requesting approval for the new construction of two accessory units on 790 Lake St. Landscaping and a pool are also to be added to this property, but are not to be reviewed by the Commission.

**Background:** In the course of the settlement of a federal lawsuit, the City agreed to change the status of this property from contributing to non-contributing.

**Non-Contributing Resources:** Resources may not contribute to the historic character of the district for several reasons:

(a) Some are over 50 years old, but their original design has been significantly altered. For these, even when documentation of the original design and details is available, the Commission must decide whether enough remains to justify restoration to the original design. Otherwise, **the guidelines for new construction should be applied (section V).**

**Standards:** Since this resource is non-contributing, Section V, B. of the *Local Guidelines regulating additions* would apply. It states the following:

**B. New Construction**

1. **Streetscape Compatibility** With new structures or renovations which totally change the facades, the appearance of the streetscape as a whole should be respected. Facades for new structures should be compatible with the overall design and appearance of the surrounding streetscape in its design and appearance

2. **Architectural Style** New structures need not replicate existing styles. They may be honest modern or contemporary adaptations or reflections of traditional styles or they may be totally new, distinctive structures which are nevertheless compatible with the district's character.

102 Butler Street • P.O. Box 86 • Saugatuck, MI 49453  
Phone: 269-857-2603 • Website: [www.saugatuckcity.com](http://www.saugatuckcity.com)

### **3. Compatibility of Siting and Massing**

- (a) The historic relationship between buildings, landscape features and open space should be retained. The siting should be reviewed based on existing district setbacks, orientation, spacing and distance between adjacent buildings.
- (b) The height and bulk of a new building shall be compatible with its surroundings and shall in no event exceed that of existing buildings in the Historic District.
- (c) If there is a significant variation in siting or in height and bulk from the immediately surrounding buildings which creates a material adverse impact on the character of that area, the Commission may make recommendations to the Planning Commission and/ or the Zoning Board of Appeals concerning height, massing and placement on the lot of the new construction.

**4. Compatible Detailing** In addition to the scale of the structure, details such as roof lines, materials, the size, type, and placement of windows, doors, porches, fences, chimneys and garages, should be considered in assessing the compatibility of the new structure with the existing streetscape.

**5. Pedestrian Scale** Especially in commercial areas, the scale of architectural elements should provide comfortable surroundings for pedestrians. This applies especially to heights of canopies or awnings, and heights of doors and windows.

**6. Distinguishing New from Old** New buildings should be designed so that they are compatible with, but discernable from, adjacent historic buildings.

**Comment:** No description was provided for the new construction.



DATE 10-26-2021

PROPERTY ADDRESS \_\_\_\_\_

### HISTORIC DISTRICT APPLICATION

*Failure to answer all pertinent questions and to supply all of the requested information could delay processing of this application*

PROPERTY OWNER JOHN PORZONDEK EMAIL JPORZONDEK@YAHOO.COM

ADDRESS / PO BOX 790 LAKE ST

SIGNATURE [Signature] PHONE 269-414-9444

APPLICANT NAME JOHN PORZONDEK EMAIL SAME

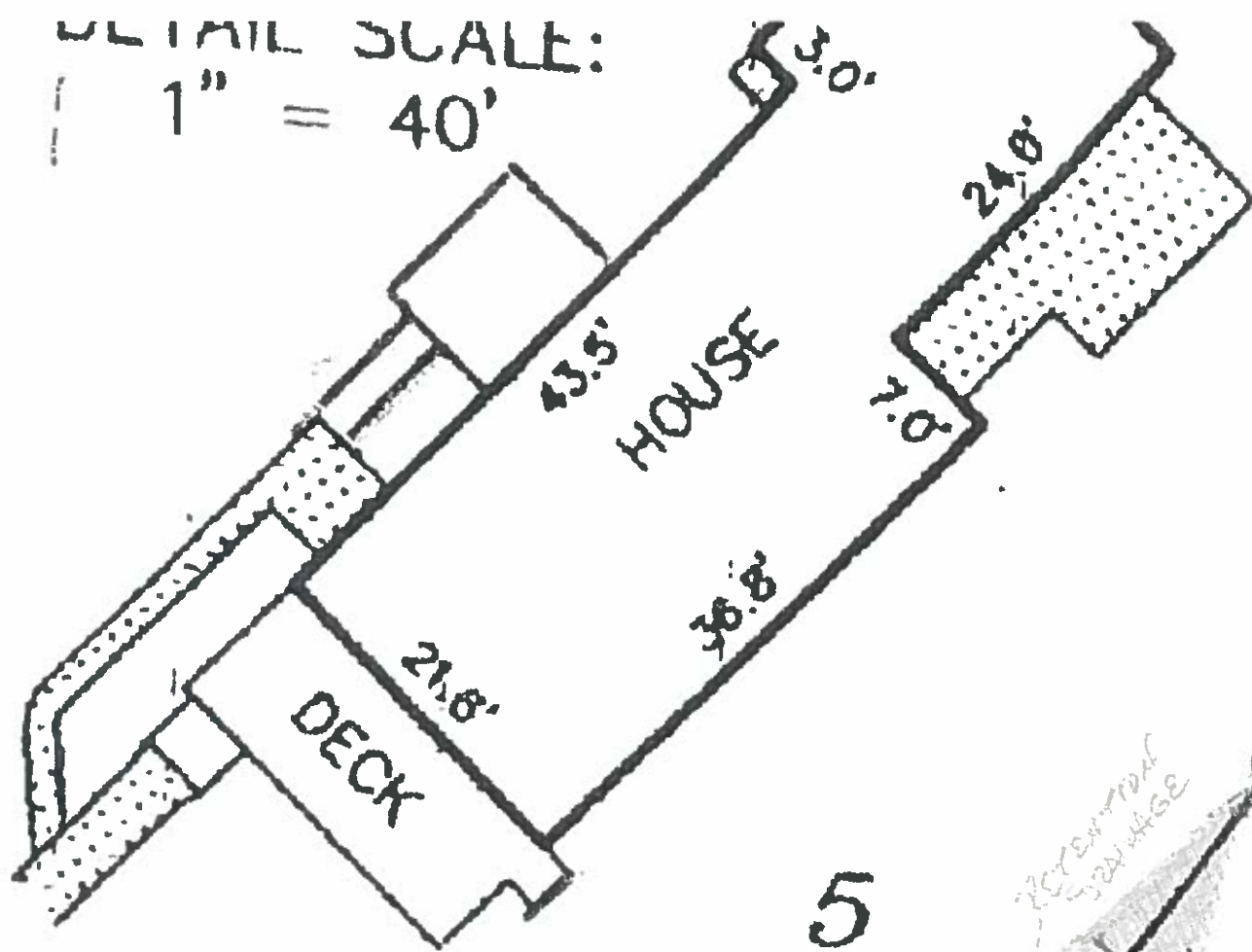
ADDRESS / PO BOX SAME

SIGNATURE [Signature] PHONE SAME

#### CHECKLIST

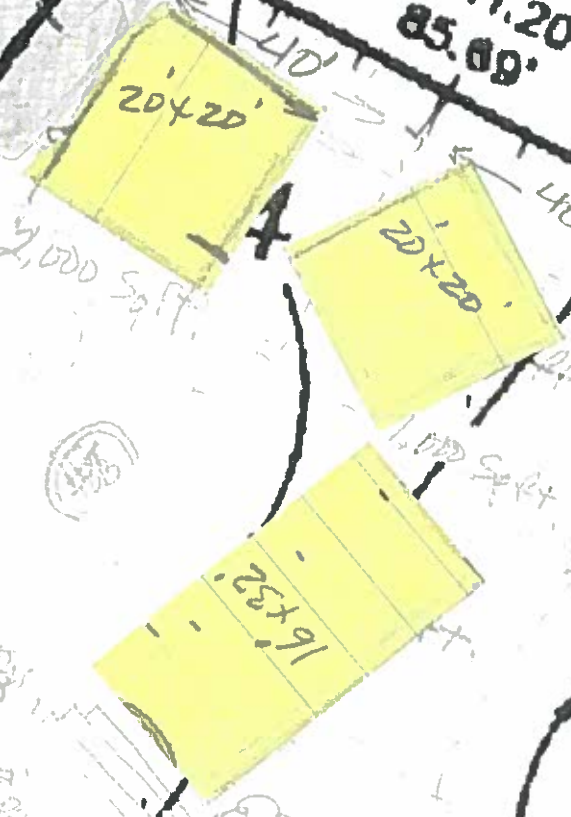
- PHOTOS OF EACH SIDE OF STRUCTURE IN PRESENT CONDITION LABELED W/THE FOLLOWING:
  - \*LOCATION
  - \*ADDRESS
  - \*DATE
- CLOSE UP PHOTOS OF PRESENT CONDITION OF STRUCTURE PROPOSED FOR ALTERATION LABELED
- ELEVATION AND/OR SCALED DRAWINGS OF FAÇADE OF STRUCTURE PROPOSED FOR ALTERATION SHOWING ARCHITECTURAL DETAILS TO BE ADDED/REMOVED/ALTERED
- SKETCH IDENTIFYING ALL EXISTING AND PROPOSED MATERIALS / FINISHES THAT INCLUDE MATERIAL LIST
- PHYSICAL SAMPLES OF MATERIALS / ITEMS TO BE INSTALLED ACCURATELY DEPICTING TEXTURE/SCALE OF NEW MATERIAL
- DETAILED SITE PLAN OF THE PARCEL WITH DIMENSIONS, EXISTING STRUCTURES AND LOCATION OF NEW STRUCTURES INCLUDING FENCES
- DETAILED DESCRIPTION OF THE PROJECT LISTING ALL IMPROVEMENTS THAT ARE VISIBLE ON THE EXTERIOR OF THE STRUCTURE OR SITE (USE SEPARATE PAGE)
- NAME BRAND AND SERIES NUMBER OF ALL NEW / REPLACEMENT WINDOWS

DETAIL SCALE:  
1" = 40'

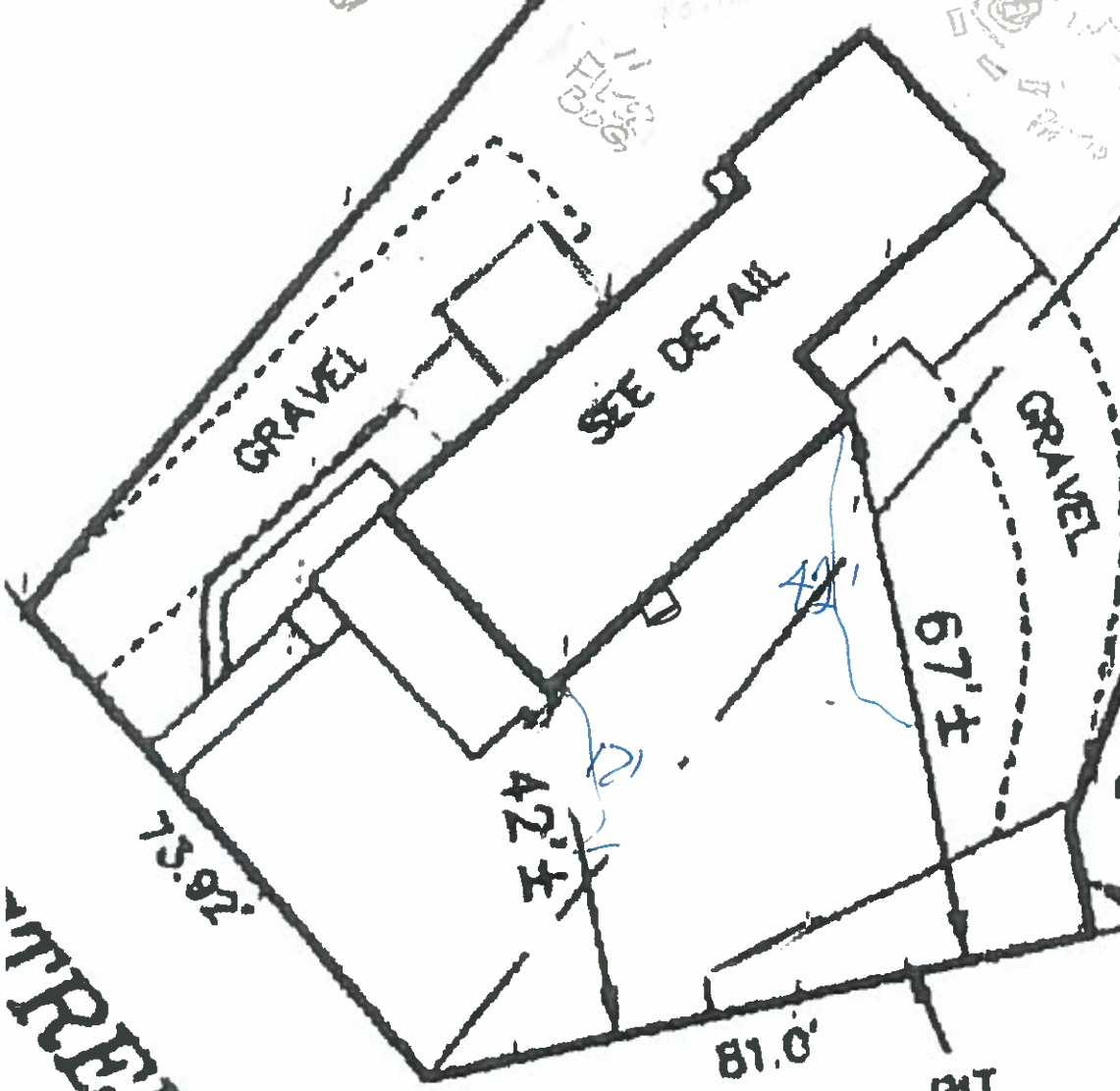


N34°03'15"E 132.00'  
EXCEPTION  
S32°10'08"W

N87°11'20"W  
85.89'



← 100 →  
212'±



S71°14'00"W  
51.29'

EXCEPTION

N72°23'00"E  
117.0'

STATE STR.

S15°45'00"W  
43.87'

S17°37'00"E  
13.81'

BIT. CONG.