

# Saugatuck Zoning Board of Appeals Meeting Saugatuck, Michigan, August 11, 2022, Minutes

The Saugatuck Zoning Board of Appeals  
Met in regular session at 7:00 p.m.  
City Hall, 102 Butler Street, Saugatuck, Michigan.

1. **Call to Order** by Chairperson Bont at 7:00 p.m.

2. **Attendance:**

Present: Bont, Bouck, Muir & Hundreiser.

Absent: Kubasiak, Crawford & McPolin.

Others Present: Interim Zoning Administrator/City Manager Heise.

3. **Agenda Changes/Approval of Agenda:**

- a. Agenda item 4B (640/650 Water Street – setback and use) has been removed from the agenda per the request of the applicant.

*Motion by Bouck, second by Hundreiser to change the agenda to delete the item of business for 640/650 Water Street and postpone that until the applicant reapplies. Upon roll call vote, motion carried 4-0.*

4. **Approval of Minutes:**

*Motion by Bouck, second by Muir, to postpone the approval of minutes until the next meeting. Upon roll call vote, motion carried 4-0.*

5. **New Business:**

**1034 Holland Street-height:**

**Public Hearing Procedure:**

A. Hearing was called to order by the Chair at 7:06 p.m.

B. Summary by Interim Zoning Administrator:

The property is located in the commercial district within the residential r1 zoning district, a plat that was recorded in 1971 and approved by City (then Village) of Saugatuck, and by the State of Michigan. There have been some adjustments to the lot line adjustments to deal with some access and easements. The lot is slightly larger than it used to be, but they have some topography issues that they are dealing with. In 2019, the Zoning Board of Appeals granted a similar variance on this property, but that property was sold, and the variance expired. The applicant proposes to demolish an existing house build a new house proximately 32.5 feet in height, where a maximum of 28 feet is allowed with a peak height of 34 feet, nine inches where the maximum height is 32 feet.

A. Presentation by the Applicant:

Mike Schaap, on behalf of the owners, Troy and Katie James presented the project of a two-story home situated on the very steep slope on the Kalamazoo River. The request is an additional 2'10" in height from average natural grade to peak roof height. The existing natural grade is so steep that it will be several feet below the basement floor. This situation causes the average natural grade to be extremely low. They have done everything they can including planning for a 3:12 pitch roof which is the lowest possible pitch possible with an asphalt roofing material to reduce the height of the structure, while maintaining a certain aesthetic quality.

- D. Public comment regarding the application
  - *Participants shall identify themselves by name and address*
  - *Comments/Questions shall be addressed to the Chair*
  - *Comments/Questions shall be limited to five minutes*
- 1. Supporting comments (audience and letters)-
  - a. Gary Kemp, Saugatuck City Resident and neighbor of proposed project site. Spoke in support of the project.
- 2. Opposing comments (audience and letters)- **None**
- 3. General comments (audience and letters)- **None**
- 4. Repeat comment opportunity (Supporting, Opposing, General)-**None**
- E. Public comment portion closed by the Chair at 7:17 p.m.
- F. Commission deliberation
- G. Commission action

The board went into deliberation and the Board discussed the standards:

Standard 1. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome. This standard is met.

Standard 2. That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others. This standard is met.

Standard 3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions. This standard is met.

Standard 4. That the problem is not self-created or based on personal financial circumstances. This standard is met.

*A motion was made by Muir, 2<sup>nd</sup> by Bouck, Move to approve/deny application V220006 for a new house at 1034 Holland Street with an average height of not more than 32.5 feet resulting in a variance of 4.5 feet and a maximum peak height of 34.75 for a variance of 2.75 feet. The proposed home will meet all the setback requirements. The staff report shall be attached to the minutes and become part of the findings of fact. Upon roll call, the motion carried 4-0.*

**6. Unfinished Business:** None

**7. Communications:** None

**8. Public comment:** None

**9. Reports of Officers and Committees:** Thanked Bruce and Chris for being here. Chris Patterson spoke about the minutes not being approved earlier in the meeting.

*A motion was made by Bouck, 2<sup>nd</sup> by Muir, to reconsider the motion to postpone approving the minutes from the last meeting. Upon roll call, motion passed 4-0.*

*A motion was made by Bouck, 2<sup>nd</sup> by Muir, to approve the minutes as presented from the previous meeting, which was conducted on June 9<sup>th</sup>, 2022. Upon roll call, motion passed 4-0.*

**10. Adjournment:** Meeting adjourned at 7:30 by Bont.

Respectfully Submitted,  
 Jamie Wolters  
 City Clerk