



**Planning Commission Meeting
February 17, 2022 City Hall
102 Butler Street, Saugatuck, MI
7:00 PM**

1. **Call to Order/Roll Call:**
2. **Approval of Agenda:**
3. **Approval of Minutes: January 20, 2022**
4. **Public Comment on Agenda Items:** Limit 3 minutes
5. **Old Business:** None
6. **New Business:**
 - a. **Special land use and site plan review for 449 Water and 121 Mary Street**
7. **Communications:**
8. **Reports of Officers and Committees:**
9. **Public Comments:** Limit 3 minutes
10. **Adjournment**

***Public Hearing Procedure**

- A. Hearing is called to order by the Chair
- B. Summary by the Zoning Administrator
- C. Presentation by the Applicant
- D. Public comment regarding the application
 - 1) Participants shall identify themselves by name and address
 - 2) Comments/Questions shall be addressed to the Chair
 - 3) Comments/Questions shall be limited to five minutes
 1. Supporting comments (audience and letters)
 2. Opposing comments (audience and letters)
 3. General comments (audience and letters)
 4. Repeat comment opportunity (Supporting, Opposing, General)
- E. Public comment portion closed by the Chair
- F. Commission deliberation
- G. Commission action



PROPOSED PLANNING COMMISSION SPECIAL MEETING MINUTES SAUGATUCK, MICHIGAN, JANUARY 20, 2022

The Planning Commission met for a Regular Commission Meeting at 7:00 p.m. at City Hall, 102 Butler St., Saugatuck, MI 49453.

1. Call to Order:

The meeting was called to order by Chairperson Fox at 7:00 p.m.

Attendance:

Present: Broeker, Crawford, Fox, Gardner, Gaunt & Heriford.

Absent: Manns was excused

Others Present: Zoning Administrator Osman

2. Approval of Agenda:

A motion was made by Gardner, 2nd by Gaunt, to approve the agenda. The motion carried 6-0.

3. Approval of Minutes:

- Correction to minutes from December 16, 2021:
 - Item #5, remove the sentence “The Planning Commission.”
- Correction to minutes from January 8, 2022:
 - Item #1, change time from 10:06 p.m. to 10:06 a.m.

A motion was made by Heriford, 2nd by Broeker, to approve the minutes. The motion carried 6-0.

4. Public Comment: None

5. Old Business:

None

6. New Business:

A. Election of officers:

Crawford nominated Fox as Chairperson. The voice vote carried 6-0

Gardner nominated Manns as Vice Chairperson. The voice vote carried 6-0.

B. Adopt a plan for goals and objectives for the 2022 and 2023 calendar:

The Planning Commission reviewed goals for 2022 and 2023.

7. Communications:

None

8. Reports of Officers and Committees:

None

9. Public Comments:

None

10. Adjournment: Chairperson Fox adjourned at 8:28 p.m.

Respectfully Submitted,

Jamie Wolters, Saugatuck City Clerk



MEMORANDUM

TO: Planning Commission
City of Saugatuck

FROM: Cindy Osman, Planning and Zoning

DATE: February 17, 2022

RE: 449 WATER ST 435– extend bar into existing structure on the same parcel with address at 121 Mary Street

WPBG, LLC has applied to extend Wicks Park Bar and Grille into the existing structure on the same parcel with the address of 121 Mary Street and 449 WATER ST 435, connect the two buildings with a breezeway and establish outdoor seating at the rear of 121 Mary Street. This property is located in the WSE-WATER E C2 Zone District. The purpose of this memo is to provide a review of the standards for this site plan review and special land use permit, and how the ordinance relates to this application. **NOTE:** This project is also subject to review by the Historic District Commission. The February HDC meeting was cancelled due to lack of a quorum.

Background: The City of Saugatuck requires a public hearing, site plan review, and a special land use permit by the Planning Commission for all expansions of restaurants and outdoor seating. 154.060 and 154.080. The canopy that extends over the sidewalk is subject to a revocable license that expired on December 31, 2019. This license will be required to be extended or renewed.

Project Description: The applicant proposes to expand food and alcohol service to the small house on the same parcel, square off the front of the house, and attach the two buildings with a breezeway.

Standards for Approval: The standards of Section 154.064 for a formal site plan review will apply. These standards are as follows:

(A) All 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. 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.

Comment: The topography is not an issue, and the lot coverage meets the zone district requirements. There will be no impediments to development of adjoining properties. Therefore, the Planning Commission may find that this standard is met.

(B) *The landscape shall 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.*

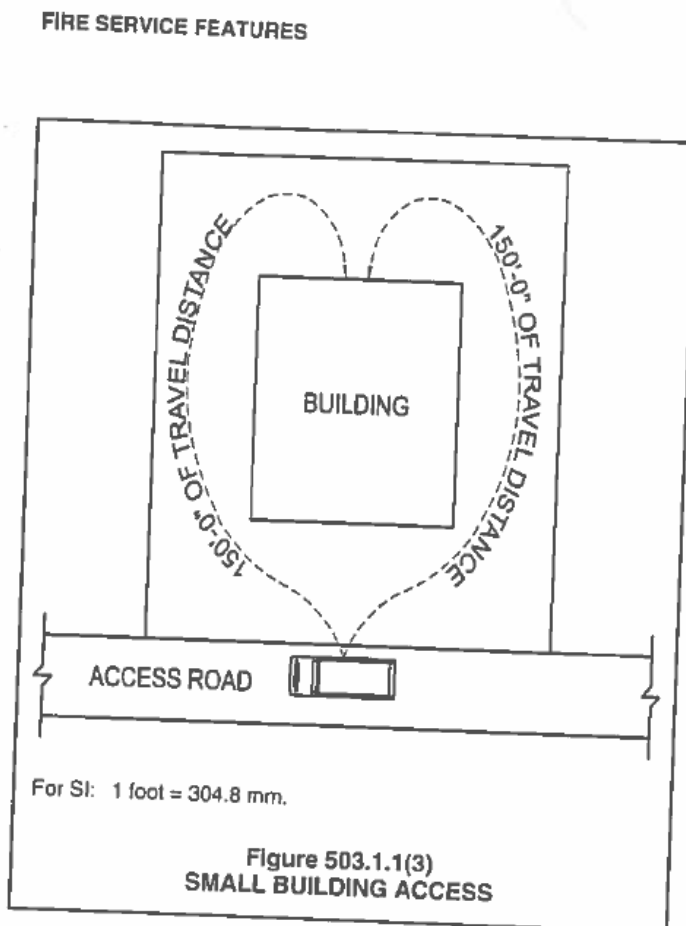
Comment: It appears that there will not be changes to landscaping, but the applicant states that more landscaping will be added. Therefore, Planning Commission may find that this standard is met.

(C) *The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping shall be used, as appropriate, to accomplish these purposes.*

Comment: There will not be any dwelling units therein. The applicant says the fence will be updated; therefore, Planning Commission may find that this standard is met.

(D) *All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department.*

Comment: There will be access from Lucy Street and access from Water Street. This diagram shows only one street access and is from the International Fire Code:



Therefore, the Planning Commission may find that this standard is met.

(E) There shall 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.

Comment: There will be no vehicular circulation system within the site. Pedestrian circulation will be from the existing public sidewalks. Therefore, Planning Commission may find that this standard is met.

(F) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern serving adjacent development shall 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.

Comment: There will be no streets on the site, therefore, Planning Commission may find that this standard is met.

(G) All streets shall be developed in accordance with city specifications, unless developed as a private road.

Comment: Not applicable.

(H) Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall 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.

Comment: There will be no additional paving and surface water drains to the storm drain in the street. Therefore, the Planning Commission may find that this standard is met.

(I) 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](#)).

Comment: There will be no change to the existing screening delivery and loading area or trash area. The Planning Commission may find that this standard is met.

(J) Exterior lighting shall 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.

Comment: The lighting fixtures shown in the application are downlights and do not flash or blink. Therefore, Planning Commission may find that this standard is met.

(K) *In approving the site plan, the Planning Commission may recommend that a bond or other financial guarantee of ample sum be furnished by the developer to ensure compliance for such requirements as drives, walks, utilities, parking, landscaping and the like (see § [154.173](#)).*

Comment: The project is small enough in nature that staff does not recommend a bond requirement for this project.

SPECIAL LAND USE. A use of land whose characteristics may create nuisance-like impacts on adjoining lands unless carefully sited according to standards established in this chapter (see §§ [154.080](#) through [154.092](#)). Approval for establishing a special land use is indicated by issuance of a special land use permit.

Standards for Approval: The standards of Section 154.082 for a **special land use** will apply. These standards are as follows:

154.082 STANDARDS.

(A) Before any special land use permit is granted, the Planning Commission shall make findings of fact based upon competent evidence certifying compliance with the specific regulations governing individual special land uses and, in addition, ensure that the following general standards have been met. Each proposed special land use shall:

(1) *In location, size, height and intensity of the principal and/or accessory operations, be compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property;*

Comment: The location, size and height will not be materially altered. The intensity of the principal operations will be expanded. The Planning Commission may wish to discuss how it is or is not compatible with the uses in the vicinity and on adjacent property keeping in mind that they may be a different zone district.

(2) *Be consistent with and promote the intent and purpose of this chapter;*

Comment:

154.003 PURPOSES. – (general section)

(A) The city zoning ordinance is hereby established in accordance with the needs of the city. The text, zoning map and schedules contained herein shall constitute this chapter.

(B) The chapter is expressly adopted for the following purposes:

(1) To protect and promote the public health, safety and welfare of the city;

(2) To promote and implement the policies, objectives and strategies of the city land use plan;

(3) To prevent land use conflicts through the appropriate location of compatible land uses;

- (4) To protect sensitive natural resources, including but not limited to wetlands, sand dunes, woodlands and floodplains;
- (5) To protect land values; and
- (6) To promote and provide for orderly growth.

Water Street East:

(A) *Generally.* The Water Street East District is designed to preserve the residential flavor of the area while promoting commercial land use and development. The district is designed for an intermediate intensity and density of structures and land use. Commercial development is desired in this district. The district will also promote visual access to the Kalamazoo River and Lake.

§ 154.080 PURPOSE. (*special land uses*)

(A) In order that this chapter be flexible and reasonable, special land uses are provided for and require special land use permits.

(B) Conformance to special land use standards is required, in addition to all other requirements of this chapter. All the uses are hereby declared to possess characteristics of the unique and distinct form that each specific use shall be considered on an individual basis.

(C) The granting of a special land use permit does not negate the requirement for any other required permits.

Design standards:

(O) *Restaurants with outdoor seating.* The inclusion of outdoor seating shall be viewed as an expansion of a commercial business and shall meet the following standards:

- (1) Tables, chairs, or similar features shall not have display signage or emblems representative of the restaurant;
- (2) Outdoor seating area shall be on a fully improved surface of concrete, paver brick, or similar solid material;
- (3) If alcohol is served, area shall meet all applicable local, state, and federal regulations;

(3) *Be compatible with the natural environment and conserve natural resources and energy;*

Comment: There will be little or change to the natural environment, therefore, the Planning Commission may consider this standard has been met.

(4) *Be consistent with existing and future capabilities of public services and facilities affected by the proposed use;*

Comment: The change should not have any impact on existing and future capabilities of public services and facilities; therefore, the Planning Commission may consider this standard has been met.

- (5) *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;*

Comment: The proposed changes will meet all the requirements of the Zoning Ordinances. However, the Planning Commission may want to discuss conditions that would protect landowners immediately adjacent and the City as a whole. Some potential conditions could be limiting the hours of operation, limiting the amount of outside seating, limit live music to inside, and other conditions that the Planning Commission find appropriate.

(6) *Not create any hazards arising from storage and use of inflammable fluids;*

Comment: There will be no flammable liquids. Therefore, the Planning Commission may find this standard met.

(7) *Not 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) *The property shall be easily accessible to fire and police; and*

(b) *Not create or add to any hazardous traffic condition.*

Comment: The property will be accessible – see diagram under the Site Plan Review standards. The project should not impact traffic at all; therefore, the Planning Commission may find that this standard is met.

(8) *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 shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;*

Comment: The lot coverage, height, and locations, meet the zone district requirements. There will be no impediments to development of adjoining properties. Therefore, the Planning Commission may find that this standard is met.

(9) *That in the nature, location, size and site layout of the use, 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; and*

Comment: There will little or no change to the existing site.

(10) *That in 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.*

Comment: The Planning Commission may want to discuss this item and consider conditions that may be imposed as noted in number 5 above.

(B) *The Planning Commission shall consult the city land use plan to determine if the proposed special land use is compatible with the future planned use of surrounding property and may limit the permit so as not to conflict with future planned land use. The duration of the permit may be limited only if such use is clearly temporary in nature.*

From the master plan:

COMMERCIAL There will continue to be four primary commercial areas within the Tri-Communities. Commercial uses in downtown Saugatuck are primarily oriented to tourists and seasonal residents. Downtown Saugatuck will continue to serve as the major center for commercial tourist activities. This should be encouraged. However, the downtown area should not be permitted to expand outside the area presently zoned for downtown commercial use. Appropriate measures should be instituted as necessary to mitigate impacts of the city center on adjoining residential areas. Downtown Saugatuck and the City of the Village of Douglas Village Center are characterized by compact building arrangements which limit parking spaces. Parking is problematic in downtown Saugatuck and in the City of the Village of Douglas Center, especially during peak tourism months. Heavy pedestrian traffic also exacerbates parking and access problems. The buildings and parking on many properties are poorly designed, so any opportunity to improve design, safety, and function should be seized.

Recommendation: Staff can recommend approval to extend the bar into existing structure on the same parcel with address at 121 Mary Street with conditions. If the Planning Commission finds that the standards are met, the following motion may be used:

I hereby move to (approve/deny) the application to expand the bar at 449 Water Street into the building at 121 Mary Street as shown on the attached application with the following conditions:

The above comments as discussed and the staff report are to be incorporated into the record and are adopted as part of our findings of fact.



Site Plan Review Application

LOCATION INFORMATION APPLICATION NUMBER _____ - _____

Address 449 Water St

Parcel Number 03-57-300-068-00

APPLICANTS INFORMATION

Name Wicks Park Bar & Grille Address / PO Box Po Box 58

City Saugatuck State MI Zip 49453 Phone 2698572888

Interest In Project Owner E-Mail christine@wickspark.com

Signature _____ Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Christine Murphy Address / PO Box PO Box 58

City Saugatuck State MI Zip 49453 Phone 2392724296

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 _____ Date _____

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

Name RS Carpentry Contact Name Randal Strong

Address / PO Box 14099 Michelle Court City Holland

State MI Zip 49424 Phone 6162688982 Fax _____

License Number 2101174497 Expiration Date 5/31/2023

PROPERTY INFORMATION

Depth 93(N) Width 120(W) Size _____ Zoning District Water Current Use Rental

Check all that apply:

Waterfront _____ Historic District Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Taking existing old cottage and remodeling it and turning it into a Event Space and Bar. Remodeling of the inside, cleaning putting in new alley way and back yard.



Site Plan Review Application

Application # ____ - ____

SITE PLAN REQUIREMENTS (SECTION 154.061)

A) Applications for preliminary site plan approval shall consist of the following information unless waived by the Zoning Administrator.

Y N NA

- Property dimensions
- Significant vegetation
- Water courses and water bodies, including human-made surface drainage ways
- Existing public right-of-way, pavements and/or private easements
- Existing and proposed uses, buildings, structures and parking areas
- Zoning classification of abutting properties
- The name, address and telephone number of the person and firm who prepared the site plan, and the date on which it was prepared
- A north arrow

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. One (1) paper copy of a final site plan (no greater than 11" x 17") and one (1) digital copy, at a scale of not less than one inch equals ten feet, shall include:

Y N NA

- Dimensions of property of the total site area,
- Contours at 2-foot intervals
- Locations of all buildings
- Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property
- Parking areas
- Driveways
- Required and proposed building setbacks
- 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 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;
- Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
- Signs, including type, locations and sizes;



Site Plan Review Application

Application # -

- 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 site plan is not changing - remodeling of existing house

(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? _____

More landscaping will be added to update the area

(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? _____

updated fence where existing fence is located

(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? _____

Street access for Fire and emergency vehicle - nothing is changing

(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.) _____

Sidewalk will stay the same



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?

All sidewalks will remain the same

(7) How will all streets be developed in accordance with city specifications, unless developed as a private road?

No streets are being added

(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.

None

(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).

The alley at Wicks Park is where currently all the deliveries currently happen and that will remain the same - the trash dumpsters will also remain the same area

(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.

Exterior lights will be facing on the cottage and very dime

OFFICE USE ONLY:

Application Complete _____ Paid _____ Date Paid _____

Notice Sent _____ Resident Notification _____ Hearing Date _____

Notes: _____



Special Land Use Application

LOCATION INFORMATION **APPLICATION NUMBER** _____ - _____

Address 449 Water Street Saugatuck, Parcel Number 03-57-300-068-00

APPLICANTS INFORMATION

Name Wicks Parki Bar & Grille Address / PO Box PO Box 58
City Saugatuck State MI Zip 49453 Phone 269-857-2888
Interest In Project Owner E-Mail christine@wickspark.com
Signature [Signature] Date 1/16/2022

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name SAME Address / PO Box _____
City _____ State _____ Zip _____ Phone _____

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 [Signature] Date _____

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

Name Randal Strong Contact Name Randal Strong
Address / PO Box _____ City _____
State _____ Zip _____ Phone _____ Fax _____
License Number 2101174497 Expiration Date _____

PROPERTY INFORMATION

Depth 93 (N) Width 120(W) (L) Size _____ Zoning District Water Current Use commerce

Check all that apply:

Waterfront Historic District Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Taking existing old cottage and remodeling it and turning it into a Event Space and Bar. Remodeling of the inside, cleaning putting in new alley way and back yard.



SITE PLAN REQUIREMENTS (SECTION 154.061)

A) Applications for preliminary site plan approval shall consist of the following information unless waived by the Zoning Administrator.

Y N NA

- Property dimensions
- Significant vegetation
- Water courses and water bodies, including human-made surface drainage ways
- Existing public right-of-way, pavements and/or private easements
- Existing and proposed uses, buildings, structures and parking areas
- Zoning classification of abutting properties
- The name, address and telephone number of the person and firm who prepared the site plan, and the date on which it was prepared
- A north arrow

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. One (1) paper copy of a final site plan (no greater than 11" x 17") and one (1) digital copy, at a scale of not less than one inch equals ten feet, shall include:

Y N NA

- Dimensions of property of the total site area,
- Contours at 2-foot intervals
- Locations of all buildings
- Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property
- Parking areas
- Driveways
- Required and proposed building setbacks
- 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 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;
- Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
- Signs, including type, locations and sizes;



Special Land Use Application

Application # -

- 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 154.082)

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?
Nothing is changing on the location, size or height

- (2) How will the proposed request consistent with, and will promote the intent and purpose of this chapter?
Adding an updated look on a buidling that is needed of updating. This chapter is commerical so it will be adding another busine: to the commerical area

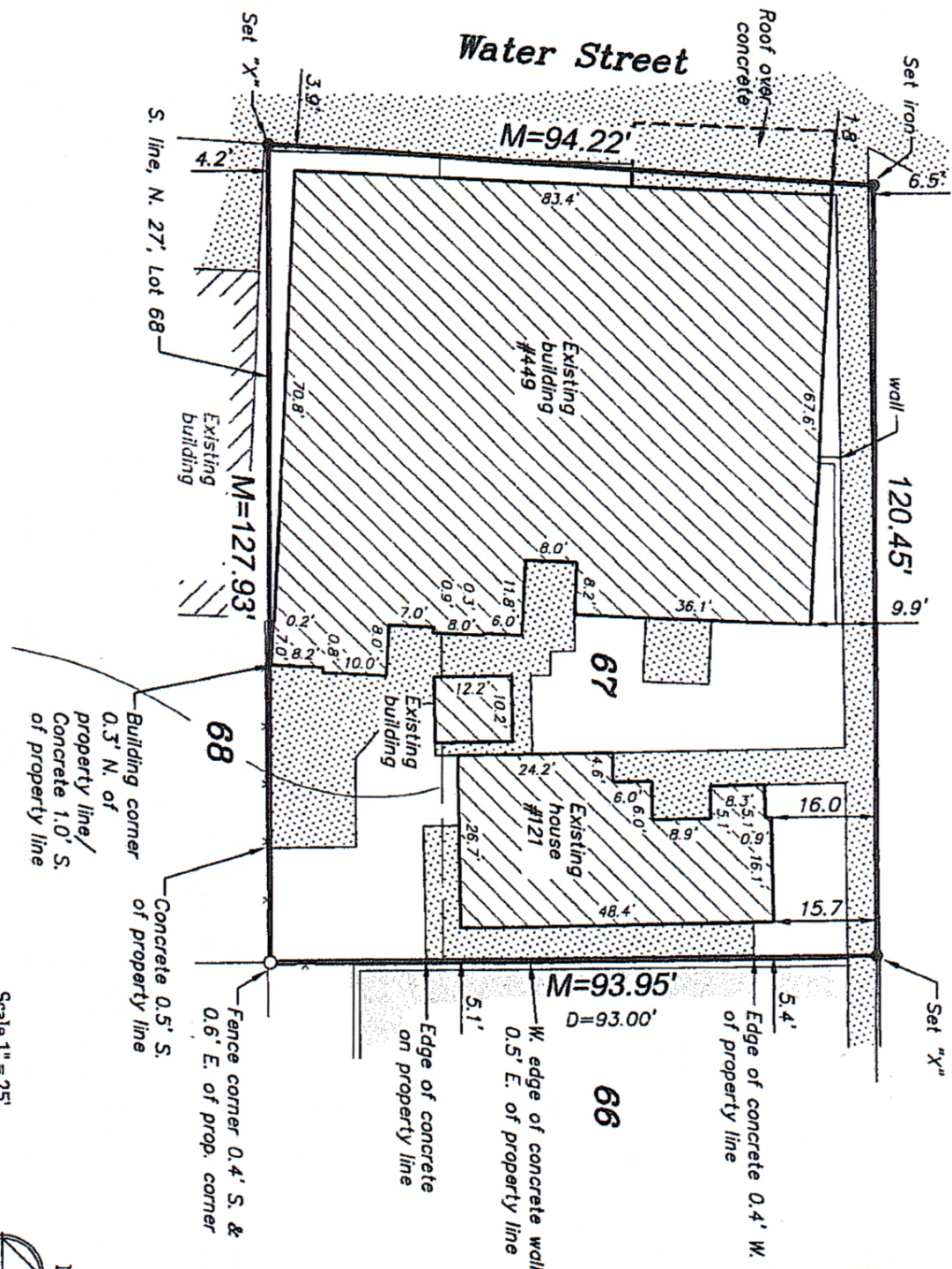
- (3) How will the proposed request compatible with the natural environment and will it conserve natural resources and energy?
Nothing is going to be changing to affect the natural environmnet

- (4) How will the proposed request consistent with existing and future capabilities of public services and facilities?
Nothing will change to affect existing or future capabilities of public services and facilities.

- (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?
All laws will be followed that the city has in place -

Mary Street

Water Street



We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be read with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

- Scale 1" = 25'
- = Asphalt
 - = Concrete
 - D = Description dimension
 - M = Measured dimension
 - P = Platted Dimension
 - = Set Iron Stake
 - = Found Iron Stake
 - x- = Fence Line
 - = Set wood stake



PREPARED FOR: Shoreair
 Dan St
 202 C
 P.O. B
 Dougl
 RE: 449 W

The following described
 Saugatuck, County of A

Lot 67 and the North
 Kalamazoo, now City of
 thereof as recorded in
 Allegan County Records.
 (Warranty Deed Liber 2)

By:

Scott A. Hendges

NEDERVELD

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Patrick Murphy Design
It's about pride....

SHEET TITLE:
STREET SIDE RIGHT
PERSPECTIVE

PROJECT DESCRIPTION:
THE COTTAGE ON MARY
449 WATER ST
SAUGATUCK

DRAWINGS PROVIDED BY:
PATRICK MURPHY
DESIGN

DATE:

SCALE:

SHEET:

A-3



Patrick Murphy Design
It's about pride....

SHEET TITLE:
**STREET SIDE RIGHT
PERSPECTIVE**

PROJECT DESCRIPTION:
**THE COTTAGE ON MARY
449 WATER ST
SAUGATUCK**

DRAWINGS PROVIDED BY:
**PATRICK MURPHY
DESIGN**

DATE:

SCALE:

SHEET:

A-4



Patrick Murphy Design
It's about pride....

SHEET TITLE:
REAR RIGHT
PERSPECTIVE

PROJECT DESCRIPTION:
THE COTTAGE ON MARY
449 WATER ST
SAUGATUCK

DRAWINGS PROVIDED BY:
PATRICK MURPHY
DESIGN

DATE:

SCALE:

SHEET:

A-5

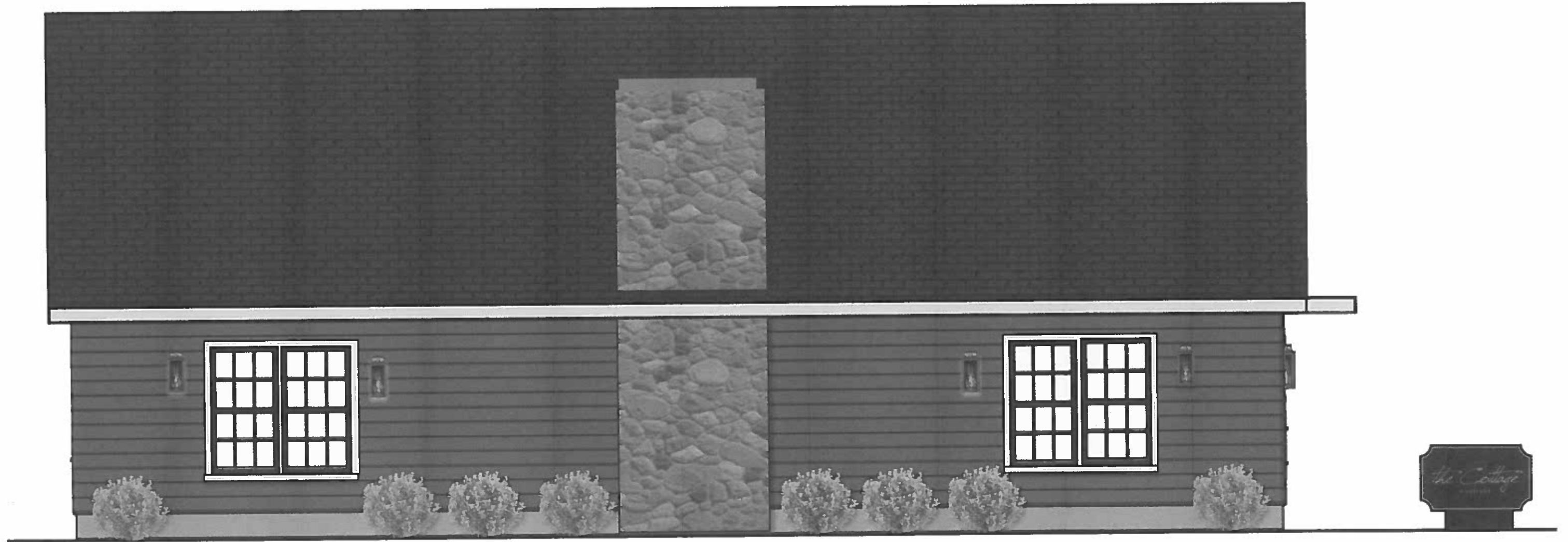
HB
BETH HOWLEY
CREATIVE



North Elevation

the Cottage
@ wicks park

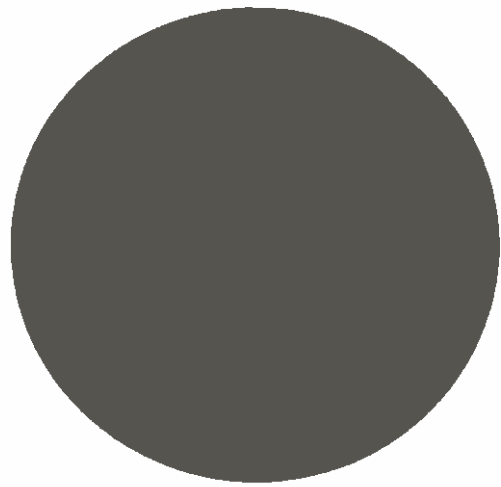
HB
BETH HOWLEY
CREATIVE



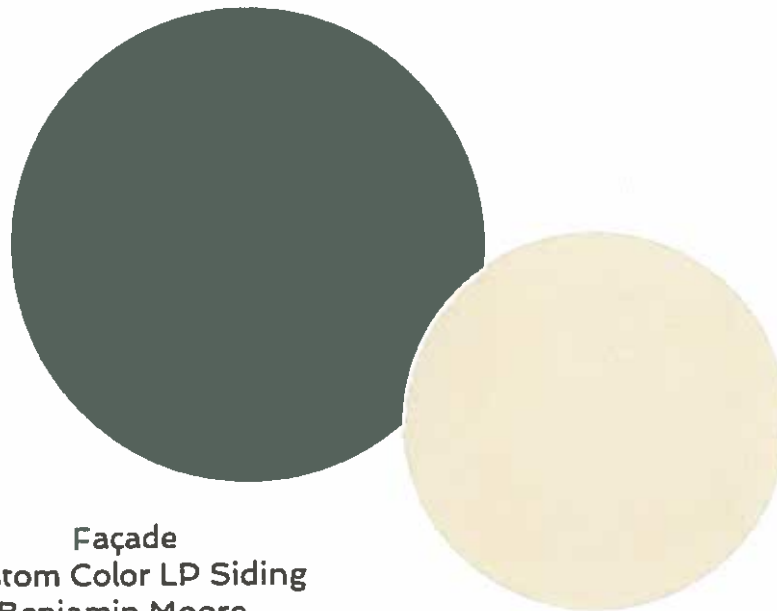
East Elevation

the Cottage
@ wicks park

IBI
BETH HOWLEY
CREATIVE



Pella
Iron Ore Windows



Façade
Custom Color LP Siding
Benjamin Moore
Tarrytown Green
Historical Collection
HC-134

Window and Door Trim
Facia and detail
Farrow and Ball
School House White
291



Roof
Certainteed
Landmark
Max Def
Moire Black



Bevelo
Williamsburg
Original Bracket
Gas Lamps
Oxidized Copper

the Cottage
@ wicks park