

**Minutes**  
**Saugatuck Zoning Board of Appeals Meeting**  
**Saugatuck, Michigan, June 9, 2022**

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

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

**Attendance:**

Present: McPolin, Bouck, & Kubasiak

Absent: Bont, Zerfas, Muir, Hundrieser

Others Present: Zoning Administrator Osman

2. **Approval of Agenda:**

McPolin made a motion, 2<sup>nd</sup> by Bouck to approve the agenda as submitted. The motion carried unanimously.

3. **Approval of Minutes:**

Bouck made a motion, 2<sup>nd</sup> by McPolin, to approve the minutes as submitted. The motion carried unanimously.

4. **New Business:**

**A. Public Hearing 181 Park Street – lot coverage.**

Kubasiak opened the public hearing at 7:04. ZA Osman gave a brief overview of the application, how the application expired. Steve Scheller gave a presentation that there have been no changes to the property since the variance was granted in December 19, 2019. There was no public comment and no written communication. The public hearing was closed at 7:11.

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

Standard 1. The lot is very narrow and about 20% smaller than a standard lot. This standard is met.

Standard 2. The applicant is requesting the smallest size garage possible. This will be a single stall garage and will only result in a 2.7% coverage more than the 25% limit on lot coverage. This standard is met.

Standard 3. The lot is unique, only one of three that are this narrow. The new garage will meet all the required setbacks, only to exceed the maximum lot coverage of 25% by 2.7% This standard is met.

Standard 4. Is the problem self-created – no. Because the variance expired, it is costing the applicant a significant price increase, due to the COVID and price of materials is much higher. This standard is met.

A motion was made by Bouck, 2<sup>nd</sup> by McPolin, to approve the variance V220005 of 2.7 percent of lot coverage for the construction of a single car garage at 181 Park Street for a coverage of 27.7 percent where a maximum of 25 percent is permitted, based on the findings of fact. The application and staff report are to be attached to the minutes and are part of the record and findings of fact. The motion carried unanimously.

5. **Unfinished Business:** None
6. **Communications:** None
7. **Public comment:** None
8. **Reports of Officers and Committees:** None
9. **Adjournment:** Meeting adjourned at 6:29 by Kubasiak.

Respectfully Submitted,

Jamie Wolters  
City Clerk