

MINUTES
THE CITY OF THE VILLAGE OF DOUGLAS
ZONING BOARD OF APPEALS
DOUGLAS CITY HALL
86 W. CENTER ST., DOUGLAS, MI
September 26, 2017- 7:00 P.M.

1. Call to Order: Meeting called to order by Chair Schumacher
2. Roll Call: Absent/Excused members – Greenwood
Present members – Schumacher, Pullen, Kutzel, and Burdick
Also present – Lisa Imus, City Planner and Phil Erickson, City Attorney
3. Approval of Minutes:
 - a. April 19, 2017
Motion by Pullen, with support from Kutzel, to approve the April 19, 2017 Zoning Board of Appeals meeting minutes as presented.
4. Agenda Changes/Additions/Deletions: None
5. Election of Officers
 - a. Motion by Pullen, with support from Burdick, to appoint Schumacher to the position of 2018 Chair of the ZBA. Motion carried by voice vote.
 - b. Motion by Burdick, with support from Kutzel, to appoint Pullen to the position of 2018 Vice-Chair of the ZBA. Motion carried by voice vote.
 - c. Motion by Pullen, with support from Burdick, to appoint Kutzel to the position of 2018 Secretary of the ZBA. Motion carried by voice vote.
6. Communications from the Audience (Limit of five minutes) None
7. Public Hearings
 - a. Double E. LLC, of 3951 Bridgestone, Grand Rapids MI 49546 variance request for 3067 Lakeshore Dr. (parcel 59-017-102-00), Douglas MI 49406. Applicant is requesting A 3' variance in order to be considered for a split.
 - i. Chairman declared the Public Hearing Open at 7:06 PM and proceeded to read into the record the applicants request.
 - ii. Presentation of Written Communications by City Planner Imus. The following letters were received, (2) in support of the applicant's request and (4) opposed to the applicant's request, with (1) letter leaning towards opposition. City Attorney, Phil Erickson explained to those present that Assessing records at the county level show there was a split on December 16, 2007 which would not allow another split until December 16, 2017.
 - iii. Presentation by the Petitioner Randall Kraker, Attorney for the applicant, saw no reason for any delay in decision by the ZBA because a condition could be placed that no split happen until after Dec. 16, 2017.

Doug Everse, 3072 Lakeside Dr. and neighbor of the applicant's property believed a split happened in 2004 not 2007.

iv. Comments from the Audience/Response from the Petitioner

v. Questions/Comments from the ZBA Members

Without proper documentation the ZBA board members were uncomfortable with making a decision until viable documentation could be viewed. There was reservation expressed by members that they may be setting precedence, something they did not wish to do. They explained that they will only act on current conditions. A decision was made to postpone further discussion until such time that all documentation regarding clarification of dates can be obtained.

vi. Chairman declares Public Hearing Closed at 7:30 PM

A motion was made by Pullen, with support from Burdick, to adjourn the meeting for 3076 Lakeshore Dr. until the next regularly scheduled meeting of October 24, 2017. Roll Call vote was unanimous in favor of the proposal. Motion carried.

vii. Motion to approve, deny, or approve with conditions- No decision made

8. New Business - None

9. Communications from the Audience (Limit of Five Minutes)

Deb Larson, 3071 May St. representing neighbors in the area are concerned the proposed request would affect the Felker's Easement, making it impassable for emergency vehicles. She had Chief Janik of the Saugatuck Township Fire Dept. present.

10. Adjournment

Motion by Kutzel, with support from Burdick, to adjourn the meeting at 7:35 PM
Motion carried by voice vote.