



**Zoning Board of Appeals
Regular Meeting
September 12, 2024 – 7:00PM
102 Butler St, Saugatuck, MI**

In person meeting

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes:**
 - A. March 14, 2024 Regular Meeting
 - B. March 28, 2024 Special Meeting
- 4. Public Comments**
- 5. Unfinished Business:** None
- 6. New Business:**
 - A. 560 Campbell – Change of a nonconforming use of the subject property to a different nonconforming use. (pg. 12)
 - B. Start Time for ZBA Meetings (pg. 79)
- 7. Communications:**
- 8. ZBA Member Comments**
- 9. Public Comments**
- 10. Adjourn (Voice Vote)**

This public meeting will be held in person at Saugatuck City Hall. Interested parties may attend in person or participate by using Zoom video/audio conference technology.

Join online by visiting:
<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:
**(312) 626-6799 -or-
(646) 518-9805**

Then enter "Meeting ID":
2698572603

Please send questions or comments regarding meeting agenda items prior to meeting to:
rcummins@saugatuckcity.com

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
 - 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)
 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



Saugatuck Zoning Board of Appeals Meeting - *Proposed* **March 14, 2024, 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 Chairman Kubasiak at 7:00 p.m.

Attendance:

Present: Chairman Kubasiak, Board Members Barna, Bouck, Crawford, & McPolin.

Absent: Board member Bont.

Others Present: Director of Planning and Zoning Ryan Cummins, Deputy Clerk Sara Williams, City Attorney Jacob Witte, City Attorney Trent Cunningham.

2. **Agenda Changes/Approval of Agenda:** Approved.

Motion by Bouck, second by McPolin to approve the agenda for March 14, 2024, meeting as presented. Upon voice vote, motion carried 5-0.

3. **Approval of Minutes:**

Motion by Bouck, second by McPolin, to approve the minutes from January 11, 2024. Upon voice vote, motion carried 5-0.

4. **Public Comments:** None.

5. **Unfinished Business:** None.

6. **New Business:**

A. 184 Park St – Setback Variance.

1. The Public Hearing was called to order by the Chair at 7:05 p.m.

2. Summary by Director of Planning, Zoning & Project Management Ryan Cummins.

The applicant requests a dimensional variance to construct a new dwelling at 184 Park Street. The variance requires a reduced front setback of 15 feet instead of the minimum 25-foot setback from the Vine Street right-of-way, a reduction of 10 feet.

The request relates to Section 154.036 (D) of the Zoning Ordinance, and the purpose of this report is to provide a review of the application and standards of approval.

The property is located in the Peninsula West R-1 zoning district. The corner lot is approximately 100 feet wide and 294 feet deep, and the property is just over one-half (1/2) acre in size. The property is narrower toward the Park Street frontage due to a jog in the south side property line.

The ZBA previously granted variances for 15-foot setbacks in 2016, 2018, 2021, and 2023. While the first three have expired, the current plan has changed enough so that the 2023 variance no longer applies to the proposed building configuration.

The new proposed home placement is now parallel to Vine Street rather than diagonally, as proposed in 2023. In this scenario, a more significant portion of the home falls within 15 feet of the right-of-way instead of a corner of the home. As such, a request for a 15-foot setback with this proposed building footprint is more significant than the previous request.

Concerning the plans, it should be noted that the submittal again incorrectly applies a 25-foot setback to the southeast of the proposed dwelling. Although there is a jog in the south property boundary, it does not result in a 25-foot front setback anywhere that does not abut road right-of-way. A 25-foot setback will only apply along the road rights-of-way (Park and Vine), and a 25-foot rear setback will apply from the western rear property line. The entire southern boundary is subject to a 10-foot side setback.

While the setback from the KLSWA property is 10 feet (and not 25 feet), the applicant desires to be as far away as possible from this parcel to reduce the pump station's impact on the residence.

While an uncovered deck is shown to the north of the building with 10 feet of separation from the right-of-way, no additional details have been provided, and no variance was requested for this building element. The uncovered deck and/or stairs must comply with all zoning requirements.

3. Presentation by the Applicant: Schipper Construction – Kevin Roelofs

4. Public comment regarding the application:

- a. Supporting comments: None.
- b. Opposing comments (audience and letters): None.
- c. General comments (audience and letters): None.
- d. Repeat comment opportunity (Supporting, Opposing, General): None.

5. Public comment portion closed by the Chair at 7:30 p.m.

6. Commission deliberation:

The board went into deliberation, and they discussed the applicant's request for a dimensional variance to construct a new dwelling at 184 Park Street. The variance

requires a reduced front setback of 15 feet instead of the minimum 25-foot setback from the Vine Street right-of-way, a reduction of 10 feet.

The request relates to Section 154.036 (D) of the Zoning Ordinance, and the purpose of this report is to provide a review of the application and standards of approval.

ZBA Findings of Fact: *Note: Applicant must show practical difficulty by demonstrating that all four standards are met.*

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.” § 154.155(B)(1). Barna, Bouck, Crawford, Kubasiak, & McPolin found this standard has been met because:*

The footprint of the home is 1,208 square feet, which is reasonable for a half (1/2) acre lot. It should be noted that the footprint is the same as requested in 2023.

Although there is room to shift the home to the southeast and comply with the 10-foot south side setback and Vine Street front setback, the location would be very close to a barbed wire fence and a city pump station. The applicant has also noted concern about the visual and audible impacts of the pump station after inspecting the staked location of the previously approved location in relation to the KLSWA land.

Because of the proximity to the city pump station and the limitations of steeper slopes on the site, requiring a compliant home could be considered unreasonably burdensome.

Chair Kubasiak thinks that there is a fair amount of explanation there that justifies in his opinion that it does meet that standard, especially the square footage on that type of lot and the situation that they’ve discussed earlier on the lot. Configuration and meeting all the compliances of the Dunes acts and the City acts. Board members Bouck and Crawford both agree that the standard has been met. Board member Barna added that he doesn’t have a declination about it, there are significant reasons that buying a home of that size to build on that property due to everything else, it does seem reasonable.

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.” § 154.155(B)(2). Barna, Bouck, Crawford, Kubasiak, & McPolin found this standard has been met because:*

As mentioned earlier, the variance request is more significant than approved in 2023 based on the proposed building placement. Although 15-foot setbacks have been approved on multiple occasions, more of the building is located up to 15 feet from the right-of-way than previously approved.

Although lesser relation would allow a home to be built, the ZBA must consider the impact of the proposed home site against nearby property owners and the impact of being closer to the KLSWA site. However, the request appears moderate and is enough to

construct a reasonable-sized home on the property. As such, a variance may give substantial relief to the applicant and allow for justice for neighboring property owners.

Chair Kubasiak thinks that this standard is a little easier to digest and that it does meet that standard. Board members Barna, Bouck, Crawford, McPolin, & Chair Kubasiak agree.

Standard 3: *“That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.” § 154.155(B)(3).* Barna, Bouck, Crawford, Kubasiak, & McPolin found this standard has been met because:

The ZBA has recognized unique and exceptional circumstances on multiple occasions. The site is unique based on a combination of factors: the corner lot requires (2) front setbacks; the buildable area is constricted by steeper slopes to the southwest and northeast of the site; a pump station and barbed wire fence exist to the southeast; and the southern boundary of the lot jogs inward for a narrower width for approximately one-third (1/3) of the site. These characteristics are not general neighborhood conditions, so this standard is met.

Board member Crawford said that it is a unique lot and that the standard is satisfied. Board Members Barna, Bouck, McPolin & Chair Kubasiak all agree that the standard has been met.

Standard 4: *“That the problem is not self-created or based on personal financial circumstances.” § 154.155(B)(4).* Barna, Bouck, Crawford, Kubasiak, & McPolin found this standard has been met because:

One could argue that the problem is self-created as a variance was already approved in 2023, and plans have now changed for a more significant request. However, the unique circumstances of the land and the lot have stayed the same. The overall problems related to the site are not self-created, and the owner is seeking the most reasonable way to design the placement of a new home. Additionally, the variance request has no relationship to the project cost.

Chair Kubasiak questioned if this was a lesser setback than before or if it was the same. Zoning Administrator Cummins said that the setback is the same but more of the home with how it's oriented would be within the normal setback. Chair Kubasiak said that if they approve a setback, and it goes with a lot property line, it wouldn't matter whether there is 10 feet or 50 feet theoretically. City Attorney Witte explained that the variance that they are issuing is attached to the plans and drawings that are submitted by the applicant. The amount of variation from the zoning ordinances requirements is still the same. It's 10 feet off of the setback, but it would attach to the drawings that are submitted now. It is different than what was approved before. Zoning Administrator Cummins reiterated that is why it has been brought in front of the board again.

Chair Kubasiak says that it is a little bit of a catch in a way that he understands that if they are approving a plan that had half the house setback versus all the house setback, it is a change and why it is in front of the board. He said that other times if you are in some kind of a situation where there is more of a straight line that line does per se too. In this case, Kubasiak doesn't see a problem with the addition of the extension of the house being into the setback due to the way that sits on the property and in the case of what they have been through. He says that number 4 meets that standard. Board members Barna, Bouck, Crawford & McPolin agree that the standard is met.

Motion by Bouck, second by McPolin to approve a variance to reduce the northern front setback from the Vine Street right-of-way from 25 feet to 15 feet for the construction of a new dwelling at 184 Park Street based on the positive findings documented in the staff memo provided to the ZBA for its March 14, 2024, meeting as well as standard 1 is met, standard 2 is met, standard 3 is met, and standard 4 is met. This approval is contingent upon the construction of the dwelling being in substantial conformance with the location, design, and size as proposed and included in the 2024 ZBA variance applicant materials. Upon roll call vote, motion carried 5-0.

7. Communications:

Per Director of Planning & Zoning, Ryan Cummins, there was no formal communication. He reminded Chair Kubasiak that they have a special meeting scheduled on March 28, at 7:00 pm.

8. ZBA Comments:

Chair Kubasiak thanked Director of Planning & Zoning Ryan Cummins for organizing the special meeting and this meeting.

9. Public Comments: None.

10. Adjournment.

There was no motion, the meeting was adjourned at 7:46 pm by Chair Kubasiak.

Respectfully Submitted,
Sara Williams
City Deputy Clerk



Saugatuck Zoning Board of Appeals Special Meeting - *Proposed* March 28, 2024, Minutes

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

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

Attendance:

Present: Chairman Kubasiak, Board Members Bouck, Crawford, Hundreiser & McPolin.

Absent: Board member Bont.

Others Present: Director of Planning and Zoning Ryan Cummins, City Clerk Jamie Wolters, City Attorney Jacob Witte

2. Agenda Changes/Approval of Agenda: Approved.

Motion by McPolin, second by Bouck to approve the agenda for March 28, 2024, meeting as presented. Upon voice vote, motion carried 5-0.

3. Approval of Minutes: None.

4. Public Comments: None.

5. Unfinished Business: None.

6. New Business:

A. 650 Water St – Setback Variance.

1. The Public Hearing was called to order by the Chair at 7:11 p.m.

2. Summary by Director of Planning, Zoning & Project Management Ryan Cummins.

The applicants request variances to install a structural expansion to accommodate kitchen hood equipment. The proposal requires dimensional variances to:

- Reduce the front setback on Spear Street to zero feet (0') instead of the minimum 5-foot setback, a reduction of five feet (5').
- Reduce the waterfront setback to fourteen feet (14') instead of the minimum 25-foot setback, a reduction of eleven feet (11').

The property is located in the newly established C-2 Downtown Waterfront Preservation District zoning district. The property is considered a corner lot with frontages on Water Street and Spear Street, although the Spear Street right-of-way ends in a boat launch.

The buildable area of the lot is approximately 65 feet by 65 feet. The property does not conform to the minimum lot width requirement and appears nonconforming with the minimum lot area requirement. The principal building does not conform to both front setbacks, the south side setback, and the waterfront setback.

3. Presentation by the Applicant: Alec & Lindsay Payleitner.

4. Public comment regarding the application:

- a. Supporting comments: None.
- b. Opposing comments (audience and letters): None.
- c. General comments (audience and letters): None.
- d. Repeat comment opportunity (Supporting, Opposing, General): None.

5. Public comment portion closed by the Chair at 7:11 p.m.

6. Commission deliberation:

The board went into deliberation, and they discussed the applicants' variances to install a structural expansion to accommodate kitchen hood equipment. The proposal requires dimensional variances to:

- Reduce the front setback on Spear Street to zero feet (0') instead of the minimum 5-foot setback, a reduction of five feet (5').
- Reduce the waterfront setback to fourteen feet (14') instead of the minimum 25-foot setback, a reduction of eleven feet (11').

ZBA Findings of Fact: *Note: Applicant must show practical difficulty by demonstrating that all four standards are met.*

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." § 154.155(B)(1). Bouck, Crawford, Hundreiser, Kubasiak, & McPolin found this standard has been met because:*

Strict compliance with the minimum front and waterfront setbacks would unreasonably prevent the owner from using the property as a restaurant or would render conformity unnecessarily burdensome. Due to the nonconforming nature of the lot and the nonconforming placement of the principal building, a compliant structural extension for the exhaust equipment for an interior kitchen area conversion is nearly impossible. The only potential compliant location is immediately west of the wood deck on the south

side of the building (as shown on the Alta/NSPS survey). However, this location is not feasible because it aligns with the interior location of the restroom facilities.

Board member Crawford said that number one criteria has been met. Chair Kubasiak added that there have been some efforts to minimize and burdensome to the outside and effecting any neighboring situations. Board members Bouck, Crawford, Hundreiser, Kubasiak, & McPolin agree that the standard has been 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.” § 154.155(B)(2).* Bouck, Crawford, Hundreiser, Kubasiak, & McPolin found this standard has been met because:

A variance may give substantial relief to the applicant because the request is minimal (two-foot extension from the building), and the system would be no closer to the north property line than other portions of the building that currently encroach into the north front setback and public right-of-way. Lesser relief would make the entire request unfeasible.

Justice for neighboring property owners would be preserved based on the minor nature of the request and minimal extension into the public right-of-way. Sufficient space along the seawall would be maintained for foot travel. Additionally, the exhaust equipment would have no impact on water quality and would not significantly impact views of the river from the public right-of-way.

Standard 3: *“That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.” § 154.155(B)(3).* Barna, Bouck, Crawford, Kubasiak, & McPolin found this standard has been met because:

This particular property is unique based on its corner location, size and width compared to compliant lots, and the placement and orientation of a long-established Historic District contributing structure on the lot. These conditions are not general neighborhood conditions; otherwise, the C-2 Waterfront Preservation District would not have been adopted as written.

Standard 4: *“That the problem is not self-created or based on personal financial circumstances.” § 154.155(B)(4).* Barna, Bouck, Crawford, Kubasiak, & McPolin found this standard has been met because:

The overall problems related to the site are not self-created, as the building is a historic structure, and zoning conformity issues arose long ago. Additionally, new setback requirements for the C-2 Waterfront Preservation District have increased the building's degree of nonconformity. None of these issues result from the applicant's actions.

Additionally, the variance requests have no relationship to the project cost but the burdensome nature of compliance.

Motion by McPolin, second by Bouck to approve a variance to reduce the waterfront setback from the west to 14 feet and to eliminate the north front setback requirement to allow a two-and-a-half (2.5) foot encroachment into the Spear Street right-of-way (two feet from the wall) for the construction and installation of kitchen exhaust equipment at 650 Water Street based on the positive findings documented in the staff memo provided to the ZBA for its March 28, 2024 meeting. This approval is contingent upon the construction of the kitchen exhaust equipment being in substantial conformance with the location, design, and size as proposed and included in the 2024 ZBA variance applicant materials. Upon roll call vote, motion carried 5-0.

7. Communications: None.

8. ZBA Comments: None.

9. Public Comments:

- Chris Raphael (569 Weirich) – Thanked the board for their service. He congratulated the applicant and thinks it's nice to see that they are doing something wonderful for the city and says it is a fantastic use of the property.

10. Adjournment.

Motion by Bouck, second by McPolin to adjourn the meeting. The meeting was adjourned at 7:46 pm by Chair Kubasiak.

Respectfully Submitted,
Sara Williams
City Deputy Clerk



**BACKGROUND REPORT
ZONING BOARD OF APPEALS – AUGUST 8, 2024
SUBMITTED BY: DAVID JIROUSEK**

560 CAMPBELL ROAD

CHERYL SOARD

REQUEST: The applicant requests the change of a nonconforming use of the subject property to a different nonconforming use. The current use was determined to be a legally nonconforming “multi-family dwelling,” and the proposed use is a nonconforming motel.

MOTEL. A commercial enterprise oriented to the public traveling by motor vehicle, with individual sleeping rooms typically exiting directly to the outside, with patron parking located at or near each room exit. A motel may contain an accessory restaurant, gift and specialty shop, lounge, swimming pool, and exercise facilities.

BACKGROUND: The Zoning Administrator provided a land use determination on May 15, 2024, and the document is included in the application packet. As a multi-family dwelling, the units were also established as single-family residential condominium units under a master deed for the property. However, the applicant maintains that the use is already a motel and operates in that manner. Although the applicant provides opinions and arguments regarding the use designation, the ZBA must rely on the Zoning Administrator’s determination unless an appeal is submitted or an interpretation on the matter is requested.

ZBA AUTHORITY: Under Section 154.174(D)(7) of the Zoning Ordinance, the ZBA reviews and acts on requests to change one nonconforming use to another, a process known as “substitution.” The Michigan Zoning Enabling Act allows the City Council to assign the ZBA other duties through the Zoning Ordinance other than considering appeals, interpretations, and variance requests. A public hearing is not required as part of the ZBA’s review of this request.

STANDARDS: Section 154.174(D)(7)(a) includes the standards for considering substitutions.

(7) *Change in use (substitution).*

(a) A lawful nonconforming use of a structure may be changed to another nonconforming use only if functionally similar to the previous non-conforming use. Application for a change in use shall require approval of the Zoning Board of Appeals. The Board may approve the change only if it complies with all of the following standards:

1. The proposed use does not increase the degree of nonconformity existing prior to the change of use. Pursuant to this standard, the proposed use shall not create, or result in, impacts which are considered more objectionable than the use to be replaced. These impacts shall include, but are not limited to, increased traffic, truck deliveries, parking requirements, hours of operation, noise, vibration, odors, litter, outside storage, pedestrian movement, off-site drainage and other factors.

Comment. Although not determined to be a motel, operations are intended to stay the same. The applicant desires an official substitution to be considered a motel. Traffic impact is not anticipated due to a substitution, and the seasonable fluctuations of tourist stays would remain similar. Delivery traffic, parking, pedestrian movement, and potential external effects of multi-family use and motel use have comparable impacts. The impacts on infrastructure and utilities for both uses are similar.

2. No structural alteration of the existing structure will be required to accommodate the new use, unless the alteration will bring the structure into greater conformity with the underlying zone district standards.

Comment. No expansion, alterations, or additions are required or proposed. The current and intended use of the property will be accommodated by the existing building. It should also be noted that the use will remain nonconforming, meaning that it can continue but cannot “be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the zoning district in which it is located (§154.174 D.2).”

(b) In approving a change in use, the Board may require reasonable conditions in order to decrease the impact on adjoining properties. These conditions may include, but are not limited to, buffers, landscaping, off-street parking, access controls, hours of operation and other such conditions to reduce any negative impact.

Comment. The ZBA may discuss whether conditions of approval are appropriate.

RECOMMENDATION: Based on Section 154.174(D)(7)(a), the ZBA may approve the change only if it complies with all of the aforementioned standards. The ZBA may use the comments in this report for its findings or determine new findings related to the standards to justify its position.

Possible motion:

I move to _____ the substitution of a nonconforming multiple-family dwelling to a nonconforming motel based on the following findings:

1. _____.
2. _____.
3. _____.
4. _____.

May 15, 2024



Cheryl Soard
560 Campbell Rd
Saugatuck, MI 49453

Re: Land Use Determination for 560 Campbell Road, Saugatuck

Dear Ms. Soard:

On April 1, 2024 you submitted a formal request for a land use determination for the property you own at 560 Campbell Road in the City of Saugatuck. As Zoning Administrator, my duties and authority include rendering binding interpretations and determinations of provisions of the Zoning Ordinance. Zoning Ordinance, Sec 154.171(B).

You provided the City with various documents and a written narrative indicating that you believe the use of the property is a hotel/motel/inn. For the reasons explained below, my determination is that the use of the property is legally non-conforming multiple-family dwelling.

- In January 2001 Dean Borland/Midwest Development Company applied to the City of Saugatuck for a Planned Unit Development (PUD) to construct six additional units at 560 Campbell. In the application submitted to the City, the owner stated: “existing use 13 rental suites & 1 cottage”. Nowhere does the owner at the time indicate the use of the property was a hotel/motel/inn.
- At the time of the PUD application, the following definitions were listed in the Zoning ordinance:
 - DWELLING UNIT. A dwelling unit is any building or portion thereof having cooking facilities, which is occupied wholly as the home, residence, or sleeping place for one family, **either permanently or transiently**, but in no case shall a motor home, trailer coach, automobile chassis, tent, or portable building be considered a dwelling. In case of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this chapter and shall comply with the provisions thereof relative to dwellings. A DWELLING UNIT shall include both manufactured units (mobile homes and modular homes) and site built units.
 - DWELLING, MULTIPLE-FAMILY. A building or portion thereof, used or designed for use, as an apartment for more than three families living independently of each other. This definition does not include mobile homes, single-family attached dwellings or two-family dwellings.

- **APARTMENT.** A dwelling unit within a building containing three or more dwelling units.
 - **HOTEL.** A series of attached, semi-detached, or detached rental units which provide lodging on a temporary basis, and are offered to the public for compensation. The term HOTEL shall include but is not limited to tourist cabins and homes, motor courts, motor lodges and motels. **A HOTEL shall not be considered or construed to be a multi-family dwelling.**
 - **MOTEL.** A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term MOTEL includes buildings designated as tourist courts, motor courts, motels, and similar appellations which are designed as integrated units or individual rooms under common ownership.
- On February 15, 2001, Senior Planner, Jerry Adams, submitted a memo to the Planning Commission and City with his review of the PUD application and plans. In the memo, Mr. Adams finds the use is a multiple-family dwelling and made no finding the property is used as a hotel/motel/inn. Mr. Adams would have known the zoning definitions listed above which indicates that dwellings can be occupied transiently, that each building was designed for more than three families, and the definition of “hotel” specifically states multi-family dwellings cannot be considered a hotel. Mr. Adams states the following in his memo:
 - “The site is approximately 4.24 acres (184,911 square feet) in size and contains a single-family detached dwelling, a seven (7) unit **multiple-family complex**, and a six (6) unit **multiple-family complex**”.
 - “The applicant proposed to **retain the existing residential units** and to add a fourteen (14) unit townhouse structure. Additional paving will be added to accommodate the parking needs of those occupying the new **residential complex**”.
 - Under the heading “Present Non-Conforming Status of Site”, it states “Non-Permitted Use – Section 155.034 (B) of the R-1, Park Street West, Zone District does not provide for the placement of **multiple-family housing**. (It is my understanding the present **multiple-family** structures ‘pre-existed’ the present ordinance.)”
 - “At the present time, the parcel contains **2 distinct multiple-family** structures and **1 single-family dwelling**”.
- On February 15, 2001 the Planning Commission held a public hearing for the PUD request. The minutes indicate the Planning Commission recommended denial of the PUD request. The minutes state the decision was based in part on page 2 of the memo from Mr. Adams which stated “Based on my interpretation of the Zoning Ordinance, the proposed project does not meet the basic PUD use and area requirements due to the following: **Multiple-Family** is not a Listed Use – The R-1, Park Street West Zone District does not provide for

multiple-family development. Therefore, the proposed fourteen (14) unit complex is not a permitted use (either by right or with special approval).”

- On March 26, 2001 the City Council denied the request for a PUD. The minutes state in part this is “because **multifamily use** is not a permitted use...”.
- On April 16, 2001, Midwest Development filed a lawsuit against the City indicating, among other things, that the City’s rejection of the PUD application was improper. The owner’s attorneys never refer to the property as a hotel/motel/inn. Rather they refer to the use as “transient or short-term rental housing”, “existing rental units” and having a “transient rental use”. They state “...the existing use of Plaintiff’s property for transient rentals is nonconforming...”.
- On December 7, 2001, a consent judgement was signed. The consent judgement refers to the property as having “occupancy units”, not being a hotel/motel. The consent agreement further authorizes the conversion of the “...occupancy units on the property to condominium units...”.
- On July 3, 2002 a Master Deed for Suites of Saugatuck Condominiums, signed by Dean Boreland, was filed with the Allegan County Register of Deeds. The Master Deed states, “[t]he project is a residential condominium”, that “[e]ach unit is suitable for individual use, having its own entrance from and exit to a common element”, and the “[c]ondominium units shall be used exclusively for transient rental accommodations and for residential occupancy...”.
- On August 3, 2011 a warranty deed was recorded with the Allegan County Register of Deeds which conveys and warrants to the Grantee, Cheryl M. Soard, the premises which is described as “Unit 1 through 20, inclusive, Suites of Saugatuck, according to the Master Deed”.
- The Secret of Saugatuck Suites’ website provides supporting evidence to support the property is a multi-family dwelling. Nowhere on the website does it state the property is a hotel/motel. Rather it refers to the property as having condos and shows photos of the “units” that have independent cooking, bathing, and sleeping facilities. The website states:
 - “Loaded with comforts and amenities, the Secret of Saugatuck Suites is not only the finest choice in **condos**, it is an outstanding value.”
 - “Kitchens in all **units**.”
- On April 30, 2024, the City’s Deputy Assessor, Don Jollay, stated to date, he has not located or been presented with an amendment to a deed that would have combined the condominium parcels. He further stated that during an inquiry in 2023, the owners advised him that the units are rented for varying lengths of time, sometimes on a short-term basis and sometimes for multiple months.
- Registered voter lists show that several (11) individuals use 560 Campbell as their registered voting address which is atypical of hotel/motel use and is more indicative of use as dwelling.
- Today’s zoning ordinance provides the following definitions:

- DWELLING UNIT. A dwelling unit is any building or portion thereof **having independent cooking, bathing, and sleeping, facilities**, which is occupied wholly as the home, residence, or sleeping place, **either permanently or transiently**, with an independent entrance not located within another dwelling. In no case shall a motor home, trailer coach, automobile chassis, tent, or portable building be considered a dwelling. In case of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this section and shall comply with the provisions thereof relative to dwellings. A DWELLING UNIT shall include both manufactured units (mobile homes and modular homes) and site built units. Hotels, motels, bed and breakfasts, and inns are not included in the definition of a DWELLING UNIT.
- DWELLING, MULTIPLE-FAMILY. A building or portion thereof, used or designed for use, as an apartment for three or more families living independently of each other. This definition does not include mobile homes, single-family attached dwellings or two-family dwellings.
 - APARTMENT. A dwelling unit within a building containing other dwelling units or commercial tenant spaces.
- HOTEL (INN). A building comprised of attached, **furnished, sleeping rooms, containing bathroom facilities, which are accessible by interior hallways**, in which transient lodging or boarding are offered to the public for compensation. A hotel may contain a restaurant(s), gift and specialty shop(s), swimming pool and exercise facilities, lounge(s), and conference rooms(s); provided these uses are clearly accessory to the hotel. **A hotel shall not be considered or construed to be a motel, bed and breakfast establishment, multiple- family dwelling, or similar facility.**
- MOTEL. A commercial enterprise oriented to the public traveling by motor vehicle, with individual sleeping rooms typically exiting directly to the outside, with patron parking located at or near each room exit. A motel may contain an accessory restaurant, gift and specialty shop, lounge, swimming pool, and exercise facilities.
- A review of today's zoning definitions supports the property is a multi-family dwelling.
 - The hotel definition speaks to having sleeping rooms (not full units) and bathroom facilities which are accessible by interior hallways. My understanding is there are not interior hallway connections between your units.
 - The motel definition refers to individual sleeping rooms versus a full unit containing separate cooking, bathing and sleeping facilities.
 - The dwelling unit definition refers to units that have independent cooking, bathing, and sleeping facilities, which each of your units have. The definition also states the units can be occupied permanently or transiently. In this case, the evidence suggests sometimes the units are used on a more permanent basis for several months at a time and at other times are occupied transiently. Each building contains more than

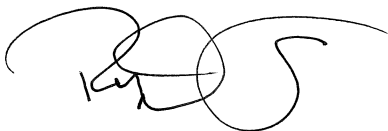
three units which meets the definition of a multi-family dwelling. Thus, the physical characteristics of your property most closely match that of a multi-family dwelling, as defined by the zoning ordinance.

- Hotels/Motels/Inns are not a permitted or special land use in the Peninsula West zoning district which this property is located in. If you were correct that the property's use is a hotel/motel it would constitute a non-conforming use. To determine whether a lawful non-conforming use exists, three factors have to be evaluated which includes: 1) Was the use lawful at the time it was established; 2) Did the use predate the City's existing regulations; and 3) Was the use abandoned since becoming a lawful nonconformity. No evidence exists to show a motel/hotel use was lawfully established. The physical characteristics of the property do not fit the definition of a hotel/motel/inn. The previous owners and their attorneys never claimed the property was used as a hotel/motel/inn, the zoning ordinance has never allowed hotels/motels/inns as a permitted use in the Peninsula West zoning district, and the City can't locate any change of use or special land use permits for a hotel/motel/inn. To the contrary, the historical evidence shows a multi-family dwelling use was established, such use predated the City's existing prohibition on multi-family dwellings in the Peninsula West zoning district, and multiple-family dwellings with permanent and transient occupancy have continued to exist since the use was established. In addition, the configuration of the independent units on the property with complete facilities for cooking, bathing, and sleeping, match the relevant definition of a "dwelling unit" in the zoning ordinance.

While I appreciate the documentation you provided, assessing records and property appraisals aren't sufficient to demonstrate use for zoning purposes as they are used in a different context.

For the reasons stated above, my determination is the use of the property is legally non-conforming multi-family dwelling. This determination is made pursuant to Section 154.171(B) of the Zoning Ordinance. This Section further provides: "An aggrieved party may appeal any interpretation/determination made by the Zoning Administrator in writing to the Zoning Board of Appeals within 21 days of any such determination/interpretation." If you disagree with the contents of this letter, you are welcome to appeal my determinations to the Zoning Board of appeals within 21 days of the date of this letter.

Sincerely,



Ryan Cummins
City of Saugatuck Zoning Administrator
rcummins@saugatuckcity.com
(269) 857-2603



JUL 11 2024



RECEIVED

JUL 11 2024

CITY OF SAUGATUCK

Zoning Board of Appeals Application

LOCATION INFORMATION	APPLICATION NUMBER
----------------------	--------------------

Address 560 Campbell Rd Parcel Number 03-57-877-000-00

APPLICANTS INFORMATION

Name Cheryl Soard Address / PO Box 560 Campbell Rd
City Saugatuck State MI Zip 49453 Phone 269-455-0240
Interest In Project _____ E-Mail dino@secretofsaugatucksuite.com
Signature _____ Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Cheryl Soard Address / PO Box _____
City same as above State MI Zip _____ Phone 616-293-7402
E-Mail _____

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 or to gather further information related to this request.

Signature Cheryl Soard Date 7-11-24

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

Name _____ Contact Name _____
Address / PO Box _____ City _____
State _____ Zip _____ Phone _____ Fax _____
E-Mail _____
License Number _____ Expiration Date _____

PROPERTY INFORMATION

Depth _____ Width _____ Size 4.24 ac Zoning District R-1P Current Use Hotel
Check all that apply: Waterfront _____ Historic District _____ Dunes _____ Vacant _____
Application Type: Interpretation _____ Dimensional Variance _____ Use Variance _____

REQUESTED VARIANCE AND DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)
--

Zoning Requirement _____	Proposed Variance _____
Zoning Requirement _____	Proposed Variance _____
Zoning Requirement _____	Proposed Variance _____

see attachments



See Attachments

SITE PLAN REQUIREMENTS (SECTION 154.061)

A site plan and survey showing the following information shall be submitted with the coverage of this application and other required information as outlined below. (Please note that not all will apply for minor waterfront construction)

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; |
| ☐ | ☐ | ☒ | 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.
- ☐ ☐ ☐
- Other information as requested by the Zoning Administrator

DIMENSIONAL VARIANCE REQUEST STANDARDS PER SECTION 154.155(B)

Please respond to each of the following questions. As part of your request to obtain a dimensional or non-use variance, the owner must show a practical difficulty by demonstrating that all of the following standards are met:

- (1)

Explain how 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;
- (2)

Explain how 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;
- (3)

Explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions; and
- (4)

Explain how the problem is not self-created or based on personal financial circumstances.



USE VARIANCE REQUEST STANDARDS PER SECTION 154.155(C)

Please respond to each of the following questions. As part of your request to obtain a use variance, the applicant must show an unnecessary hardship by demonstrating that all of the following standards are met:

- (1) Please explain how the property in question cannot be used for any of the uses permitted in the district in which it is located;

- (2) Please explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions;

- (3) Please explain how by granting the variance, the essential character of the neighborhood would not be altered; and

- (4) Please explain how the problem is not self-created or based on personal financial circumstances.

See attachments



25

Cheryl Soard
Secret of Saugatuck Suites
560 Campbell Road
Saugatuck, MI 49453
616-293-7402

To whom it may concern,

It was recently determined by the City of Saugatuck my current business is not a hotel/motel/inn in accordance with zoning regulations and we must now comply with the new short term rental rules and policies.

The intent of the letter is to appeal to the Planning Commission and/or Zoning Board for consideration of a special land use permit for a Hotel/Motel/Inn/Motor Court (or any action which would let us continue our current operation) for the Secret of Saugatuck Suites located at 560 Campbell Road, Saugatuck, MI.

This letter will explain the circumstances of how we arrived at this impasse, the data to support our perceived use, and a request for consideration of land use change differently from which is now considered legally permissible.

In June of 2011, Dino Tedaldi (my partner for 15 years), took me to view a property he loved in Saugatuck where he grew up. He brought me here because it was going into foreclosure and he always dreamed of owning it again. We reached out to the realtor who had it listed, Tammy Kerr. We viewed the property, and I knew I wanted it.

We researched the property. It was listed on the City of Saugatuck tax records as and noted the property was listed as property class 201 Commercial-Improved and also Inn/Motel (see attachment 1 and 2).

The listing card stated "Motel and Resort" (see attachment 3).

The property was currently being run as Sunset Woods which was the name assigned after foreclosure of Suites of Saugatuck. Included is list of hotels prior to 2009 in the area which named my property as Suites of Saugatuck under hotels & motels (see attachment 4).

After doing our doing the research, I was under the impression I was buying a Hotel/Motel/Resort/Inn.

The subject was advertised as a hotel, was running as a hotel, and the City of Saugatuck listed the property as a motel/inn. I was confident of what I was purchasing.

I then went to United Bank for a commercial loan and an SBA loan. Both were approved with my business plan to operate as a hotel. The appraisal was conducted as a hotel, its use at the time. A copy of the original appraisal is in my assessment file.

With the bank and SBA all on board, they approved my financing as a hotel. A hotel was the only way to make the numbers work. Any other use would not support the purchase price. Since this was the use noted by the city, I did not have any concerns about it's legal use as a hotel.

I closed on the property on 07/18/2011. Immediately after closing, I met with the assessor at the time to discuss the taxable value which was more than the purchase price. At that time, the assessor asked me if I was going to continue the use as a hotel. I said yes. She then asked me if I would mind if she put all of the parcels on one parcel number since there was not an intent to sell each individual unit. I agreed, and she put the real estate under on parcel number.

We had a lengthy discussion of the use of the property as a hotel and our continued use. Everybody was on board with it's continued use as a hotel. Everything was above board and fully disclosed. All 20 units were then put under one parcel number.

In January of 2017, I refinanced the property with United Bank again to shorten my term. At that point, another appraisal was conducted. Again, it was considered a motel. It's highest and best use as improved was a motel (see attachment 5). At that time, Mark Faucher, MAI had a discussion with the City Zoning Administrator Michael Clark. Michael Clark stated the current use was a legitimate use (see attachment 5).

I have also included an attachment from my bank concerning the appraisal conducted at the time of purchase as a hotel and my tax returns which state motel (see attachment 6).

On March 21st, 2024, we received an email from Ryan Cummins from the City of Saugatuck stating we needed to apply for 20 short term rental licenses due to his determination I was not a hotel/motel/inn.

After correspondence, we were denied given the options to appeal to the zoning board or submit a formal request to the zoning administrator, who was also Ryan Cummings at the time.

After this determination, we reached out to 4 council members who agreed, I should not be subject to becoming an STR. I then reached out to Ryan Cummings for a meeting. Ryan agreed and we went over our situation. He advised us our best option is to appeal to the ZBA. They would help with a solution for us.

On August 28, 2023, the City of Saugatuck had an inquiry of our property stating it may be an STR. As per the City's attorney, "No evidence of nonconforming transient dwelling unit has been abandoned. Not subject to current short-term rental zoning regulations" (see attachment 7). There was a formal letter in my assessment file as of September 2023 from the City of Saugatuck Attorney stating we are not subject to becoming an STR. This letter is no longer available to us. I am confused on how I was legal per the city attorney, and now I am not. Was I legal before when the attorney wrote the letter and did the policy change on determination of what an STR is? Was my property predated legally?

In short, I saw a motel advertised for sale. City records stated the property was a commercial motel/inn. The bank and appraiser confirmed our interest. I then bought the property with the support of United Bank and the SBA.

I bought a hotel to continue running as a hotel. I did not buy 20 residences and ask to make them commercial.

With the denial from Ryan Cummings after submitting our paperwork, he has determined we are subject to becoming an STR.

If I become an STR, I will have to pay \$10,500 every year for 20 licenses, I will be subject to limitations placed on STR's, I would lose value if we decided to sell due to STR licenses not being transferable, and there is a current movement to remove STR's from the City of Saugatuck.

Overall, with the noticed increase in STR's in the City of Saugatuck, my occupancy has declined. Each year, it has been tougher to exist and conduct business in the City of Saugatuck due to increasing STR's conducting stays of 1, 2, and 3 nights. My business is a hotel which exists/survives on 1-3 night stays. My units are not equipped for long term guests. The units are small, have open kitchens, and lack long term appeal. It is hard to compete for stays over 3 nights due to the small size of 19 of our units. Especially when large homes in town are being run as a business with 1-3 night stays and competition driving rates down.

From September 10 to April 30, I do 7 night and 30 day rentals to locals in some of the units. This helps pay the bills and keep the units from going dormant. We have had guests who live on boats in the summer, saving to buy a house, people getting divorced, and council members, kids transitioning out of their home to be on their own. I have offered a service on our off-season to help others transition to permanent housing. No person has lived here permanently other than my family. As per the letter of denial from Ryan Cummings, there are 11 individuals who are registered voters here. There are only 4 that I know of, Dino Tedaldi, Cheryl Soard, Marena Tedaldi, and Dominic Tedaldi.

With the land use determination letter from May 15, 2024, the City of Saugatuck determined I am a legally non-conforming multi-family dwelling (see attachment 8).

Ryan included definitions of a hotel, motel, dwelling unit, and multiple-family dwelling unit. As I read this determination, I fit into different boxes including hotel, motel, motor court, bed and breakfast, and a multi-family complex.

A motel includes a building or group of buildings detached or connected used as individual sleeping or dwelling units designed primarily for transient automobile travelers and providing for the accessory off street parking facilities. Including integrated units or individual rooms under common ownership. All of these describe my property.

I own all units, it consists of 3 buildings connected with a roof, interior hallways/corridors, and exterior corridors and a detached house on site. I have parking for approximately 40 cars, 4.24 acres to roam, a pool and hot tub on site, and are very secluded on a bluff overlooking the downtown area.

My units have 4 water and sewer bills, 4 electricity bills, 4 gas bills, 3 internet and tv bills, and one tax bill. All taxed under one parcel number.

We have had the fire inspection every year for our hotel permit.

The units may be viewed on our website www.secretotfsaugatucksuites.com. I have included photographs of the boiler which serves multiple units, shared electrical panels between units, furnaces which heat and cool multiple units, our parking lot, our pool, corridors, and pictures of 2 of our smallest units.

I have shared electrical panels for most all units, shared hot water, shared hot water heat, shared central air and heat in some units, and shared internet. The units were not designed for long-term housing. They are simply not long-term.

I have included a letter from the listing agent Tammy Kerr who sold us the property. She states the previous owner converted the units to condominiums for financing reasons after a phone call to him recently. He had trouble obtaining a loan and converted them to condominiums to obtain financing. Not to sell individually (see attachment 9).

I have also included a letter from our two closest neighbors to the west. One of which shares a boarder with us stating what kind of business we run. Within former Mayor Bekken's letter, he states the continued use and addresses our operation as a hotel (see attachment 10, 11, and 12).

I took over this property in 2011 as a hotel and have continued it use as a hotel. I love the property, the history, the community, and the guests. I am a local girl from South Haven who moved to Saugatuck with Dino Tedaldi who has lived here since 1976. His parents owned this property in the 80's and I was finally able to obtain it back in 2011. I did not buy the property to flip, develop, or change what was previously here. I bought it because I fell in love with it. I am an on-site owner. I live on site for most of the year. I am available for any issues. I am the type of owner you need here.

Dino Tedaldi has been a large part of the community especially with the school. He has coached and mentored kids through his coaching at the school for 15 years. Many of these kids stayed here when needed as adults. If you ask around, you will find out many people have been affected by our ownership here in a positive manner. People who needed help received it here.

When I purchased the property, there were weekly rentals going on and a party every night which our neighbor Mark Bekken will attest to. Every bartender and waitress in town would show up and join the party which would go on throughout the night after the bars and restaurants closed. Long-term monthly renters are not what this neighborhood needs. My units are not large enough for long term residents and are unable to cashflow on monthly rentals.

If I was labeled an STR or Multi-Family, the numbers do not work. I never would have purchased the property as a multi-family unit with long term renters. The fixed costs are too high to run as apartments and being an STR would be a financial strain. Being an STR would not transfer after a deed change which hopefully will be Dino's son Dominic who also grew up here. It would be difficult to maintain due to the decreased incomes of an STR or apartments.

I purchased this as my retirement also. By becoming an STR, my retirement goes down 30% and marketability is even more limited.

I am not sure which box I will fit into, but my goal is to continue operating as a hotel/motel/inn/motor court and not an STR. This is where I am hoping you are able to assist to figure this out. It has been a stressful process. When I bought this place, I put everything I had into it. I had many concerns about how to make ends meet, but I never thought my designation as a hotel would be an issue. Especially since all records represented this property as a hotel.

I have been contacted by many people throughout the community supporting us and what we have been doing. From the people on City Council, we were labeled an "unintentional outcome". I would like to put this to rest and move forward.

When considering my use, I look at similar properties which are operating as motor coach lodging in similar residential neighborhoods and bed and breakfast establishments.

Please aid me in figuring this out and a solution for moving forward as a hotel. I am not familiar with this process and need your help to make this happen.

I am willing to meet in person, give a tour of the property, or talk on the phone.

Thank you for your assistance in this matter.

Chery Soard

A handwritten signature in cursive script that reads "Cheryl Soard". The signature is written in dark ink and is positioned below the printed name.



4 Gas Bills

24-Hour Gas Emergencies 800-401-6451

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Transfer Date
06/21/2024	0507577401-00001	07/23/2024	\$77.41	07/15/2024

Customer Name SECRET OF SAUGATUCK SUITES
Service Address COTT
560 CAMPBELL
SAUGATUCK MI 49453-9730

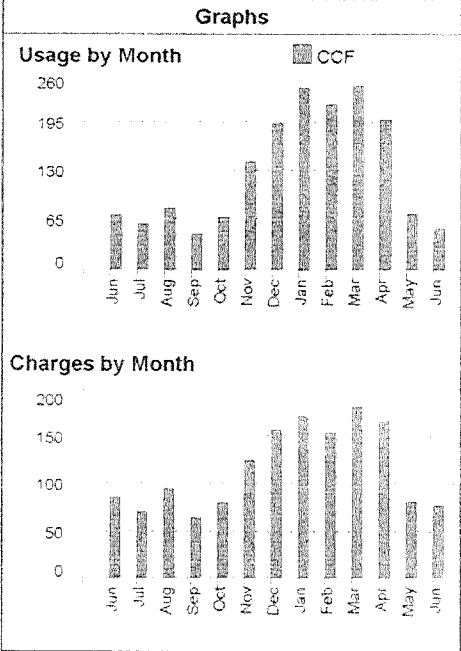
Activity Since Last Bill		
05/21/2024	Previous Balance	\$81.66
06/12/2024	Payment	-\$81.66
	Balance	\$0.00
	Total Current Charges	\$77.41
	Total Current Balance	\$77.41

Gas Service	
Small General Service	
Meter 50020766	
	Actual Reading 06/20/2024 9398
	Actual Reading 05/19/2024 -9343
	Total Gas Use 55 CCF

Fixed Charges		
Daily Customer Charge	32 Days at \$1.27070	\$40.66
Volumetric Charges		
Gas Cost Recovery	55 CCF at \$0.33591	\$18.48
Distribution Charge	55 CCF at \$0.18619	\$10.24
Reservation Charge	55 CCF at \$0.06632	\$3.65
Taxes		
Sales Tax	6% of \$73.03	\$4.38
Subtotal:		\$77.41
Gas Service Total:		\$77.41

Messages
View your bill online anytime in My Account. Visit our website to sign up.
Even out your energy bills! Enroll in Budget Billing by paying exactly \$118.00 , rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

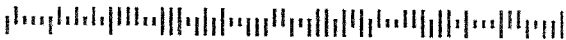
Account Summary			
Bill Period: 05/20/2024 to 06/20/2024			
	Jun 2024	May 2024	Jun 2023
Billing Days	32	28	34
Avg Temp	69°F	61°F	62°F
Heating Deg Days	40	159	152
Cooling Deg Days	176	34	61
CCF Used	55	73	72
Avg CCF / Day	1.7	2.6	2.1



ACCOUNT NUMBER: 0507577401-00001 INVOICE: 5074344067 Page 1 of 1 WEC_AFP_MGU_Out 4874 (2)

Michigan Gas Utilities Please return this stub with your payment.

ACCOUNT NUMBER: 0507577401-00001



5134 1 AV 0.507 IWEC002B000000021750 019 02
SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730



Michigan Gas Utilities
PO Box 6040
Carol Stream IL 60197-6040

Amount Due of \$77.41 will be withdrawn from your bank account on 07/15/2024

Thank You!

I want to support the Share the Warmth program, which helps pay energy expenses for those in need. I've circled my monthly gift amount below.
\$1 \$5 \$10 \$20 Other

0350507577401000017 2000007741

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Transfer Date
06/21/2024	0504547973-00001	07/23/2024	\$64.20	07/15/2024

Customer Name SECRET OF SAUGATUCK SUITES
Service Address NORTH
560 CAMPBELL
SAUGATUCK MI 49453

Activity Since Last Bill		
05/21/2024	Previous Balance	\$74.59
06/12/2024	Payment	-\$74.59
	Balance	\$0.00
	Total Current Charges	\$64.20
	Total Current Balance	\$64.20

Gas Service

Small General Service

Meter NGM787326	Actual Reading 06/21/2024	26334
	Actual Reading 05/21/2024	-26298
	Total Gas Use	36 CCF

Fixed Charges

Daily Customer Charge	31 Days at \$1.27070	\$39.39
-----------------------	----------------------	---------

Volumetric Charges

Gas Cost Recovery	36 CCF at \$0.33591	\$12.09
Distribution Charge	36 CCF at \$0.18619	\$6.70
Reservation Charge	36 CCF at \$0.06632	\$2.39

Taxes

Sales Tax	6% of \$60.57	\$3.63
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Subtotal: \$64.20

Gas Service Total: \$64.20

Messages

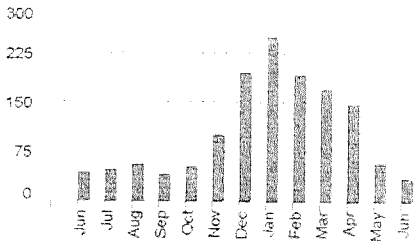
View your bill online anytime in My Account. Visit our website to sign up.
Even out your energy bills! Enroll in Budget Billing by paying exactly \$105.00 , rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

Account Summary
Bill Period: 05/21/2024 to 06/20/2024

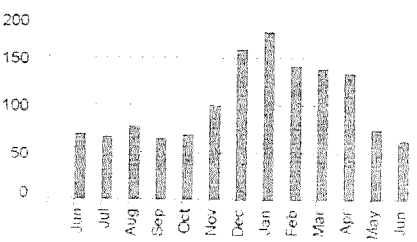
	Jun 2024	May 2024	Jun 2023
Billing Days	31	29	33
Avg Temp	69°F	61°F	63°F
Heating Deg Days	40	159	139
Cooling Deg Days	173	37	61
CCF Used	36	59	44
Avg CCF / Day	1.2	2	1.3

Graphs

Usage by Month CCF



Charges by Month



ACCOUNT NUMBER: 0504547973-00001 INVOICE: 5072961510 Page 1 of 1 WEC_AFP_MGU_Out 1352 (2)

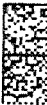


Please return this stub with your payment.

ACCOUNT NUMBER: 0504547973-00001



5170 1 AV 0.507 IWEC002B000000021750 019 02
SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730



Michigan Gas Utilities
PO Box 6040
Carol Stream IL 60197-6040

Amount Due of \$64.20 will be withdrawn from
your bank account on 07/15/2024

Thank You!

I want to support the Share the Warmth program, which helps pay energy expenses for those in need. I've circled my monthly gift amount below.
\$1 \$5 \$10 \$20 Other

0350504547973000011 4000006420

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Transfer Date
06/21/2024	0505302418-00001	07/23/2024	\$416.61	07/15/2024

Customer Name SECRET OF SAUGATUCK SUITES
Service Address 6 S
560 CAMPBELL
SAUGATUCK MI 49453-9730

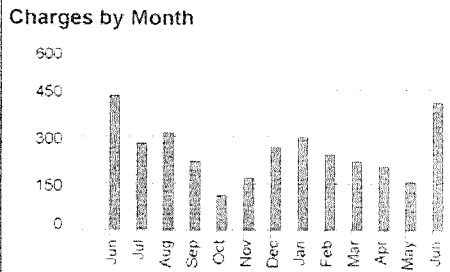
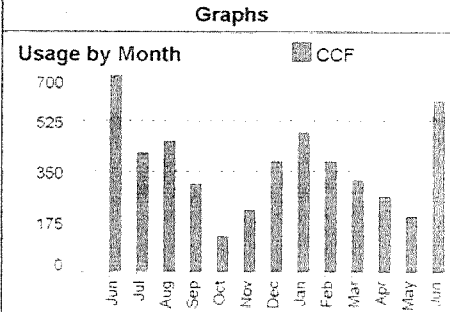
Activity Since Last Bill		
05/21/2024	Previous Balance	\$159.49
06/12/2024	Payment	-\$159.49
	Balance	\$0.00
	Total Current Charges	\$416.61
	Total Current Balance	\$416.61

Gas Service		
Small General Service		
Meter NGM713624	Actual Reading 06/21/2024	85634
	Actual Reading 05/21/2024	-85033
	Total Gas Use	601 CCF

Fixed Charges		
Daily Customer Charge	31 Days at \$1.27070	\$39.39
Volumetric Charges		
Gas Cost Recovery	601 CCF at \$0.33591	\$201.88
Distribution Charge	601 CCF at \$0.18619	\$111.90
Reservation Charge	601 CCF at \$0.06632	\$39.66
Taxes		
Sales Tax	6% of \$393.03	\$23.58
Subtotal:		\$416.61
Gas Service Total:		\$416.61

Messages
View your bill online anytime in My Account. Visit our website to sign up.
Even out your energy bills! Enroll in Budget Billing by paying exactly \$242.00 , rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

Account Summary			
Bill Period: 05/21/2024 to 06/20/2024			
	Jun 2024	May 2024	Jun 2023
Billing Days	31	29	33
Avg Temp	69°F	61°F	63°F
Heating Deg Days	40	159	139
Cooling Deg Days	173	37	61
CCF Used	601	200	691
Avg CCF / Day	19.4	6.9	20.9



ACCOUNT NUMBER: 0505302418-00001 INVOICE: 5073537349 Page 1 of 1 WEC_AFP_MGU_Out 867 (2)



Please return this stub with your payment.

ACCOUNT NUMBER: 0505302418-00001



5173 1 AV 0.507 IWEC002B000000021750 019 02
SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730



Michigan Gas Utilities
PO Box 6040
Carol Stream IL 60197-6040

Amount Due of \$416.61 will be withdrawn from your bank account on 07/15/2024

Thank You!

I want to support the Share the Warmth program, which helps pay energy expenses for those in need. I've circled my monthly gift amount below.
\$1 \$5 \$10 \$20 Other

0350505302418000013 0000041661

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Transfer Date
06/21/2024	0506498530-00001	07/23/2024	\$149.04	07/15/2024
Customer Name Service Address Activity Since Last Bill SECRET OF SAUGATUCK SUITES UNIT 7 560 CAMPBELL SAUGATUCK MI 49453-9730 05/21/2024 Previous Balance 06/12/2024 Payment Balance Total Current Charges Total Current Balance \$161.30 -\$161.30 \$0.00 \$149.04 \$149.04				
Gas Service Small General Service Meter NGM787324 Actual Reading 06/21/2024 Actual Reading 05/21/2024 Total Gas Use 81105 -80933 172 CCF				
Fixed Charges Volumetric Charges Taxes Daily Customer Charge Gas Cost Recovery Distribution Charge Reservation Charge Sales Tax 31 Days at \$1.27070 172 CCF at \$0.33591 172 CCF at \$0.18619 172 CCF at \$0.06632 6% of \$140.60 \$39.39 \$57.78 \$32.02 \$11.41 \$8.44				
Subtotal:			\$149.04	
Gas Service Total:			\$149.04	

Account Summary

Bill Period: 05/21/2024 to 06/20/2024

	Jun 2024	May 2024	Jun 2023
Billing Days	31	29	33
Avg Temp	69°F	61°F	63°F
Heating Deg Days	40	159	139
Cooling Deg Days	173	37	61
CCF Used	172	203	198
Avg CCF / Day	5.5	7	6

Graphs

Usage by Month

Charges by Month

Messages
View your bill online anytime in My Account. Visit our website to sign up.
Even out your energy bills! Enroll in Budget Billing by paying exactly \$212.00 , rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

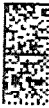
ACCOUNT NUMBER: 0506498530-00001

Amount Due of \$149.04 will be withdrawn from your bank account on 07/15/2024

Thank You!

5178 1 AV 0.507 IWEC002B000000021750 019 02

SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730



Michigan Gas Utilities
PO Box 6040
Carol Stream IL 60197-6040

☐ I want to support the Share the Warmth program, which helps pay energy expenses for those in need. I've circled my monthly gift amount below.
\$1 \$5 \$10 \$20 Other _____

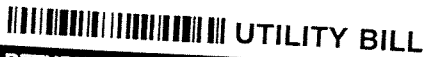
03505064985300000011

7000014904



One water bill

Kalamazoo Lake Sewer
and Water Authority
(269) 857-2709 • www.KLSWA.com



UTILITY BILL

RETURN THIS PORTION WITH PAYMENT
PLEASE ADDRESS ALL MAIL PAYMENTS ONLY TO P.O. BOX
PRINTED ON THE BACK OF THIS POSTCARD.

CUSTOMER NAME & PROPERTY ADDRESS
SECRET OF SAUGATUCK SUITES
DINO TEDALDI
560 CAMPBELL RD

CYCLE SECTION SEQUENCE NO.
1 SG 20

ACCOUNT NO.
CAMP-112810-0000-01

BILLING DATE
05/15/2024

AMOUNT DUE

\$289.53

AFTER

PAY THIS
LATE AMT.

06/10/2024

\$318.50

PAY BY 10TH TO AVOID 10% PENALTY

Enrolled in Auto-Pay
Email Turn On/Off Requests
To klswa@klswa.com

PROPERTY ADDRESS

560 CAMPBELL RD

CYCLE SECTION

1 SG

ACCOUNT NO.

CAMP-112810-0000-01

FROM

04/01/2024

TO

04/30/2024

30

CODE	CURR READ	PREV READ	GALLONS	AMOUNT
00				\$0.00
02				\$58.75
03	1816276	1789493	26783	\$91.06
04				\$40.30
05	1816276	1789493	26783	\$70.97
06				\$10.00
07				\$18.45

BILLING DATE

05/15/2024

AMOUNT DUE

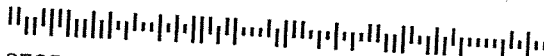
\$289.53

AFTER

06/10/2024

PAY THIS
LATE AMOUNT

\$318.50



SECRET OF SAUGATUCK SUITES
DINO TEDALDI
560 CAMPBELL RD
SAUGATUCK MI 49453-9730

3-1071

4 consumers bills



Need to talk to us? Visit ConsumersEnergy.com
or call 800-477-5050
Telecommunications Relay Services: Call 7-1-1

Service Address:
564 CAMPBELL RD; SAUGATUCK MI
49453-0000
Account: 1000 6013 0455

Account Information

Bill Month: May
Service dates: 04/15/2024 - 05/13/2024
Days Billed: 29
Portion: 15 05/24

Programs:
Direct Pay

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 06, 12, 2024

Electric Service:

Smart Meter
Meter Number: 62316255
POD Number: 0000000530698
Beginning Read Date: 04-15
Ending Read Date: 05-13

May Energy Bill

Invoice: 201542421803

Account Summary

Last Month's Account Balance \$241.02
Payment on May 07, 2024 \$241.02-

Balance Forward \$0.00

Total amount due will be deducted from your designated account
on the due date.
Payments applied after May 14, 2024 are not included.

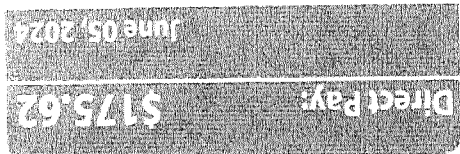
Electric Charges

Energy	889@ 0.087058	\$77.39
PSCR	889@ 0.002540	\$2.26
System Access		\$20.00
Deferral Surcharge	889@ 0.000342	\$0.30
IRM Surcharge	889@ 0.000119	\$0.11
Distribution	889@ 0.057594	\$51.20
FCM Incentive	889@ 0.000187	\$0.17
Other Surcharges		\$7.89
Power Plant Securitization	889@ 0.001227	\$1.09
Karn 1&2 Securitization Charge	889@ 0.004989	\$4.44
Low-Income Assist Fund		\$0.88
Total Electric		\$165.73

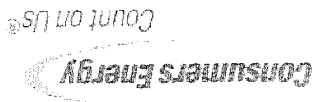
H 000000000000 9 9502 0000 029521000000 5540E10900001 I

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Service Address:
SECRET OF SAUGATUCK SUITES
564 CAMPBELL RD
SAUGATUCK MI 49453-0000



You are enrolled in the Auto-pay program.
No additional action required.



Account: 1000 6013 0455

schedule follow safety standards for the voltage and the type of work being performed.
Debris from our planned work. Debris from other requested and emergent work is your property, and we are unable to clean it up. If a tree or branch is causing pressure on an electric wire, stay at least 25 feet away from the wire or anything touching it and call us at 800-477-5050. Learn more: www.ConsumersEnergy.com/Forestry

Stay 25 feet away from power lines.
If you smell natural gas, it's often egg odor or if the odor is persistent, call 911.
Safe location.





Account: 1000 6013 0414

Questions:
Visit: [ConsumersEnergy.com](https://www.consumersenergy.com)
Call us: 800-477-5050

Direct Pay: **\$222.66**

June 05, 2024

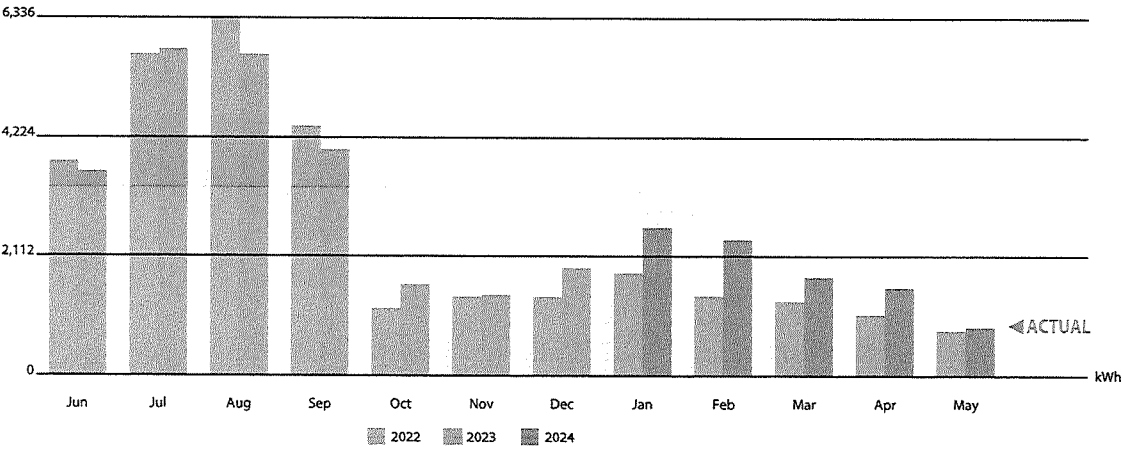
SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730

- ▶ Thank You - We received your last payment of \$334.32 on May 07, 2024
- ▶ Service Address:
562 CAMPBELL RD
SAUGATUCK MI 49453-0000

May Energy Bill

Service dates: April 15, 2024 - May 13, 2024 (29 days)

Total Electric Use (kWh - kilowatt-hour)



May Electric Use
855 kWh
May 2023 use: 799 kWh

Cost per day:
\$7.25

kWh per day:
29

Prior 12 months electric use:
33,186 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.

Downed power lines. Stay 25 feet away. Call from a safe location.

If you smell natural gas. If the "rotten egg" odor of gas is apparent, call from a safe location.

Trees in Your Service Area: Plant as many feet away from overhead and underground lines as the expected mature height and width of the tree. Visit www.MISSDIG.org or call 8-1-1 to have underground lines marked. We clear our lines within our easements. The clearance distance and our maintenance schedule follow safety standards for the voltage and tree type. We clean-up debris from our planned work. Debris from other requested and emergent work is your property, and we are unable to clean it up. If a tree or branch is causing pressure on an electric wire, stay at least 25 feet away from the wire or anything touching it and call us at 800-477-5050. Learn more: www.ConsumersEnergy.com/Forestry



You are enrolled in the Auto-pay program.
No additional action required.

Account: 1000 6013 0414

Service Address:
SECRET OF SAUGATUCK SUITES
562 CAMPBELL RD
SAUGATUCK MI 49453-0000

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Direct Pay: **\$222.66**

June 05, 2024

I 100060130414 000000222661 0000 2056 0 000000000000 H



Account: 1000 6013 0471

Questions:
Visit: ConsumersEnergy.com
Call us: 800-477-5050

Direct Pay: \$116.50
June 05, 2024

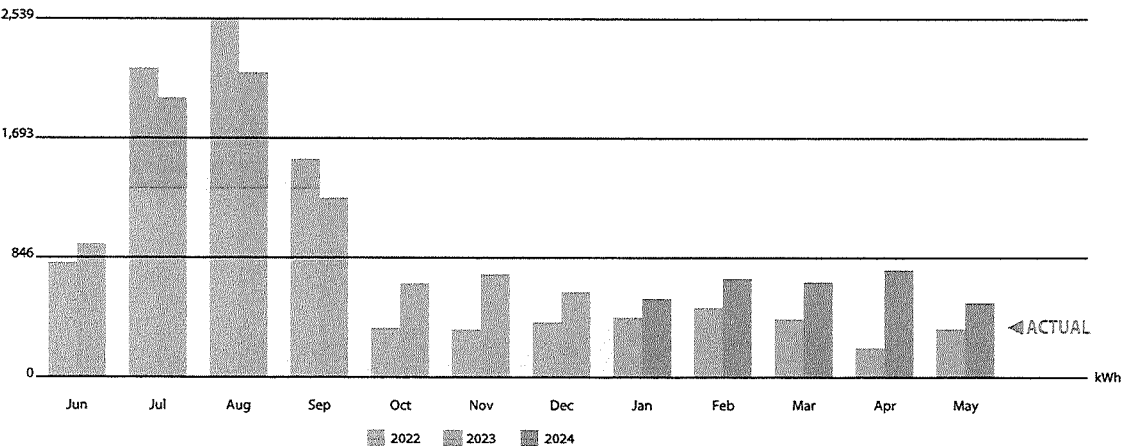
SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730

- ▶ Thank You - We received your last payment of \$153.33 on May 07, 2024
- ▶ Service Address:
572 CAMPBELL RD
SAUGATUCK MI 49453-9730

May Energy Bill

Service dates: April 15, 2024 - May 13, 2024 (29 days)

Total Electric Use (kWh - kilowatt-hour)



May Electric Use
527 kWh
May 2023 use: 343 kWh

Cost per day:
\$3.79

kWh per day:
18

Prior 12 months electric use:
11,558 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.

Downed power lines.
Stay 25 feet away. Call from a safe location.

If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

Trees in Your Service Area: Plant as many feet away from overhead and underground lines as the expected mature height and width of the tree. Visit www.MISSDIG.org or call 8-1-1 to have underground lines marked. We clear our lines within our easements. The clearance distance and our maintenance schedule follow safety standards for the voltage and tree type. We clean-up debris from our planned work. Debris from other requested and emergent work is your property, and we are unable to clean it up. If a tree or branch is causing pressure on an electric wire, stay at least 25 feet away from the wire or anything touching it and call us at 800-477-5050. Learn more: www.ConsumersEnergy.com/Forestry



You are enrolled in the Auto-pay program.
No additional action required.

Account: 1000 6013 0471

Service Address:
SECRET OF SAUGATUCK SUITES
572 CAMPBELL RD
SAUGATUCK MI 49453-9730

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Direct Pay: \$116.50

June 05, 2024

I 100060130471 000000116509 0000 2056 0 000000000000 H

Account: 1000 6013 0372



Questions:
Visit: [ConsumersEnergy.com](https://www.consumersenergy.com)
Call us: 800-477-5050

Direct Pay: **\$540.93**

June 05, 2024

SECRET OF SAUGATUCK SUITES
560 CAMPBELL RD
SAUGATUCK MI 49453-9730

▶ **Thank You** - We received
your last payment of \$773.61
on May 07, 2024

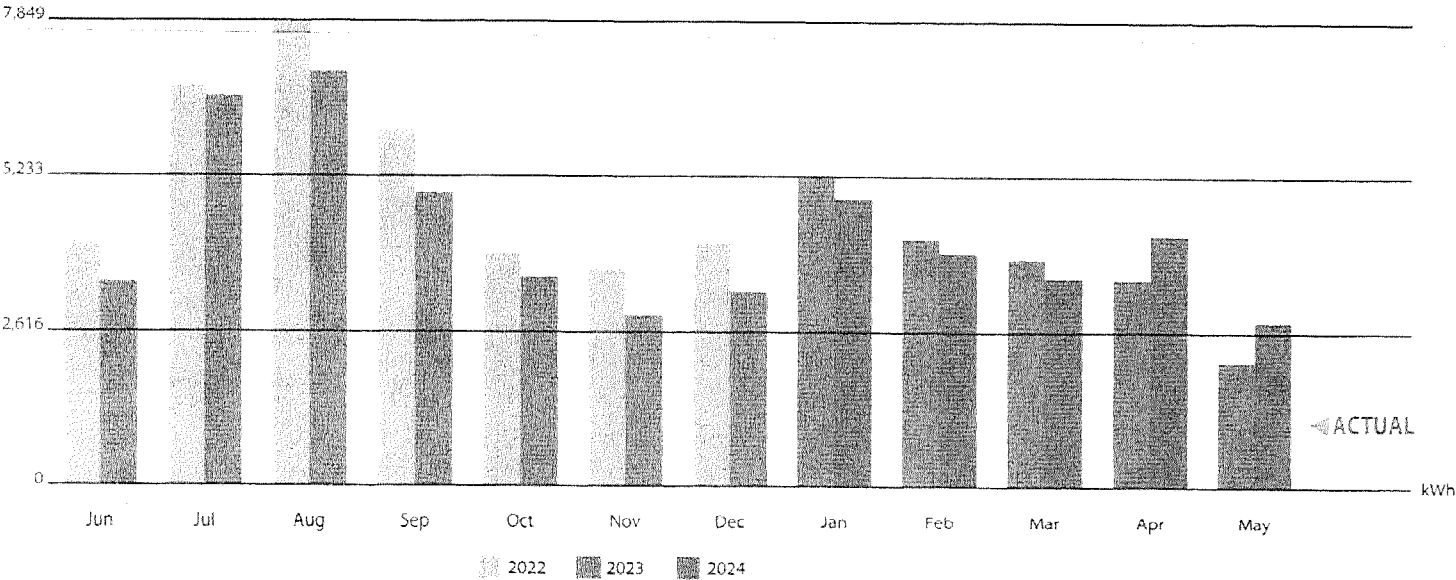
▶ **Service Address:**
560 CAMPBELL RD
SAUGATUCK MI 49453-9730



May Energy Bill

Service dates: April 15, 2024 - May 13, 2024 (29 days)

Total Electric Use (kWh - kilowatt-hour)



May Electric Use

2,804 kWh

May 2023 use: 2,141 kWh

Cost per day:

\$17.60

kWh per day:

97

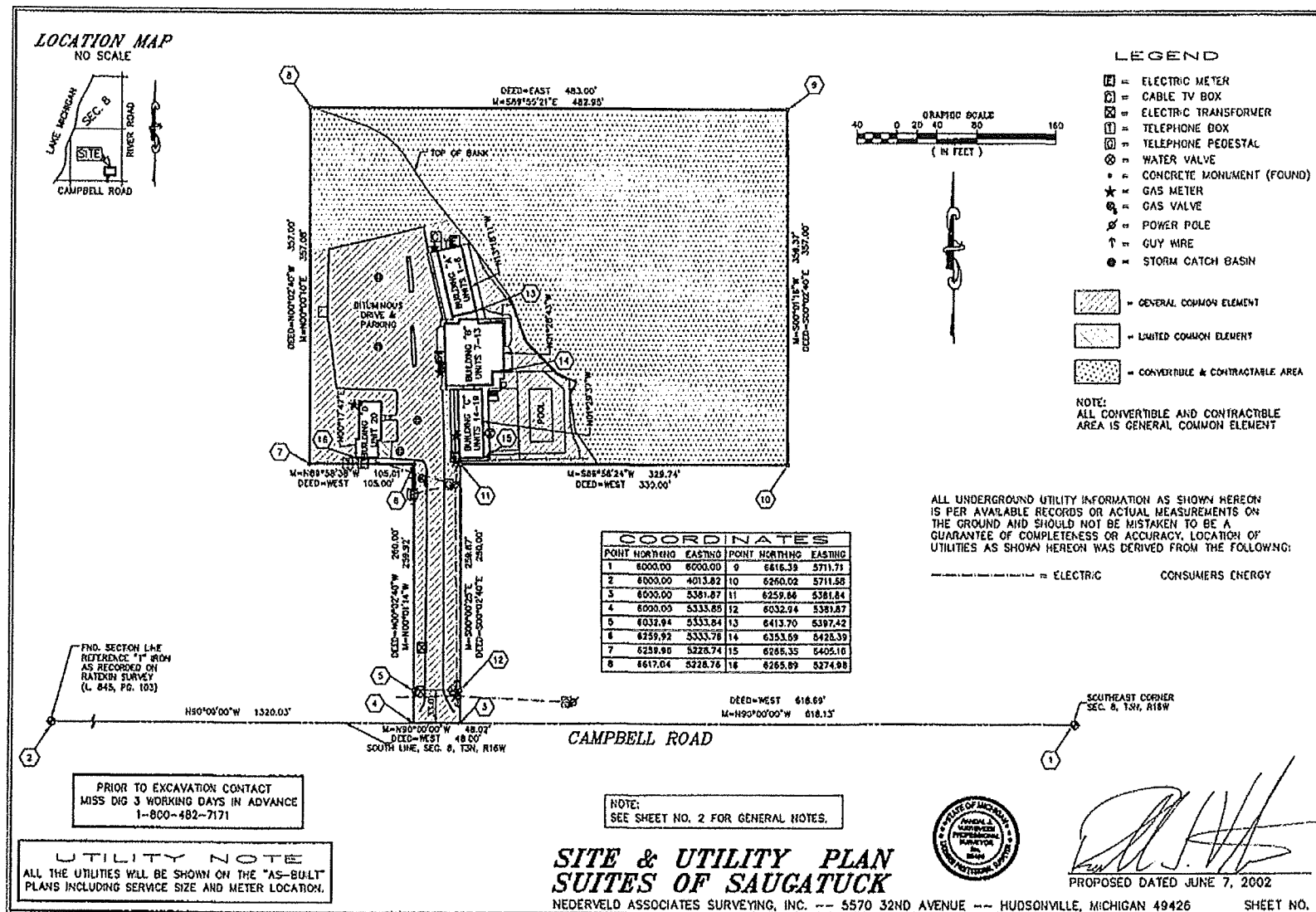
Prior 12 months electric use:

51,271 kWh

STAY SAFE! MI 911 and 800-477-5050
For more information, visit [consumersenergy.com](https://www.consumersenergy.com)

Trees in Your Service Area: Plant as many feet away from overhead and
power lines as the expected mature height and width of the tree. Visit [consumersenergy.com](https://www.consumersenergy.com) for more information.

Survey



ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. ____
EXHIBIT "B" TO THE MASTER DEED OF :

SUITES OF SAUGATUCK

PART OF SECTION 8, T3N, R16W, CITY OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN

DEVELOPER :
MIDWEST DEVELOPMENT CO.
601 S. LASALLE STREET, DEPT. M-819
CHICAGO, ILLINOIS 60605

SURVEYOR :
NEDERVELO ASSOCIATES SURVEYING, INC.
P.O. BOX 10 / 5570 - 32nd AVENUE
HUDSONVILLE, MICHIGAN 49426

DESCRIPTION

That part of the Southeast 1/4 of the Southeast 1/4 of Section 8, T3N, R16W, City of Saugatuck, Allegan County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N90°00'00"W 618.13 feet (deeded as 618.69 feet) along the South line of said Section to the POINT OF BEGINNING; thence continuing N90°00'00"W 48.02 feet (deeded as 48.00 feet) along the South line of said Section; thence N00°01'14"W 259.92 feet to a concrete monument (deeded as N00°02'40"W 260.00 feet); thence N89°58'38"W 105.01 feet to a concrete monument (deeded as West 105.00 feet); thence N00°00'10"E 357.08 feet to a concrete monument (deeded as N00°02'40"W 357.00 feet); thence S89°55'21"E 482.95 feet to a concrete monument (deeded as East 483.00 feet); thence S00°01'16"W 356.37 feet to a concrete monument (deeded as S00°02'40"E 357.00 feet); thence S89°58'24"W 329.74 feet to a concrete monument (deeded as West 330.00 feet); thence S00°00'25"E 259.87 feet (deeded as S00°02'40"E 260.00 feet) to the Point of Beginning.

ATTENTION COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED
IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED
TO THIS PROJECT IT MUST BE PROPERLY SHOWN ON THIS SHEET
AND IN THE SURVEYORS CERTIFICATE ON SHEET NO. 2.

SHEET INDEX

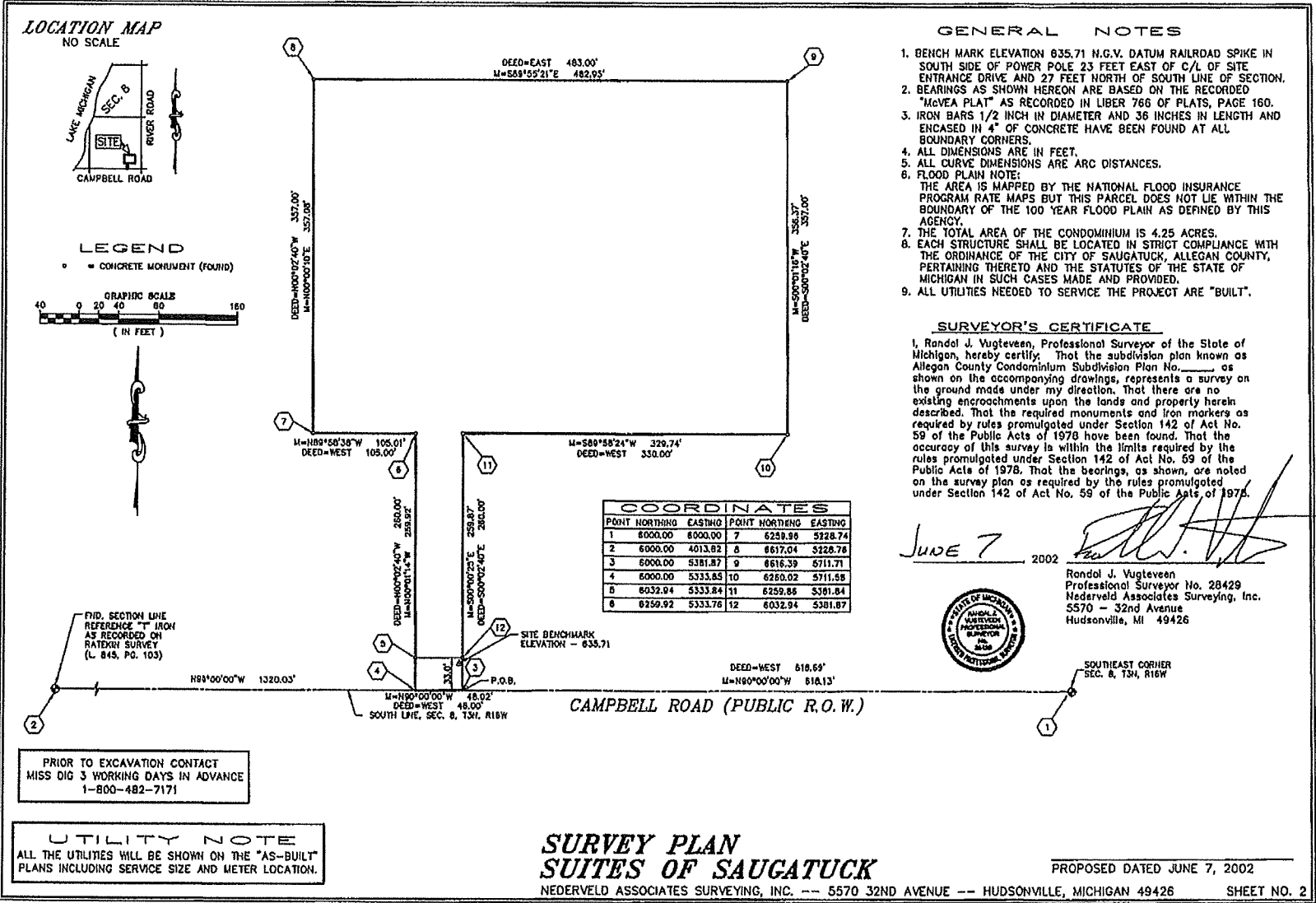
1. COVER SHEET
2. SURVEY PLAN
3. SITE AND UTILITY PLAN
4. BUILDING "A" FLOOR PLAN & BUILDING SECTIONS
5. BUILDING "B" FLOOR PLAN
6. BUILDING "B" BUILDING SECTIONS
7. BUILDING "C" FLOOR PLAN & BUILDING SECTIONS
8. BUILDING "D" FLOOR PLAN & BUILDING SECTIONS

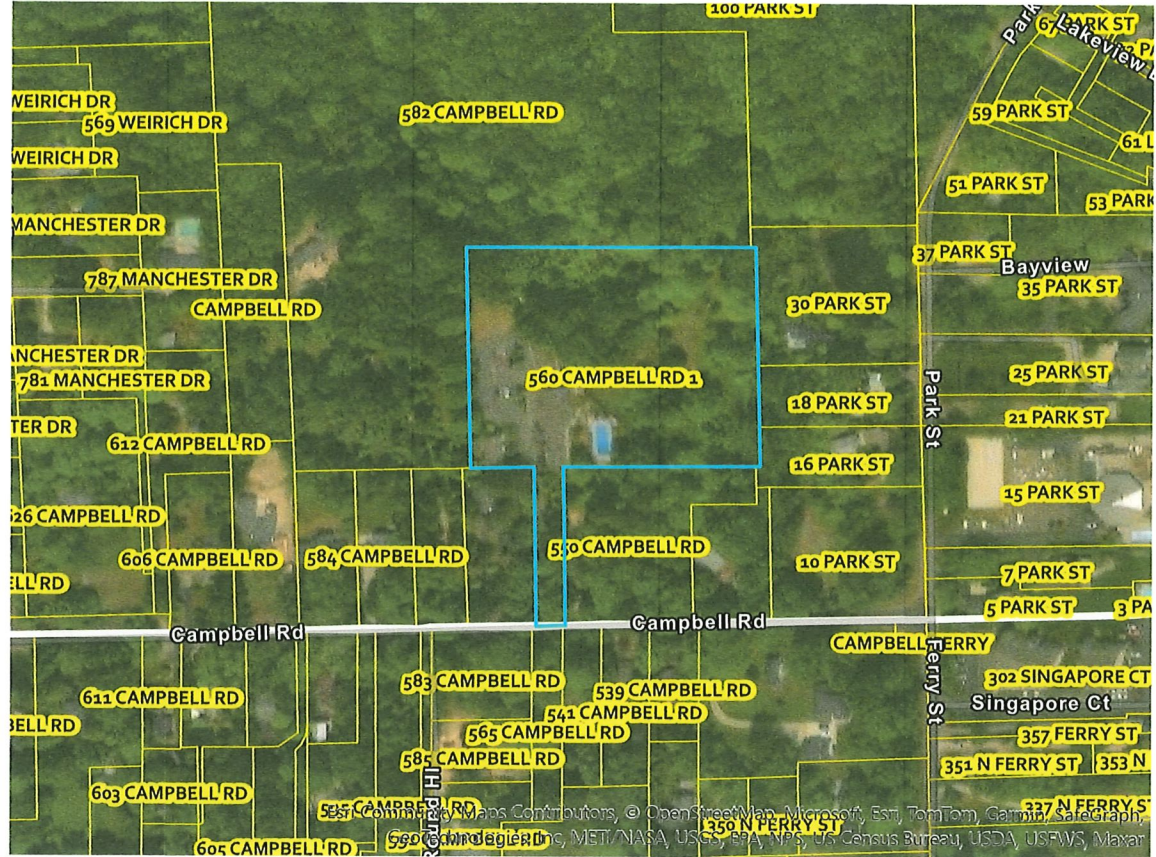


[Signature]
PROPOSED DATED JUNE 7, 2002

COVER SHEET
SHEET NO. 1

EXHIBIT "B"





1

Error Loading Information From The Following Services:
Tax

560 CAMPBELL RD 1 SAUGATUCK, MI 49453 (Property Address)
Parcel Number: 57-847-000-00



Item 1 of 12 10 Images / 2 Sketches

Property Owner: SOARD CHERYL M

Summary Information

- > Residential Building Summary

- Year Built: N/A

- Full Baths: 3

- Sq. Feet: 2,081

- Bedrooms: 0

- Half Baths: 0

- Acres: 3.958
- > Assessed Value: \$1,343,200 | Taxable Value: \$677,797

> 2 Building Department records found

Owner and Taxpayer Information

Owner	SOARD CHERYL M SECRET OF SAUGATUCK SUITES 560 CAMPBELL RD SAUGATUCK, MI 49453	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	57 CITY OF SAUGATUCK
School District	SAUGATUCK PUBLIC SCHOOLS	Assessed Value	\$1,343,200
MAP #	No Data to Display	Taxable Value	\$677,797
USER NUM IDX	6	State Equalized Value	\$1,343,200
SEE IN YEAR		Date of Last Name Change	11/06/2014
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 07/18/2017

Principal Residence Exemption	June 1st	Final
2024	25.0000 %	25.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$1,250,700	\$1,250,700	\$645,521
2022	\$1,012,800	\$1,012,800	\$614,782
2021	\$1,162,300	\$1,162,300	\$595,143

Land Information

Zoning Code	P W R-1	Total Acres	3.958
Land Value	\$1,189,600	Land Improvements	\$80,569
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	482.95 ft	357.00 ft
Total Frontage: 482.95 ft		Average Depth: 357.00 ft

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Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/18/2011	\$785,000.00	PTA	FENTURA HOLDINGS LLC	SOARD CHERYL M	33-TO BE DETERMINED	

Building Information - 13570 sq ft Motels (Commercial)

Floor Area	13,570 sq	Estimated TCV	\$1,152,614
Occupancy	Motels	Class	C
Stories Above Ground	2	Average Story Height	9 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1960	Year Remodeled	2011
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	59%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	21 yrs

Building Information - 2081 sq ft 2 STORY (Residential)

General

Floor Area	2,081 sq ft	Estimated TCV	\$238,499
Garage Area	396 sq ft	Basement Area	836 sq ft
Foundation Size	836 sq ft		
Year Built	No Data to Display	Year Remodeled	2009
Occupancy	Single Family	Class	C
Effective Age	25 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	2 STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	836 sq ft	2 Story

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
333 sq ft	1 Story	Siding	Yes
76 sq ft	1 Story	Siding	No

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	3
----------------	---

Garage Information

Area	396 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	No Data to Display	Finished	Yes
			0

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Porch Information

WPP	24 sq ft	Foundation	Standard
-----	----------	------------	----------

Deck Information

Treated Wood	384 sq ft
Treated Wood	144 sq ft

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Error Loading Information From The Following Services:
Tax

2

560 CAMPBELL RD SAUGATUCK, MI 49453 (Property Address)

Parcel Number: 57-900-001-00 **Personal Property

Property Owner: SECRET OF SAUGATUCK SUITES

Summary Information
> Assessed Value: \$0 | Taxable Value: \$0

No Images Found

Owner and Taxpayer Information

Owner SECRET OF SAUGATUCK SUITES Taxpayer SEE OWNER INFORMATION
SOARD CHERYL M
560 CAMPBELL RD
SAUGATUCK, MI 49453

General Information for Tax Year 2024

Property Class	251 Commercial Personal	Unit	57 CITY OF SAUGATUCK
School District	SAUGATUCK PUBLIC SCHOOLS	Assessed Value	\$0
MAP #	No Data to Display	Taxable Value	\$0
USER NUM IDX	0	State Equalized Value	\$0
SEE IN YEAR	Not Available	Date of Last Name Change	12/30/2019
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

MBT Commercial	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$0	\$0	\$0
2022	\$84,800	\$84,800	\$84,800
2021	\$77,500	\$77,500	\$77,500

Land Information

Zoning Code	P W R-1	Total Acres	0.000
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

PERSONAL PROPERTY 560 CAMPBELL RD INN/MOTEL

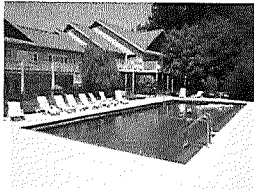
Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	10/20/2011	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



List Number: 11014931
Area: Holland/Saugatuck - H
Municipality: Saugatuck City
Year Built: 1958
Lot Dimensions: 66X132
Cross Streets: Park and Manchester
Waterfront: No

Property Sub-Type: 5+ Units
Total Approx. SqFt All Bldgs: 18,000
Sub-Area: H23 - Saugatuck/Douglas
County: Allegan
Possession: at the completion o
Tax ID #: 035700801120

Status: Sold
Original List Price: \$950,000
List Price/SqFt: \$63.33
Sold Price/SqFt: \$55.67
Days On Market: 18
Cumulative DOM: 18
Lot Acres: 4.25
Lot Square Footage: 185,130
Road Frontage: 48

Directions: Bluestar to Center st. go west to Ferry st. turn right to Campbell turn left to address at top of hill.

Unit 1: Unit Description: building A; Identical Units: 6; SqFt: 530; Monthly Rent: 19,200; Bedrooms: 2; Bathrooms: 1; Central Air; Dishwasher; Range Oven; Refrigerator; Sep. Heat System
Unit 2: Unit Description: building B; SqFt: 700; Occupied; Monthly Rent: 4,250; Bedrooms: 2; Bathrooms: 1; Central Air; Dishwasher; Fireplace; Range/Oven; Refrigerator; Sep. Heat System
Unit 3: Unit Description: building C; SqFt: 450; Monthly Rent: 25,200; Bedrooms: 1; Bathrooms: 1; Range/Oven; A/C Unit; Dishwasher; Fireplace; Refrigerator; Sep. Heat System

Legal: on file in office
Taxable Value:
Annual Property Tax: 40,000
School District: Saugatuck-Douglas
SEV:
Tax Year: 2010
Zoning: R-1
For Tax Year:
Homestead %:
Special Assmt/Type: none

Access Feat:	Accessibility Features	Extras:	Laundry Facility; Pool	Street Type:	Paved; Public
Accessibility Feat:	36 Inch Entrance Doo; 42 in or + Hallway; Accessible Bath Sink; Accessible M Fir Hal; Accessible Mn Fir Be; Accessible Mn Fir Fu; Covered Entrance; No Step Entrance	Heat Source:	Electric; Natural Gas	Substructure:	Full; Slab
Air Conditioning:	Central Air; Wall Unit(s); Window Unit(s)	Heat Type:	Baseboard; Forced Air; Hot Water; Wall Furnace	Tenant Pays:	None
Assoc. Amenities:	Cable TV; Detached Unit; End Unit; Interior Unit; Meeting Room; Pets Allowed; Pool; Spa/Hot Tub; Other	Income and Expenses:	Annual Insurance: 8,462; Annual Maintenance: 12,000; Annual Mgmt. Fees: 40,000; Annual Utilities: 27,000; Gross Op. Inc.: 254,000; Net Op. Inc.: 109,000; Total Expenses: 144,000	Terms Available:	Cash; Conventional
Incl. Association Info.:		Lot Description:	Flag Lot; Ravine; Recreational; Rolling Hills; Sidewalk; Wetland Area; Wooded	Util Avail at Street:	Cable; Electric; Natural Gas; Public Sewer; Public Water; Storm Sewer; Telephone Line
Driveway:	Paved	Mineral Rights:	Yes	Utilities Attached:	Cable; Electric; Natural Gas
Exterior Material:	Vinyl Siding	Owner Pays:	Electricity; Gas; Sewer; Trash Collection; Water	Water:	Public
		Roofing:	Composition	Water Fea. Amenities:	
		Sale	REO/Bank Owned	Water Type:	
		Conditions:			
		Sewer:	Public		

Public Remarks: Welcome to Sunset Woods Suites in Saugatuck, MI! You'll love owning a private resort in Saugatuck. Give your guests the comfortability of staying in a hotel with 24-hour on-site management while still enjoying the charm and seclusion of a cottage getaway. There are private entrances to each suite, full private kitchens, and plenty of space to spend time indoors. If you're stuck inside, you'll have cable and WiFi to keep you entertained. For those beautiful Pure Michigan days, you'll want to enjoy the outdoor pool and common grilling and picnic area. Rather spend time in town? Walk down to the Chain Ferry and float across the river to downtown Saugatuck. Jump in the car and you're just minutes from downtown Saugatuck or Douglas and both Douglas B and C are just 15 minute drive away.

Agent Only Remarks: building A and B are weekly rented and building B is month to month right now.
Seller: Fentura Holdings, llc
Occupant Type: Tenant
Sub Agency: 0%
Buyer Agency: 3.5%
Trans Coord: 0%
Var: No
Exclusive Agency: No
RP: No

List Off:	Name	Primary Phone	Email	Other Fax:
List Agt:	Harbor Shores,REALTORS (10948)	269-857-3900	tammy@tammykerr.com	
List Association:	Tammy Kerr (hl11955)			
	West Michigan Lakeshore Association of REALTORS			

Selling Off:	Harbor Shores,REALTORS (10948)	269-857-3900	tammy@tammykerr.com
Selling Agt:	Tammy Kerr(hl11955)		

Showing Instructions: Call the office or Tammy

Listing Date:	03/14/2011	Status Change Date:	07/20/2011	Terms:	Conventional
Pending Date:	04/01/2011	Sold Date:	07/18/2011	Seller Concessions:	zero
Sold Sale Conditions:	Not Applicable	Sold Price:	\$835,000		

All information deemed materially reliable but not guaranteed. Interested parties are encouraged to verify all information. Copyright 2024 MichRIC®, LLC All rights reserved. vDMCA Notice The property on this sheet has been made available on 03/30/2024 2:49 PM and may not be listed by the office/agent presenting this information.

MULTIPLE BUILDING PROPERTY SUMMARY					
	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	3	N/A	\$785,000	07/18/2011
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	27,140	1,012,770	1800	MISC COM SVCS	
OWNER INFORMATION					
Owner Name	Soard Cheryl M		Tax Billing Zip	49453	
Owner Name 2	Secret Of Saugatuck Suites		Tax Billing Zip+4	9730	
Tax Billing Address	560 Campbell Rd		Carrier Route	R001	
Tax Billing City & State	Saugatuck, MI		Owner Occupied	Yes	
COMMUNITY INSIGHTS					
Median Home Value	\$681,953		School District	SAUGATUCK PUBLIC SCHOOLS	
Median Home Value Rating	8 / 10		Family Friendly Score	75 / 100	
Total Crime Risk Score (for the neighborhood, relative to the nation)	74 / 100		Walkable Score	46 / 100	
Total Incidents (1 yr)	4		Q1 Home Price Forecast	\$715,201	
Standardized Test Rank	87 / 100		Last 2 Yr Home Appreciation	18%	
LOCATION INFORMATION					
City/Village/Township	City Of Saugatuck		School District Name	Saugatuck	
Property Zip Code	49453		Neighborhood Code	Comm-Comm	
Property Zip+4	9730		Flood Zone Code	X	
Census Tract	308.01		Flood Zone Panel	26005C0164G	
Carrier Route	R001		Flood Zone Date	06/21/2023	
School District	Saugatuck		Within 250 Feet of Multiple Flood Zone	No	
TAX INFORMATION					
New Parcel ID	5784700000		Total Assessed Value	\$1,343,200	
Property ID	5784700000		Exemption(s)	Homestead,Misc	
Property ID	57-847-000-00		Total Taxable Value	\$677,797	
Assessment Year	2024		Tax Area	SAUGATUCK	
Legal Description	UNIT 1 - 20 SUITES OF SAUGATUCK CONDOMINIUMS SEC 8SE T3N R16W (03)(2012)				
Michigan Max Assessed Value	\$677,797		Account Number	5784700000	
State Equalized Value	\$1,343,200				
ASSESSMENT & TAX					
Assessment Year	2024		2023	2022	
Assessed Value - Total	\$1,343,200		\$1,250,700	\$1,012,800	
Market Value - Total	\$2,686,400		\$2,501,400	\$2,025,600	
YOY Assessed Change (\$)	\$92,500		\$237,900		
YOY Assessed Change (%)	7.4%		23.49%		
Michigan Max Assessed Value	\$677,797				
State Equalized Value	\$1,343,200				
CHARACTERISTICS					
Lot Acres	23.25		Above Gnd Sq Ft	2,207	
Lot Area	1,012,770		Finished Bldg Sq Ft	27,140	
Land Use - County	Business Improved		Basement Sq Feet	836	
Land Use - CoreLogic	Misc Commercial Services		Total Baths	3	
Building Type	Motel		Full Baths	3	
Year Built	Tax 1999, MISC		Garage Type	Attached Garage	
Stories	2		State Use	Commercial	
SELL SCORE					
Value As Of	2024-07-07 04:37:03				

LISTING INFORMATION

MLS Listing Number	2413203	MLS D.O.M	28
MLS Status	Expired	MLS Orig. List Price	\$3,795,000
MLS Area	HOLLAND/SAUGATUCK - H	MLS Status Change Date	05/08/2004
MLS Listing Date	04/09/2004	MLS List. Agent Name	11881-Matthew D Wickstra
MLS Current List Price	\$3,795,000	MLS List. Broker Name	COLLIERS INTERNATIONAL HOLLAND

LAST MARKET SALE & SALES HISTORY

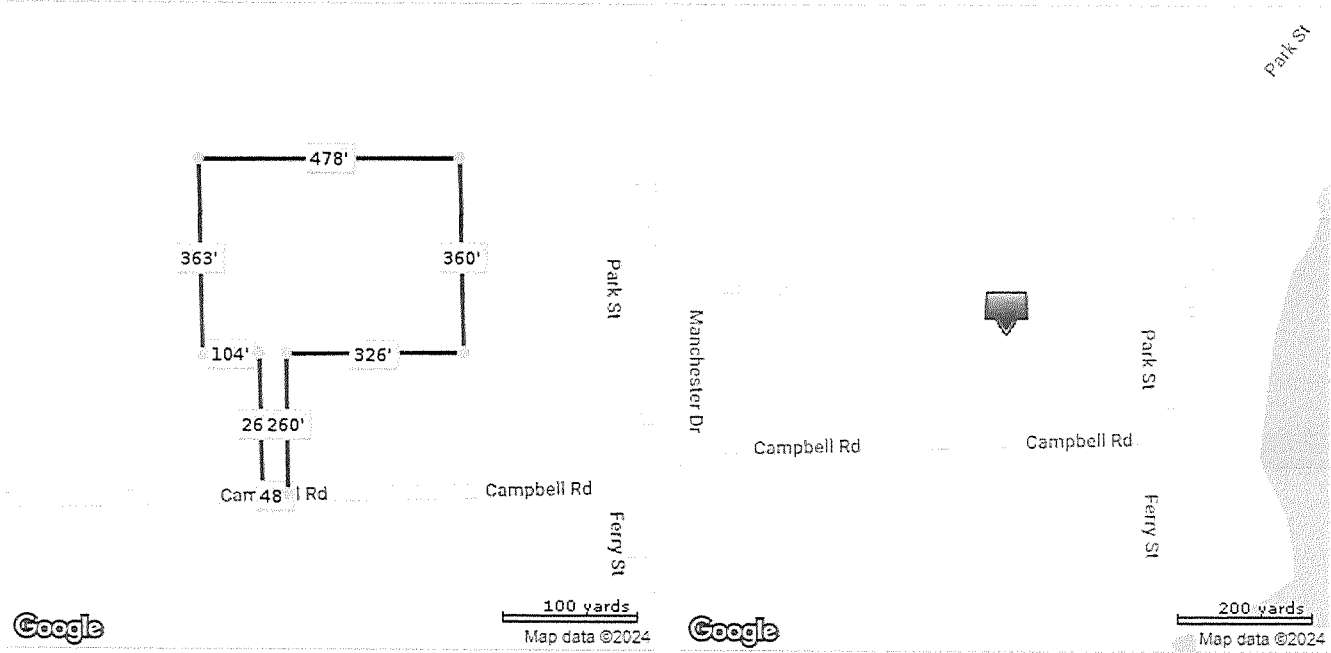
Recording Date	08/03/2011	Multi/Split Sale	Multiple
Document Date	07/18/2011	Deed Type	Warranty Deed
Sale Price	\$785,000	Liber/Page	3535-120
Title Company	Lighthouse Title		

Deed Type	08/03/2011	08/03/2011	09/10/2010	04/28/2010
Sale/Settlement Date	07/18/2011	07/14/2011	09/02/2010	12/11/2009
Document Number	3535-120	3535-119	3447-761	3415-165
Document Type	Warranty Deed	Quit Claim Deed	Sheriff's Deed	Quit Claim Deed
Grantee	Soard Cheryl M	Fentura Holdings LLC	West Mi Cmnty Bk	Midwest Dev Co
Seller Name	Fentura Hldgs LLC	West Mi Cmnty Bk	Deputy Sheriff Of Allegan County	560 Campbell LLC
Title Company	Lighthouse Title	Lighthouse Title	Attorney Only	Attorney Only
Multi/Split Sale Type	Multiple	Multiple	Multiple	Multiple

MORTGAGE HISTORY

Mortgage Date	08/03/2011
Mortgage Lender	United Bk/Mi
Mortgage Purpose	Resale
Borrower Name	Soard Cheryl M

PROPERTY MAP



BUILDING 1 OF 2

CHARACTERISTICS

Lot Acres	23.25	Year Built	1960
Lot Area	1,012,770	Stories	2
Land Use - County	Business Improved	Finished Bldg Sq Ft	13,570
Land Use - CoreLogic	Misc Commercial Services	Garage Type	Attached Garage
Building Type	Motel	State Use	Commercial

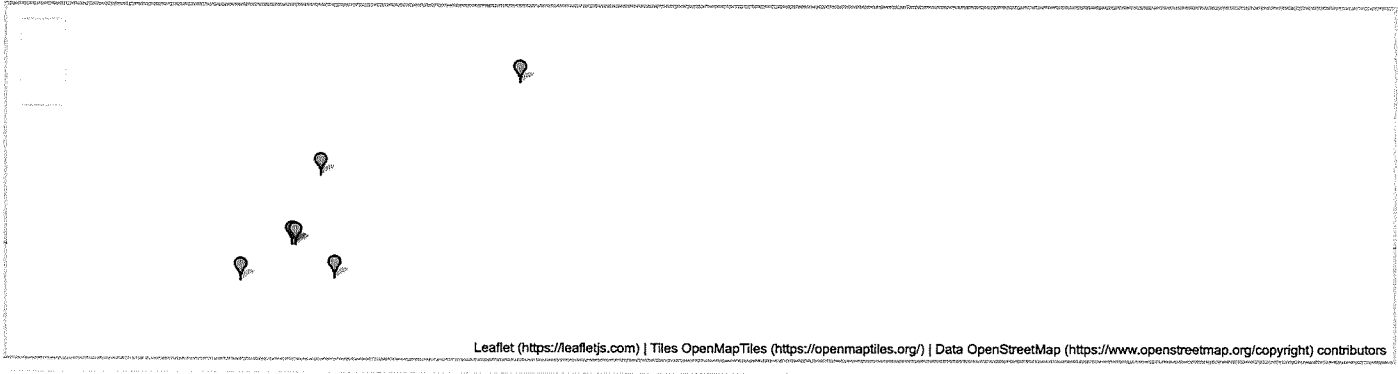
BUILDING 2 OF 2

CHARACTERISTICS

Lot Acres	23.25
Lot Area	1,000,770
Land Use - County	Business Improved
Land Use - CoreLogic	Misc Commercial Services
Building Type	Motel
Stories	2
Above Grnd Sq Ft	2,207
Finished Bldg Sq Ft	13,570

First Floor Sq Ft	899
Basement Sq Feet	836
Full Baths	3
Heat Type	Forced Air
Garage Type	Garage
Garage Sq Ft	333
State Use	Commercial

Hotels & Motels in Saugatuck, MI



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0

1. Captains Quarters Motel | Hotels & Motels

Address: 3242 Blue Star Hwy
City: Saugatuck (/city/Saugatuck-Michigan.html), MI 49453-9723
Phone: (269) 857-2525
Primary contact: Paul Cook
Operating hours: Daily 24 Hours
Website: captainsmotel.com (http://captainsmotel.com)
Working hours:

- Sunday: 12:00am - 12:00am
- Monday: 12:00am - 12:00am
- Tuesday: 12:00am - 12:00am
- Wednesday: 12:00am - 12:00am
- Thursday: 12:00am - 12:00am
- Friday: 12:00am - 12:00am
- Saturday: 12:00am - 12:00am

Accepted credit cards: Mastercard, Visa
[Add review](#)

2. Saguatuck LLC | Hotels & Motels

Address: 3574 1/2 Dugout Rd
City: Saugatuck (/city/Saugatuck-Michigan.html), MI 49453
Phone: (269) 857-2299
[Add review](#)

COUPON CODES AVAILABLE

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4. **Ship & Shore Motel Boatel** | Hotels & Motels

Address: **528 Water St**
City: **Saugatuck (/city/Saugatuck-Michigan.html)**, MI 49453
Phone: **(269) 857-2194**
Toll free number: **(800) 790-2511**
Primary contact: **Courtney King**
Operating hours: **Daily 24 Hours**
Website: **shipnshorehotel.com** (<http://shipnshorehotel.com>)
Working hours:

- **Sunday: 12:00am - 12:00am**
- **Monday: 12:00am - 12:00am**
- **Tuesday: 12:00am - 12:00am**
- **Wednesday: 12:00am - 12:00am**
- **Thursday: 12:00am - 12:00am**
- **Friday: 12:00am - 12:00am**
- **Saturday: 12:00am - 12:00am**

Accepted credit cards: **Mastercard, Visa**

[Add review](#)

5. **Suites Of Saugatuck** | Hotels & Motels

Address: **560 Campbell Rd**
City: **Saugatuck (/city/Saugatuck-Michigan.html)**, MI 49453-9730
Phone: **(269) 857-5000**
Primary contact: **Dean Borland**
Website: **michiganvacation.org** (<http://michiganvacation.org>)

[Add review](#)

Prior to 2009

6. **Wickwood Inn** | Hotels & Motels

Address: **510 Butler St**
City: **Saugatuck (/city/Saugatuck-Michigan.html)**, MI 49453-9451
Phone: **(269) 857-1465**
Toll free number: **(800) 385-1174**
Primary contact: **Julee Rosso**
Operating hours: **Daily 24 Hours**
Website: **wickwoodinn.com** (<http://wickwoodinn.com>)
Working hours:

- **Sunday: 12:00am - 12:00am**
- **Monday: 12:00am - 12:00am**
- **Tuesday: 12:00am - 12:00am**
- **Wednesday: 12:00am - 12:00am**
- **Thursday: 12:00am - 12:00am**
- **Friday: 12:00am - 12:00am**
- **Saturday: 12:00am - 12:00am**

Accepted credit cards: **Mastercard, Visa**

[Add review](#)

Business Owners: Add a profile of your own business - it's totally free. 40,000 businesses already created their profiles! (</profiles/add>)

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 - [Fennville, MI \(/Hotels-Motels/Fennville-MI.html\)](/Hotels-Motels/Fennville-MI.html)
 - [Holland, MI \(/Hotels-Motels/Holland-MI.html\)](/Hotels-Motels/Holland-MI.html)
 - [South Haven, MI \(/Hotels-Motels/South-Haven-MI.html\)](/Hotels-Motels/South-Haven-MI.html)
- [Grand Haven, MI \(/Hotels-Motels/Grand-Haven-MI.html\)](/Hotels-Motels/Grand-Haven-MI.html)
 - [Grandville, MI \(/Hotels-Motels/Grandville-MI.html\)](/Hotels-Motels/Grandville-MI.html)
 - [Norton Shores, MI \(/Hotels-Motels/Norton-Shores-MI.html\)](/Hotels-Motels/Norton-Shores-MI.html)
 - [Wvnminn, MI \(/Hotels-Motels/Wvnminn-MI.html\)](/Hotels-Motels/Wvnminn-MI.html)

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Mark J. Faucher, MAI



Northern Michigan Real Estate Consultants

413 North Division Street
Traverse City, Michigan 49684
231 995-8829
mfaucher@nmrec.com

January 17, 2017

Mr. Timothy Tyler
United Bank
900 E Paris Avenue SE
Grand Rapids, MI 49546

RE: The appraisal of the Secret of Saugatuck Suites located at 560 Campbell Road, Saugatuck, Michigan 49453

Dear Mr. Tyler:

The following appraisal report has been prepared in accordance with your request for an estimate of the fee simple market value estimate of the fee simple interest of the going concern estate to the above captioned real property. I have personally inspected the property and have made a careful and detailed analysis of all factors pertinent to my estimate of value.

The subject property consists of 20 single-family residential condominium units located in the Suites of Saugatuck condominiums development. They are operated as motel lodging units. The condominium units were developed over time from 2000 through 2007. The south two sections of the improvements (buildings B and C) and the cabin were constructed in the 1950s. The north building was constructed in 2003 (building A). All of the buildings are two-story construction. Unit sizes range from 437 square feet to 2,484 square feet.

The original buildings were constructed and used as apartments. The super structure of these buildings did not change in the remodeling process. Evidence of the former use can be seen in certain areas of these buildings. The cabin (Unit 20) is two-story construction. Common areas include the 4.21 acre site, an outside pool, parking lot and a hot tub.

This appraisal is limited and restricted to its value as operated as an ongoing motel going concern operation. It is beyond the scope of the assignment to estimate the present value of the sale of the individual residential condominium units.

SUMMARY OF SALIENT FACTS

Property Name: Secret of Saugatuck Suites

Location: 560 Campbell Road, City of Saugatuck, Allegan County, State of Michigan

Interest Appraised: Fee Simple Interest of the Going Concern Estate

Date of Value: January 12, 2017 inspection date

Date of Inspection: January 12, 2017

Ownership:
Real Property
Cheryl M. Soard
560 Campbell Road
Saugatuck, MI 49453

Personal Property
Secret of Saugatuck Suites
560 Campbell Road
Saugatuck, MI 49453

Land Area: 4.21 Acres

Zoning: PUD-Planned Unit Development within the R-1 Peninsula West Zoning District.

Highest and Best Use:
If Vacant: Residential Development
As Improved: Motel

ADDRESS

560 Campbell Road
Saugatuck, Michigan 49453

LEGAL DESCRIPTION OF OWNERSHIP

Real Property

Parcel Number: 80-57-847-000-00
Units 1-20 Suites of Saugatuck Condominiums, Section 8, T3N, R16W, City of Saugatuck, Allegan County, State of Michigan.

The property is subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, highway or road purposes and any and all rights, restrictions and conditions appearing in the record of title.

OWNERSHIP

Real Property
Cheryl M. Soard
560 CAMPBELL ROAD
SAUGATUCK, MI 49453

Personal Property
SECRET OF SAUGATUCK SUITES
560 CAMPBELL ROAD
SAUGATUCK, MI 49453

ZONING (continued)

- (D) To those ends, these PUD regulations are intended to permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities; encourage provision of useful open space; and to provide adequate housing, employment and shopping opportunities particularly suited to the needs of the residents of the city. Further, it is the purpose of the planned unit development regulations to promote the intent and purpose of this chapter, and to ensure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use.
 - (E) The provisions of this subchapter are not intended as a device for ignoring or circumventing this chapter or the planning upon which it has been based.
- (Ord. 02-02, passed 2-11-2002)

The subject is a PUD overlay in the R-1 Residential Zone.

[According to the City Zoning Administrator, Michael Clark, daily rentals in the R-1 District became a legitimate use in 2009. The change to the city ordinance was approved by the Planning Commission and forwarded to the City Council for their consideration. They approved the change in 2009.]

Additional zoning data is contained in the Addenda.

OWNERSHIP, OCCUPANCY AND CONTACT WITH THE OWNER

[A title commitment has not been furnished. The property is currently occupied by the owner’s motel business. A representative of the owner of the property was present at the time of inspection. He accompanied me during the inspection of the property on January 12, 2017.]

SALE HISTORY

The property has not sold in the last three years, it is not known to be current listed for sale and there are no known accepted offers to purchase existing for it.

INTEREST APPRAISED

The rights appraised are the fee simple interest of the going concern estate, as if free and clear of all liens, mortgages and encumbrances, subject to the rights for public utilities, road easements and deed restrictions.

PROPERTY RIGHTS APPRAISED

Going-concern value is defined as follows:

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern or market value of the total assets of the business*.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., s.v. "going-concern value." (Chicago: Appraisal Institute, 2015), PDF e-book, page 102.

Fee simple estate is defined as follows:

Fee Simple Estate: *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., s.v. "fee simple estate." (Chicago: Appraisal Institute, 2015), PDF e-book, page 90.

EXCLUSIONS FROM VALUE

Any value attributable to the mineral rights has been excluded from this appraisal.

PRESENT USE OF THE PROPERTY

[The present use of the subject property is improved with a motel. The proposed continued use of the subject for a motel purpose is consistent and homogeneous to its highest and best use.]

EFFECTIVE DATE OF APPRAISAL

The effective date of value is January 12, 2017, the inspection date of the property.

PERSONAL PROPERTY

This appraisal includes all of the personal property owned by the motel. It was reported to me that the motel owns all of the personal property associated with the operation of the motel.

Fwd: Our resort loan

csoard lifefocusmh.com <csoard@lifefocusmh.com>

Wed 3/27/2024 3:28 PM

To:dinotedaldi@gmail.com <dinotedaldi@gmail.com>

1 attachments (9 MB)

Appraisal 560 Campbell 1-12-17.pdf;

Get [Outlook for iOS](#)

From: Tim Tyler <Tim.Tyler@unitedbank4u.com>

Sent: Wednesday, March 27, 2024 10:24:06 AM

To: csoard lifefocusmh.com <csoard@lifefocusmh.com>

Subject: RE: Our resort loan

Cheryl,

I've attached the last appraisal I have in your file dated 1-12-17. The appraiser calls it a Motel / Hotel and uses other Hotels in the sales comps. On your 2022 Federal Income tax return first page top left corner there is a box that says "Business Activity Code" The number in that box on your return is "721110". I copied the chart for Businesses that are in that NAICS code below. This shows that you've been reporting on your tax return, that you are a hotel. I hope this helps.

2007 NAICS	2012 NAICS	2017 NAICS	Index Entries for 721110
721110	721110	721110	Alpine skiing facilities with accommodations (i.e., ski resorts)
721110	721110	721110	Auto courts, lodging
721110	721110	721110	Automobile courts, lodging
721110	721110	721110	Health spas (i.e., physical fitness facilities) with accommodations
721110	721110	721110	Hotel management services (i.e., providing management and operating staff to run hotel)
721110	721110	721110	Hotels (except casino hotels)
721110	721110	721110	Hotels (except casino hotels) with golf courses, tennis courts, and/or other health spa facilities (i.e., resorts)
721110	721110	721110	Hotels, membership
721110	721110	721110	Hotels, resort, without casinos
721110	721110	721110	Hotels, seasonal, without casinos
721110	721110	721110	Membership hotels
721110	721110	721110	Motels
721110	721110	721110	Motor courts
721110	721110	721110	Motor hotels without casinos
721110	721110	721110	Motor inns
721110	721110	721110	Motor lodges
721110	721110	721110	Resort hotels without casinos
721110	721110	721110	Seasonal hotels without casinos
721110	721110	721110	Ski lodges and resorts with accommodations
721110	721110	721110	Summer resort hotels without casinos
721110	721110	721110	Tourist lodges

Tim L. Tyler
Vice President Commercial Loan Officer
616.559.4533

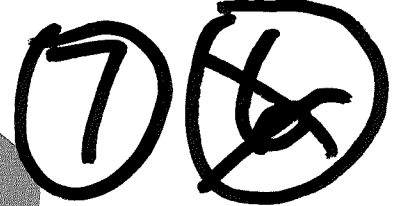
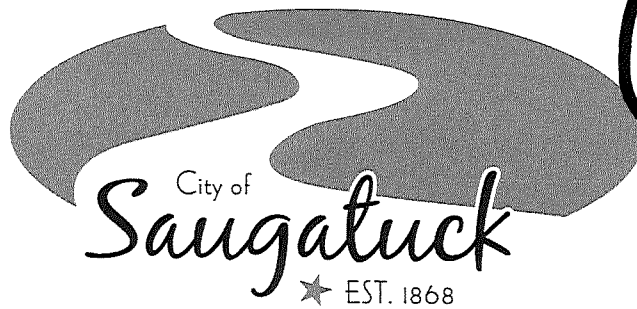
From: csoard lifefocusmh.com <csoard@lifefocusmh.com>
Sent: Tuesday, March 26, 2024 4:49 PM
To: Tim Tyler <Tim.Tyler@unitedbank4u.com>
Subject: Our resort loan

This message was sent from an EXTERNAL source. Please be cautious when clicking on links or opening file attachments.

Hi Tim, we are having issues with the city of Saugatuck stating that we are not a hotel/in/commercial but instead a short-term rental. We do not want to be classified as a short- term rental and must show them proof of otherwise. On the loan application or approval is there anything that states what kind of business it is? Thank you for any assistance with this.
Cheryl

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Attention: The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.



CITY COUNCIL MEETING AGENDA

August 28 – 7:00 pm

This is an in-person meeting at Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453.

The meeting will also be available live, virtually on Zoom.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Mayor's Comments
5. City Manager Comments
6. Agenda Changes *(Additions/Deletions)*
7. Guest Speakers
8. Public Comment on Agenda Items Only *(Limit 3 minutes)*
9. Consent Agenda: *(Roll Call)*
 - A. Regular City Council Meeting Minutes – August 14, 2023. *Pg.3*
10. Staff Reports, Boards, Commissions & Committees:
Starting on *Pg.7*
 - A. Staff Reports:
 1. City Manager
 2. Treasurer
 3. Planning and Zoning
 4. Department of Public Works
 5. Police
 6. Engineer

NOTICE:

Join online by visiting:
<https://us02web.zoom.us/j/2698572603>

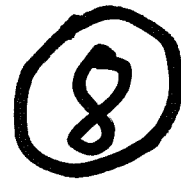
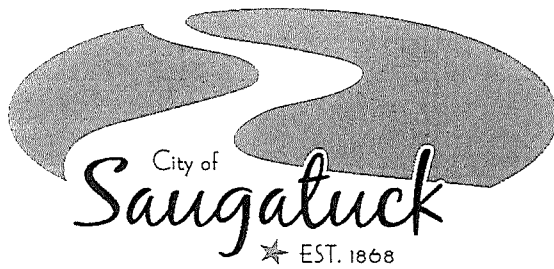
Join by phone by dialing:
(312) 626-6799 -or-
(646) 518-9805

Then enter "Meeting ID":
2698572603

Please send questions or comments
regarding meeting agenda items
prior to meeting to:
ryan@saugatuckcity.com

Requests for accommodations or
interpretive services must be made
48 hours prior to this meeting.
Please contact Saugatuck City Clerk
at 269-857-2603 or
Wolters@saugatuckcity.com for
further information.

Planning and Zoning Casework Continued		
312 Hoffman	Inquiry	Questions about historical records. Answered questions and provided resources.
745 Pleasant	Inquiry	Questions about new ownership and STRs and current status of task force review. Answered questions.
248 Culver	Special Land Use	Special land use app for a brewery and restaurant. Answered applicant questions related to concerns with distribution language. Discussed with legal and consultant. To distribute will require a text amendment. Applicant may be seeking that at later date. Planning Commission approved special land use and site plan.
291, 292, 293, 296, 297, 298, 301 Sugar Hill Ct	Formal Site Plan	Formal site plan app. Met with consultant and applicant's planner. Planning Commission approved with conditions.
890 Simonson	Street Cut	Street cut application to install new gas line. Reviewed by engineer Street cut permit issued. DPW to inspect road restoration.
560 Campbell	Complaint	Information received that single family dwelling on property is being advertised as an STR and is not registered. Confirmed not registered. Located and reviewed historical documents. Consulted legal. 2001 lawsuit and consent judgement indicate non-conforming transient rental units were in place for all units (1-20), including the single-family home. Property has a PUD overlay. Master deed allows residential units and transient units. No evidence nonconforming transient dwelling unit use has been abandoned. Not subject to current short-term rental zoning regulations.
997 Elizabeth	Complaint	Complaint about van obstructing traffic. Received complaint on weekend. Advised complainant to contact Sheriff's Office when issue is occurring. Forwarded to Sheriff's Office for information.



May 15, 2024

Cheryl Soard
560 Campbell Rd
Saugatuck, MI 49453

Re: Land Use Determination for 560 Campbell Road, Saugatuck

Dear Ms. Soard:

On April 1, 2024 you submitted a formal request for a land use determination for the property you own at 560 Campbell Road in the City of Saugatuck. As Zoning Administrator, my duties and authority include rendering binding interpretations and determinations of provisions of the Zoning Ordinance. Zoning Ordinance, Sec 154.171(B).

You provided the City with various documents and a written narrative indicating that you believe the use of the property is a hotel/motel/inn. For the reasons explained below, my determination is that the use of the property is legally non-conforming multiple-family dwelling.

- In January 2001 Dean Borland/Midwest Development Company applied to the City of Saugatuck for a Planned Unit Development (PUD) to construct six additional units at 560 Campbell. In the application submitted to the City, the owner stated: “existing use 13 rental suites & 1 cottage”. Nowhere does the owner at the time indicate the use of the property was a hotel/motel/inn.
- At the time of the PUD application, the following definitions were listed in the Zoning ordinance:
 - DWELLING UNIT. A dwelling unit is any building or portion thereof having cooking facilities, which is occupied wholly as the home, residence, or sleeping place for one family, **either permanently or transiently**, but in no case shall a motor home, trailer coach, automobile chassis, tent, or portable building be considered a dwelling. In case of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this chapter and shall comply with the provisions thereof relative to dwellings. A DWELLING UNIT shall include both manufactured units (mobile homes and modular homes) and site built units.
 - DWELLING, MULTIPLE-FAMILY. A building or portion thereof, used or designed for use, as an apartment for more than three families living independently of each other. This definition does not include mobile homes, single-family attached dwellings or two-family dwellings.

- APARTMENT. A dwelling unit within a building containing three or more dwelling units.
- HOTEL. A series of attached, semi-detached, or detached rental units which provide lodging on a temporary basis, and are offered to the public for compensation. The term HOTEL shall include but is not limited to tourist cabins and homes, motor courts, motor lodges and motels. **A HOTEL shall not be considered or construed to be a multi-family dwelling.**
- MOTEL. A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term MOTEL includes buildings designated as tourist courts, motor courts, motels, and similar appellations which are designed as integrated units or individual rooms under common ownership.
- On February 15, 2001, Senior Planner, Jerry Adams, submitted a memo to the Planning Commission and City with his review of the PUD application and plans. In the memo, Mr. Adams finds the use is a multiple-family dwelling and made no finding the property is used as a hotel/motel/inn. Mr. Adams would have known the zoning definitions listed above which indicates that dwellings can be occupied transiently, that each building was designed for more than three families, and the definition of “hotel” specifically states multi-family dwellings cannot be considered a hotel. Mr. Adams states the following in his memo:
 - “The site is approximately 4.24 acres (184,911 square feet) in size and contains a single-family detached dwelling, a seven (7) unit **multiple-family complex**, and a six (6) unit **multiple-family complex**”.
 - “The applicant proposed to **retain the existing residential units** and to add a fourteen (14) unit townhouse structure. Additional paving will be added to accommodate the parking needs of those occupying the new **residential complex**”.
 - Under the heading “Present Non-Conforming Status of Site”, it states “Non-Permitted Use – Section 155.034 (B) of the R-1, Park Street West, Zone District does not provide for the placement of **multiple-family housing**. (It is my understanding the present **multiple-family** structures ‘pre-existed’ the present ordinance.)”
 - “At the present time, the parcel contains **2 distinct multiple-family** structures and **1 single-family dwelling**”.
- On February 15, 2001 the Planning Commission held a public hearing for the PUD request. The minutes indicate the Planning Commission recommended denial of the PUD request. The minutes state the decision was based in part on page 2 of the memo from Mr. Adams which stated “Based on my interpretation of the Zoning Ordinance, the proposed project does not meet the basic PUD use and area requirements due to the following: **Multiple-Family** is not a Listed Use – The R-1, Park Street West Zone District does not provide for

multiple-family development. Therefore, the proposed fourteen (14) unit complex is not a permitted use (either by right or with special approval).”

- On March 26, 2001 the City Council denied the request for a PUD. The minutes state in part this is “because **multifamily use** is not a permitted use...”.
- On April 16, 2001, Midwest Development filed a lawsuit against the City indicating, among other things, that the City’s rejection of the PUD application was improper. The owner’s attorneys never refer to the property as a hotel/motel/inn. Rather they refer to the use as “transient or short-term rental housing”, “existing rental units” and having a “transient rental use”. They state “...the existing use of Plaintiff’s property for transient rentals is nonconforming...”.
- On December 7, 2001, a consent judgement was signed. The consent judgement refers to the property as having “occupancy units”, not being a hotel/motel. The consent agreement further authorizes the conversion of the “...occupancy units on the property to condominium units...”.
- On July 3, 2002 a Master Deed for Suites of Saugatuck Condominiums, signed by Dean Boreland, was filed with the Allegan County Register of Deeds. The Master Deed states, “[t]he project is a residential condominium”, that “[e]ach unit is suitable for individual use, having its own entrance from and exit to a common element”, and the “[c]ondominium units shall be used exclusively for transient rental accommodations and for residential occupancy...”.
- On August 3, 2011 a warranty deed was recorded with the Allegan County Register of Deeds which conveys and warrants to the Grantee, Cheryl M. Soard, the premises which is described as “Unit 1 through 20, inclusive, Suites of Saugatuck, according to the Master Deed”.
- The Secret of Saugatuck Suites’ website provides supporting evidence to support the property is a multi-family dwelling. Nowhere on the website does it state the property is a hotel/motel. Rather it refers to the property as having condos and shows photos of the “units” that have independent cooking, bathing, and sleeping facilities. The website states:
 - “Loaded with comforts and amenities, the Secret of Saugatuck Suites is not only the finest choice in **condos**, it is an outstanding value.”
 - “Kitchens in all **units**.”
- On April 30, 2024, the City’s Deputy Assessor, Don Jollay, stated to date, he has not located or been presented with an amendment to a deed that would have combined the condominium parcels. He further stated that during an inquiry in 2023, the owners advised him that the units are rented for varying lengths of time, sometimes on a short-term basis and sometimes for multiple months.
- Registered voter lists show that several (11) individuals use 560 Campbell as their registered voting address which is atypical of hotel/motel use and is more indicative of use as dwelling.
- Today’s zoning ordinance provides the following definitions:

- DWELLING UNIT. A dwelling unit is any building or portion thereof **having independent cooking, bathing, and sleeping, facilities**, which is occupied wholly as the home, residence, or sleeping place, **either permanently or transiently**, with an independent entrance not located within another dwelling. In no case shall a motor home, trailer coach, automobile chassis, tent, or portable building be considered a dwelling. In case of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this section and shall comply with the provisions thereof relative to dwellings. A DWELLING UNIT shall include both manufactured units (mobile homes and modular homes) and site built units. Hotels, motels, bed and breakfasts, and inns are not included in the definition of a DWELLING UNIT.
- DWELLING, MULTIPLE-FAMILY. A building or portion thereof, used or designed for use, as an apartment for three or more families living independently of each other. This definition does not include mobile homes, single-family attached dwellings or two-family dwellings.
 - APARTMENT. A dwelling unit within a building containing other dwelling units or commercial tenant spaces.
- HOTEL (INN). A building comprised of attached, **furnished, sleeping rooms, containing bathroom facilities, which are accessible by interior hallways**, in which transient lodging or boarding are offered to the public for compensation. A hotel may contain a restaurant(s), gift and specialty shop(s), **swimming pool** and exercise facilities, lounge(s), and conference rooms(s); provided these uses are clearly accessory to the hotel. **A hotel shall not be considered or construed to be a motel, bed and breakfast establishment, multiple- family dwelling, or similar facility.**
- MOTEL. A commercial enterprise oriented to the public traveling by motor vehicle, with individual sleeping rooms typically exiting directly to the outside, with patron parking located at or near each room exit. A motel may contain an accessory restaurant, gift and specialty shop, lounge, swimming pool, and exercise facilities.
- A review of today's zoning definitions supports the property is a multi-family dwelling.
 - The hotel definition speaks to having sleeping rooms (not full units) and bathroom facilities which are accessible by interior hallways. My understanding is there are **not interior hallway connections between your units.**
 - The motel definition refers to individual sleeping rooms versus a full unit containing **separate cooking, bathing and sleeping facilities.**
 - The dwelling unit definition refers to units that have independent cooking, bathing, and sleeping facilities, **which each of your units have.** The definition also states the units can be occupied **permanently or transiently.** In this case, the evidence suggests sometimes the units are used on a more permanent basis for several months at a time and at other times are occupied transiently. Each building contains more than

three units which meets the definition of a multi-family dwelling. Thus, the physical characteristics of your property most closely match that of a multi-family dwelling, as defined by the zoning ordinance.

- X • Hotels/Motels/Inns are not a permitted or special land use in the Peninsula West zoning district which this property is located in. If you were correct that the property's use is a hotel/motel it would constitute a non-conforming use. To determine whether a lawful non-conforming use exists, three factors have to be evaluated which includes: (1) Was the use lawful at the time it was established; (2) Did the use predate the City's existing regulations; and (3) Was the use abandoned since becoming a lawful nonconformity. No evidence exists to show a motel/hotel use was lawfully established. The physical characteristics of the property do not fit the definition of a hotel/motel/inn. The previous owners and their attorneys never claimed the property was used as a hotel/motel/inn, the zoning ordinance has never allowed hotels/motels/inns as a permitted use in the Peninsula West zoning district, and the City can't locate any change of use or special land use permits for a hotel/motel/inn. To the contrary, the historical evidence shows a multi-family dwelling use was established, such use predated the City's existing prohibition on multi-family dwellings in the Peninsula West zoning district, and multiple-family dwellings with permanent and transient occupancy have continued to exist since the use was established. In addition, the configuration of the independent units on the property with complete facilities for cooking, bathing, and sleeping, match the relevant definition of a "dwelling unit" in the zoning ordinance.

While I appreciate the documentation you provided, assessing records and property appraisals aren't sufficient to demonstrate use for zoning purposes as they are used in a different context.

For the reasons stated above, my determination is the use of the property is legally non-conforming multi-family dwelling. This determination is made pursuant to Section 154.171(B) of the Zoning Ordinance. This Section further provides: "An aggrieved party may appeal any interpretation/determination made by the Zoning Administrator in writing to the Zoning Board of Appeals within 21 days of any such determination/interpretation." If you disagree with the contents of this letter, you are welcome to appeal my determinations to the Zoning Board of appeals within 21 days of the date of this letter.

Sincerely,



Ryan Cummins
City of Saugatuck Zoning Administrator
rcummins@saugatuckcity.com
(269) 857-2603

Photograph Addendum

Borrower				
Property Address 560 Campbell Rd				
City	Saugatuck	County	State MI	Zip Code 49453
Lender/Client				



Interior Corridor



Interior Corridor



Exterior Corridor

Photograph Addendum

Borrower				
Property Address 560 Campbell Rd				
City	Saugatuck	County	State MI	Zip Code 49453
Lender/Client				



All central air units in one panel



Panel for multiple units



Panel for multiple units

Photograph Addendum

Borrower				
Property Address 560 Campbell Rd				
City	Saugatuck	County	State MI	Zip Code 49453
Lender/Client				



Water Heater for 6 units



Boiler for 6 units



Furnaces for 6 units

Photograph Addendum

Borrower				
Property Address 560 Campbell Rd				
City	Saugatuck	County	State MI	Zip Code 49453
Lender/Client				



Common Area



Parking Lot



Parking Lot

Photograph Addendum

Borrower				
Property Address 560 Campbell Rd				
City	Saugatuck	County	State MI	Zip Code 49453
Lender/Client				



Unit B-4 Kitchen



Unit B-5 Kitchen

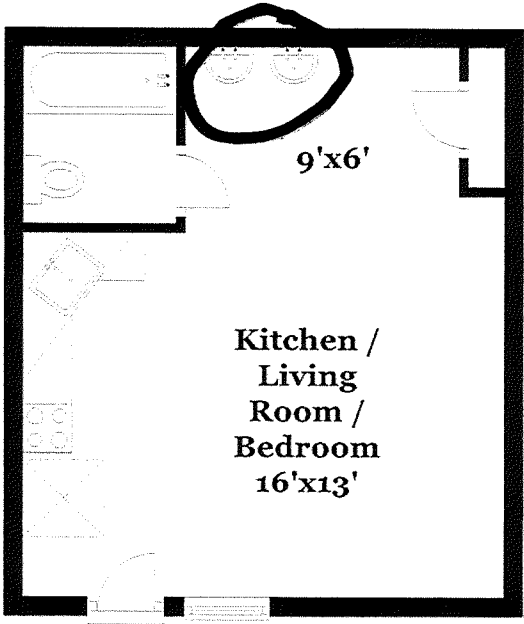


Unit B-5 Sketch

Photograph Addendum

Borrower					
Property Address 560 Campbell Rd					
City	Saugatuck	County	State	MI	Zip Code 49453
Lender/Client					

Unit B-4 Sketch



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic



To whom it may concern,

I am writing this letter as the real estate agent that represented the property at [560 Campbell Rd. Saugatuck Michigan](#). This Hotel was taken back by the bank in a foreclosure from Dean Borland.

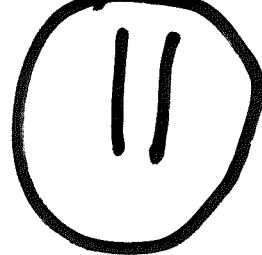
The bank reached out to Quaint Cottages to continue operating the hotel while it was in receivership of this property. I took on the property, refreshed it with new bedding, linens, and kitchenware. We staffed it, and hired a on site manager and rented it out. After the foreclosure process was finalized the bank asked me to list the property for sale, I listed it as the city told me, which was a commercial hotel and confirmed that with the bank. The property was shown to many clients one of which was Cheryl Soard. Cheryl Soard went to the small business loan department and procured a loan to purchase the hotel with the income platform that we had presented to them upon purchasing. I also had contacted Dean Borland as I had represented him in several dealings as well, and he confirmed that the reason why there were all the individual parcel numbers for each apartment was because the bank would not refinance the hotel in when the market crashed and the commercial note came due. With his attorney they were forced to get individual parcel numbers for each unit at the hotel, although the loans were lumped under one umbrella. The intent was never to sell each individual parcel/condo unit, but was for financial purposes only. The Hotel use continued as the same as it had been, with 20 units and the house. I sold it as a hotel and it has been operating as a hotel since 2000. It continues to operate as a hotel and has never been anything other than that For 24 years. Thankfully it's not a monthly rental apartment complex with low income section 8 housing that has pool parties all night long!

This can never be a condo complex, the walls are too thin, there is no space to live there full time, they are clearly just hotel rooms.

Thank you,

Tammy Kerr, Centurion and Top Producer
C21 Affiliated, CRS, ABR
C.616.218.0873
O.269.857.3900

Serving the Lakeshore
Saugatuck, Douglas, Holland and GrandRapids areas



Mark Kamann & Chandra Alderink
582 Campbell Rd
Saugatuck, MI 49453
Markkamann@yahoo.com
Chani.lynn@yahoo.com
(740) 972-1070
(616) 498-3276

July 3, 2024

Dear Members of the Zoning Board,

We are writing to express our wholehearted support for our neighbors at The Secret of Saugatuck Suites. As residents of this community, we have had the pleasure of living adjacent to this establishment and can confidently say that they have been exemplary neighbors in every respect.

The Secret of Saugatuck Suites has consistently demonstrated a commitment to maintaining a peaceful and welcoming environment. The guests and staff are quiet and respectful, ensuring that the tranquility of our neighborhood is preserved. This consideration for the community is highly appreciated by ourselves and other residents.

In the time that we have lived near The Secret of Saugatuck Suites, there has never been an issue or complaint regarding their operations. The hotel management is proactive in addressing any potential concerns, ensuring that the establishment runs smoothly within the community. Their professionalism and courteous demeanor have fostered a positive relationship with the residents.

In conclusion, we strongly support The Secret of Saugatuck Suites and believe they are a valuable asset to our neighborhood. Their commitment to quiet, well-maintained, and problem-free operations sets a high standard for other businesses. We urge the Zoning Board to take into account these positive attributes when considering any matters related to this establishment.

Thank you for your time and attention to this letter.

Sincerely,

Mark Kamann & Chandra Alderink

12

*Mark & Pati Bekken
584 Campbell Rd.
Saugatuck, MI 49453*

July 3, 2024

*Re: Cheryl Soard & Dino Tedaldi
Secret Suites of Saugatuck Inc.
560 Campbell Rd*

To City of Saugatuck Zoning Board of Appeals:

We are writing the City of Saugatuck ZBA in support of the Cheryl and Dino's request to be granted a special use permit to continue the nightly rentals at 560 Campbell Road. My wife Pati and I have lived at 584 Campbell Rd for over 40 years. Our residence is in close proximity to Secret Suites. This location has operated as a combination hotel/short term/long term/owner's primary residence since we moved into our home, and I believe even prior to that. When we first moved in Dino's parents, Al and Shirley, owned and operated the business. Two owners later Cheryl and Dino purchased the property.

Cheryl and Dino are great neighbors, attentive business owner/operators and great caretakers of their property. Typical issues related to STR's, and lodging in general, that are well known are either non-existent or quickly dealt with by the owners. A phone call is all it takes for quick resolution to any complaint or concern we bring to their attention. Being full time residents at the property certainly brings a level of comfort knowing that any situations that develop will be quickly dealt with.

As a former council member of the City, I can attest that this operation never operated in secrecy, or in a misleading manner. Several building projects were approved by the City in the past so this location operation was well known to past city council, city managers, planning commissions, city treasurer, assessor and zoning department. At no time do I recall any comments or concerns that this operation was inconsistent with zoning, which is no fault of the current owners who have owned and operated this business

Page - 2:

successfully for over 12 years.

Given the indisputable facts in the long term current operation of this business it would be a tremendous hardship from and operational, tax and other future financial issues if this request is not granted.

Respectfully,

A handwritten signature in black ink, appearing to read 'Mark Bekken', written in a cursive style.

Mark & Pati Bekken



Zoning Board of Appeals Agenda Item Report

FROM: Ryan Cummins, City Manager

MEETING DATE: September 12, 2024

SUBJECT: Start Time for ZBA Meetings

DESCRIPTION:

City Council recently changed the start time of their regular meetings from 7p to 6:30p.

Staff are requesting that the Zoning Board of Appeals consider changing their start time as well. The ZBA bylaws state the following for regular meetings:

Section 2. Except as provided in Article 5, Section 1, of these bylaws, meetings shall be held at the call of the Chair, at such time as the Board may determine.

The City's Historic District Commission holds their regular meetings at 6p.

The ZBA for Holland and Laketown Township hold their regular meetings at 6p. Saugatuck Township minutes show their ZBA meetings start in the late afternoon or early evening.

The City of the Village of Douglas ZBA starts at 7p.

If the ZBA wishes to change the start time, a sample motion is below.

LEGAL REVIEW:

N/A at this time.

SAMPLE MOTION:

Motion to change the start time for future Zoning Board of Appeals regular meetings to _____p.m.