



MEMORANDUM

City of Saugatuck Planning Commission

Memo Date:	November 14, 2025	Meeting Date:	November 20, 2025
Request:	Special Land Use	Applicant:	CJ & Kim Bagierek
Address:	610 Lake Street	Project Name:	ADU Rental Proposal
Parcel:	03-57-514-050-00	Plan Date:	N/A
Lot Size:	0.209 acres	Zoning District:	R-2 Lake Street District (LS)
Complete:	Yes	Recommendation:	Approval
City Staff:	Grayson Moore	Consultant:	David M. Jirousek, AICP

Overview

The applicant has applied for special land use approval to rent an existing detached accessory dwelling unit (ADU) over a garage in accordance with Section 154.030 (C)(3) of the Zoning Ordinance. While the ADU was previously rented, no special land use permit is on file. This memo provides a compliance review of all applicable zoning standards and requirements and can assist the Planning Commission in developing findings regarding special land use and site plan standards, as well as specific requirements for renting ADUs.

Background

The existing detached upper-level ADU is approximately 525 square feet. The owner wishes to continue to rent the ADU, and the principal dwelling will not be rented. As a short-term rental, all applicable requirements will also need to be met in accordance with Section 154.022 (V), and a license shall be required pursuant to the City of Saugatuck's Short-Term Rental Licensing Ordinance, Chapter 99.5 of the City Code. The current short-term rental license expires on December 27, 2025, and the applicant has applied for a new license. License caps do not apply to the R-2 Lake Street District (LS).

Review Process and Standards

The application requires review in accordance with the following sections of the City of Saugatuck Zoning Ordinance:

- Section 151.060 Site Plan
- Section 154.080 Special Land Use
- Section 154.092 J- Rental of an Accessory Dwelling Unit

Site Plan Standards of Approval

The following standards for site plan review and approval apply to the project per Section 154.063. Findings related to each standard are provided for consideration by the Planning Commission.

- A. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings. The site will be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU.

- B. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter.*

Comment: This standard is not applicable. No site work is proposed as part of the proposal.

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

Comment: Screening is not necessary or recommended for a single residential dwelling with an existing ADU in an established residential area.

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

Comment: Site improvements were previously approved by all applicable City departments. The Fire Department has also reviewed the plans.

- E. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic. All federal, state, and local barrier free requirements shall be met.*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU. No changes to pedestrian access are proposed.

- F. The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern serving adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan.*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU. No changes to vehicle or pedestrian access are proposed.

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

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU.

- H. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate storm water, prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems.*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU. No changes to site drainage are proposed.

- I. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height. (See §§ 154.142 through 154.144).*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU. No changes to loading or trash storage are proposed.

- J. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU. No additional lighting is proposed.

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

Comment: A financial guarantee is not necessary. The site is already developed.

Special Land Use Standards of Approval

In accordance with Section 154.080, before any special land use permit is granted, the Planning Commission shall make findings of fact based upon competent evidence certifying compliance with the specific regulations governing individual special land uses and, in addition, ensure that the following general standards have been met. Findings related to each standard are provided for consideration by the Planning Commission.

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

Comment: The existing principal dwelling and a detached upper-level ADU are compatible with nearby properties and land uses.

- 2. Be consistent with and promote the intent and purpose of this chapter;*

Comment: All rental requirements have been met.

- 3. Be compatible with the natural environment and conserve natural resources and energy;*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU. No changes to the site are proposed.

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

Comment: Renting the existing ADU may result in a minor increase and a negligible impact on public services, as turnover may be more frequent than if it were used only for guests or by the primary resident.

5. *Protect the public health, safety, and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the City as a whole;*

Comment: Renting the existing ADU will have no additional impact on public health, safety, welfare, or the social and economic well-being of the community.

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

Comment: This standard is not applicable to an ADU.

7. *Not be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development. In particular:*

- (a) The property shall be easily accessible to fire and police; and*
- (b) Not create or add to any hazardous traffic condition.*

Comment: The rental of the existing ADU will have a negligible impact on traffic conditions. Sufficient parking is available, with eight off-street parking spaces.

8. *Be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;*

Comment: Renting the existing ADU will not impede the use of adjacent properties or negatively impact them.

9. *That in the nature, location, size, and site layout of the use, be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district; and*

Comment: This standard is not applicable. The site has already been developed and improved with a single-family dwelling and a detached upper-level ADU.

10. That in the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located.

Comment: This standard is not applicable to a single-family residential dwelling and a detached upper-level ADU.

Rental of an Accessory Dwelling Unit

In accordance with Section 154.092 J, a rental accessory dwelling unit shall comply with the following requirements:

- 1. A rented accessory dwelling unit shall only be permitted on a parcel that contains a single-family detached dwelling that is occupied and used by the owner as his or her primary, year-round residence. Under no circumstances may a single-family detached dwelling and an accessory dwelling unit on the same parcel be rented to separate parties or under separate contracts.*

Comment: The owners intend to remain the primary occupants of the principal dwelling. This will remain an ongoing requirement for renting the ADU.

- 2. Accessory dwelling units rented for less than 31 days shall require a short-term rental license pursuant to the City of Saugatuck's Short-Term Rental Ordinance, Chapter 99.5 of the City Code, and shall otherwise adhere to all of this chapter's requirements concerning short-term rentals*

Comment: The current short-term rental license expires on December 27, 2025. The applicant has applied for a new license.

Recommendation

Staff recommends special land use approval for the rental of the existing detached upper-level ADU. Please note that we recommend that a motion to approve special land use specifically reference the findings against the special land use standards in this report.

The following sample motion is provided for your use:

I move to approve the special land use request to allow the rental of detached upper-level ADU at 610 Lake Street based on compliance with the ADU rental requirements of Section 154.092 J, satisfaction of site plan approval standards of Section 151.060, and the positive findings related to the special land use standards of approval in Section 154.080 that are documented in the staff memo dated November 14, 2025.

Application Fee: \$1,000
Escrow Deposit: \$2,000



RECEIVED

Special Land Use Application

OCT 14 2025

City of Saugatuck Zoning Code: https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355

LOCATION INFORMATION

CITY OF SAUGATUCK

Address 610 Lake St

Parcel Number 0357-514-050-00

APPLICANTS INFORMATION

Name Kim BAKER Address / PO Box 610 Lake St PO Box 1104
City Saugatuck State MI Zip 49453 Phone 419 340 3208 ^{248 610 3598}
Interest In Project Owner E-Mail kbaaker@yahoo.com
baaker-cj@yahoo.com

I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. I understand that this application will not be processed until it is deemed complete and the required fees and escrow deposit (if applicable) are paid. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature Kim Baker Date 10/13/2025

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ Address / PO Box _____
City _____ State _____ Zip _____ Phone _____
E-Mail _____

I hereby authorize the applicant listed above to make this application for proposed work as my agent. I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. 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. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature _____ Date _____

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 _____ Zoning District _____ Current Use Single Family

Check all that apply:

Waterfront _____ Historic District X Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)



Special Land Use Application

SITE PLAN REQUIREMENTS (SECTION 154.061)

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

Y N NA

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

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

Y N NA

- ☐ ☐ ☒ Dimensions of property of the total site area,
- ☐ ☐ ☒ Contours at 2-foot intervals
- ☐ ☐ ☒ Locations of all buildings
- ☐ ☐ ☒ Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property
- ☐ ☐ ☒ Parking areas
- ☐ ☐ ☒ Driveways
- ☐ ☐ ☒ Required and proposed building setbacks
- ☐ ☐ ☒ Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;
- ☐ ☐ ☒ Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate;
- ☐ ☐ ☒ Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;
- ☐ ☐ ☒ Proposed water supply and wastewater systems locations and sizes;
- ☐ ☐ ☒ Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;
- ☐ ☐ ☒ Proposed common open spaces and recreational facilities, if applicable;
- ☐ ☐ ☒ Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
- ☐ ☐ ☒ Signs, including type, locations and sizes;



Special Land Use Application

- ☐ ☐ ☒ Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;
- ☐ ☐ ☒ Exterior lighting showing area of illumination and indicating the type of fixture to be used.
- ☐ ☐ ☒ Elevations of proposed buildings drawn to an appropriate scale shall include:
 1. Front, side and rear views;
 2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and
 3. Exterior materials and colors to be used.
- ☐ ☐ ☒ Location, if any, of any views from public places to public places across the property;
- ☐ ☐ ☒ Location, height and type of fencing; and
- ☐ ☐ ☒ The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared.

STANDARDS FOR SPECIAL LAND USE APPROVAL (SECTION 154.082)

Please respond to how the request will meet each of the following standards for special land use:

- (1) How will the location, size, height and intensity of the principal and/or accessory operations, compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property?

EXISTING STRUCTURE

- (2) How will the proposed request consistent with, and will promote the intent and purpose of this chapter?

EXISTING STRUCTURE

- (3) How will the proposed request compatible with the natural environment and will it conserve natural resources and energy?

EXISTING STRUCTURE

- (4) How will the proposed request consistent with existing and future capabilities of public services and facilities?

EXISTING STRUCTURE

- (5) How will the proposed request protect the public health, safety and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the city as a whole?

EXISTING STRUCTURE



Special Land Use Application

- (6) How will the proposed request create any hazards arising from storage and use of inflammable fluids?

FIRE INSPECTION REQUESTED SEPARATELY. PASSED PREVIOUSLY

- (7) How will the proposed request not be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development? In particular:

- (a) Will the property be easily accessible to fire and police?

EXISTING STRUCTURE

- (b) Will measures be taken as to not create or add to any hazardous traffic condition?

EXISTING STRUCTURE

- (8) How will the proposed request be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof?

EXISTING STRUCTURE

- (9) How will the nature, location, size and site layout of proposed request be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district?

EXISTING STRUCTURE

- (10) How will the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located?

EXISTING STRUCTURE



STANDARDS FOR SITE PLAN APPROVAL (SECTION 154.063)

Please respond to each of the following questions by explaining how the proposed development will meet the standards for site plan approval:

*Note: Not all questions will apply for all requests.

- (1) How will the elements of the site plan be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings? Will the site be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter?

EXISTING STRUCTURE

- (2) How will the landscape be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter?

EXISTING STRUCTURE

- (3) How will the site plan provide reasonable visual and sound privacy for all dwelling units located therein? How will fences, walks, barriers and landscaping shall be used, as appropriate, be used to accomplish these purposes?

EXISTING STRUCTURE

- (4) How will all buildings or groups of buildings be arranged so as to permit necessary emergency vehicle access as required by the Fire Department?

EXISTING STRUCTURE

- (5) How will there be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic? (All federal, state and local barrier free requirements shall be met.)

EXISTING STRUCTURE

- (6) How will the arrangement of public or common ways for vehicular and pedestrian circulation be connected to existing or planned streets and pedestrian or bicycle pathways in the area? Will streets and drives which are part of an existing or planned street pattern serving adjacent development be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan?

EXISTING STRUCTURE

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

EXISTING STRUCTURE



Special Land Use Application

- (8) How will appropriate measures be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system? Will provisions be made to accommodate storm water, prevent erosion and the formation of dust? The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems. _____

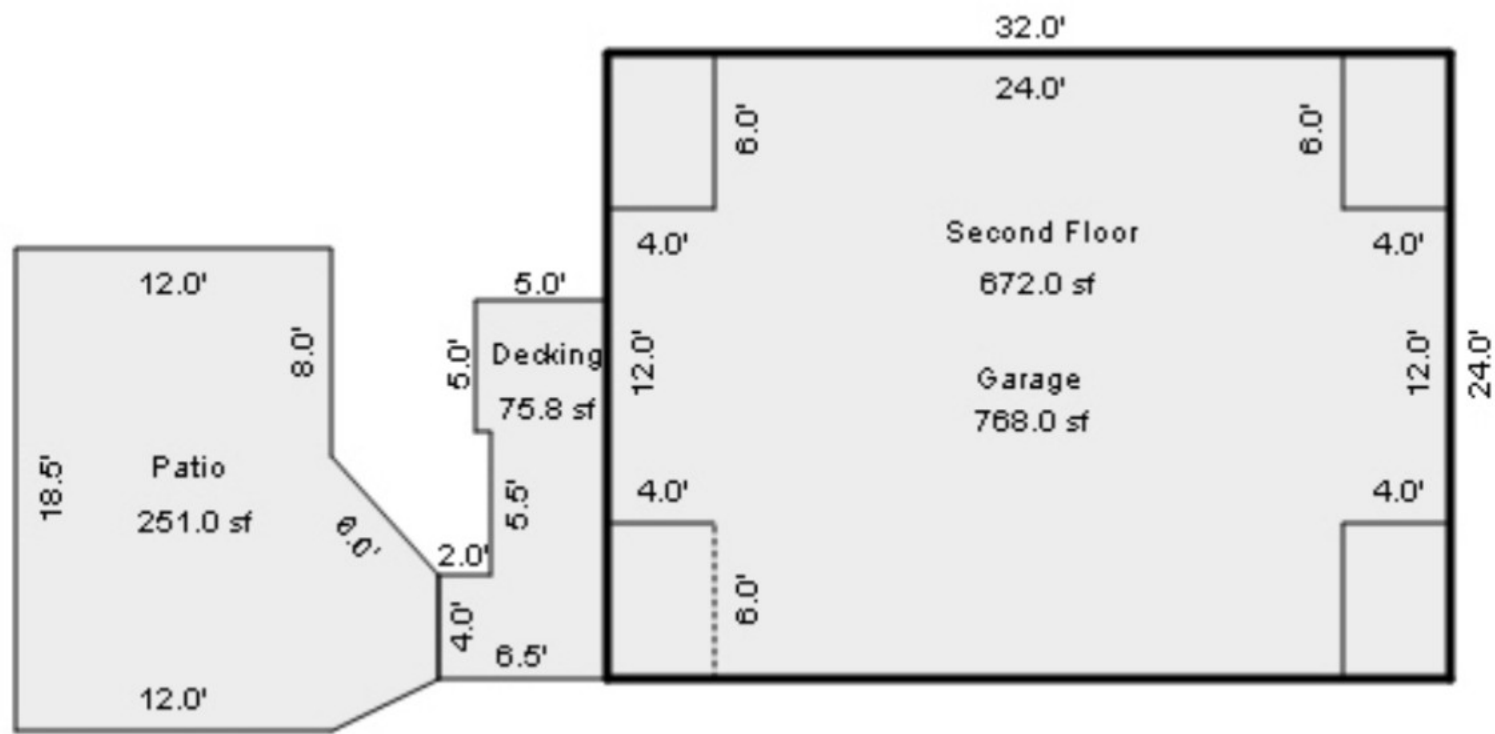
EXISTING STRUCTURE

- (9) How will all loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height? (See §§ 154.142 through 154.144).

EXISTING TRASH STORAGE IS NOT EXPOSED TO STREET VIEW

- (10) How will exterior lighting be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? Flashing or intermittent lights shall not be permitted.

EXISTING LIGHTING



MAIN HOUSE 198 SQUARE FEET



GUEST HOUSE 202 SQUARE FEET



Primary Exit

Secondary Exit

CKC

Architect, LLC

815-686-1500

LAKEVIEW
WOODS

TIN ROOF

2011 SQUARE
FEET

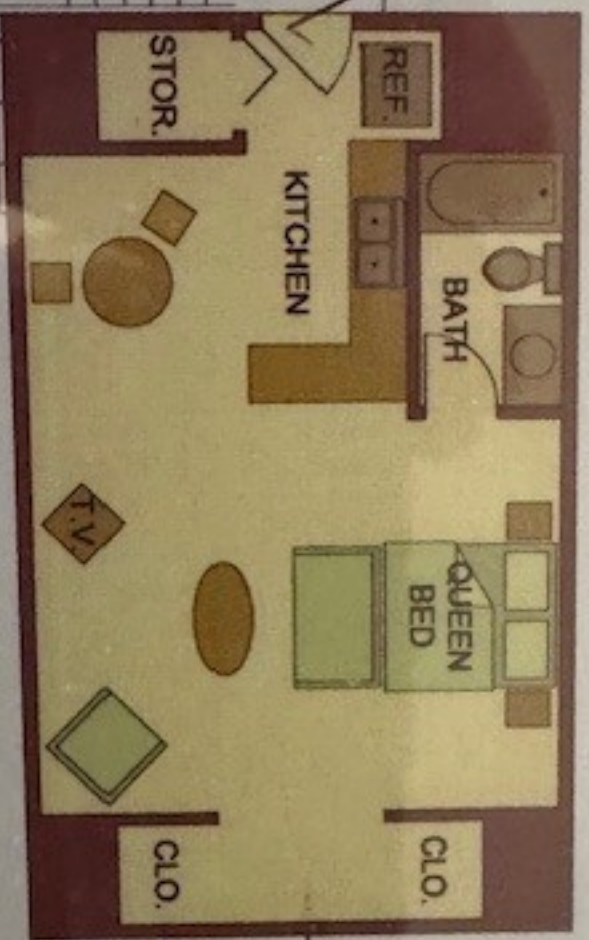
Plan

**PRELIMINARY
NOT FOR
CONSTRUCTION**



Date	
Scale	
Drawn By	
Job No.	
Sheet	One
Of	

Primary Exit



GUEST HOUSE

525 SQUARE FEET

Secondary Exit



22



23



24



25



57-514-050-00

26

11/01/2024



27

Jamie Wolters

From: Grayson Moore
Sent: Friday, November 14, 2025 3:23 PM
To: Jamie Wolters
Subject: FW: 610 Lake St Saugatuck Short Term Rental Zoning Comments

Jamie, just got this one in. I am waiting for 2 things from Dave and then the packet is set.

Thank you,

Grayson

From: John A. Martell [REDACTED]
Sent: Friday, November 14, 2025 3:21 PM
To: Grayson Moore <gmoore@saugatuckcity.com>
Subject: 610 Lake St Saugatuck Short Term Rental Zoning Comments

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

We are the owners of Unit 12 at 555 Lake Street, located across the street from 610 Lake Street. We would like to express our concerns regarding the request for a short-term rental permit for this property. This would include the use of the property as a short-term rental or as a potential bed and breakfast.

We already experience significant noise from the Quaint Cottages across the street and next door to 610 Lake St. There are also a general parking issues on Lake St in this area and the overflow from this property would just exasperate those problems. Quite often there is significant noise from late-night gatherings in this area already, given the size of 610 Lake Street, we are concerned that it could attract larger group rentals or continuous bed and breakfast rentals, which would increase noise levels and further strain the already limited parking situation on Lake Street.

For these reasons, we respectfully oppose granting a short-term rental permit for this property including any possibility of this becoming a bed and breakfast as would be allowed by this section of the zoning ordinance.

Please VOTE NO on this request.

Thank you for your attention to this matter.

John and Bonnie Martell
Unit 12 555 Lake St

John A. Martell, PE



Grayson Moore

From: [REDACTED]
Sent: Thursday, October 23, 2025 5:34 PM
To: Grayson Moore
Subject: 610 Lake St Zoning Change

[REDACTED] This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

Hello:

We are owners of Unit 7, located across the street from 610 Lake Street, and would like to express our concerns regarding the request for a short-term rental permit for this property.

We already experience significant noise from the Quaint Cottages across the street and next door to this home, often from late-night gatherings. Given the size of 610 Lake Street, we are concerned that it could attract larger group rentals, which would likely increase noise levels and further strain the already limited parking situation on our side of the street.

For these reasons, we respectfully oppose granting a short-term rental permit for this property.

--
Mark Jak

Grayson Moore

From: [REDACTED]
Sent: Friday, October 24, 2025 12:38 PM
To: Grayson Moore
Cc: Diana Cottrell
Subject: 610 Lake Street Zoning Request Response
Attachments: ZoningLetter.pdf

Caution: This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Saugatuck,

I am responding to the notice of zoning request for 610 Lake Street. My husband and I own at 555 Lake Street (Unit 6) in the Saugatuck Shores condo complex. We would like to voice our disapproval for this request being granted. We are opposed to the change, as the size of the property would more than likely make it a venue for larger gatherings such as bachelorette/bachelor parties, which would add noise and further strain the limited parking available on Lake Street. There is already a noise issue with the adjacent properties and parking is always an issue.

Thank you for the opportunity to voice our thoughts.

Sincerely,
Jeff and Diana Cottrell

[REDACTED]
[REDACTED]
Saugatuck, MI 49453

Grayson Moore

From: [REDACTED]
Sent: Friday, October 24, 2025 8:37 AM
To: Grayson Moore
Subject: 610 Lake St. Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I have a condo at 555 Lake St. in Saugatuck. I understand that the owner of the building across the street at 610 Lake St. is requesting a zoning change for short term rentals.

I am unable to attend the public hearing but wanted to share my position.

I am opposed to the change, as the size of the property could make it a venue for large gatherings such as bachelor or bachelorette parties, which would add noise and further strain the already limited parking in front of our buildings.

Please note this comment for the hearing.

Thanks for you consideration.
Laura Glaza

[REDACTED]
Saugatuck, MI

Grayson Moore

From: [REDACTED]
Sent: Monday, October 27, 2025 11:45 AM
To: Grayson Moore
Cc: Mark Jak
Subject: Short term rental

Follow Up Flag: Follow up
Flag Status: Completed

[REDACTED]

Caution: This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

This is Iris Allen. I have lived at Saugatuck Shores for 35 years. I hear short term rentals are being considered across the street. The is a great area and part of is because short term rentals have not be allowed. I believe this change would alter the mood and tranquility of our property.

Please consider declining this proposed change!

Thank you... Iris

Grayson Moore

From: [REDACTED]
Sent: Friday, November 14, 2025 10:37 AM
To: Grayson Moore
Subject: Concerns about ADU zoning change for 610 Lake street

Caution: This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

Greetings;

I do have concerns with this change, and want to understand the limits on people who could stay at this location. We have parking problems on Lake Street in the summer months already as both "day visitors" and extra cars from existing short terms rentals.

Today our residents struggle with line of site when exiting our parking lot-- extra cars would make this worse.

I cannot attend the meeting and will look to see if I can view the application onsite before then.

Art Nicholas

[REDACTED]