

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOVEMBER 14, 2006
MINUTES**

Chairman Doug Brown called the regular meeting of the Zoning Board of appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Doug Brown, Barbara Figurski, Steve Wildman, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 7 persons in the audience.

Chairman Brown gave a brief introduction of the board members and on why the Zoning Board of Appeals exists.

Moved by Figurski, supported by Wildman, to approve the agenda as presented. **Motion carried unanimously.**

06-23...A request by Larry Nastwold, Section 22, 4054 Clifford, for a side yard and front yard variance to construct an addition.

A call to the public was made with the following response: Anne Jackson- 4044 Clifford, questioned if his garage is going to be taller than hers and when she walks out her front door will she be looking at a wall?

Moved by Brady, supported by Perri, to table case #06-23 for the petitioner to have time to redesign the placement for the garage for up to the next three scheduled Zoning Board of Appeals meetings. **Motion carried as follows: Ayes- Perri, Brady, Brown, Wildman. Nays- Figurski.**

06-35...A request by Stanley Rojowski, Section 28, 4151 Homestead, for two side yard variance and a waterfront variance to construct an addition.

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to approve case #06-35 for 4151 Homestead, for a one side yard variance of 4'9" with a setback of 5'1" and a waterfront variance of 4' with a setback of 60'. The home is to be completely gutted. The practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

06-36...A request by A1 Signs, Sec. 5, 3599 E. Grand River, is for a sign variance to install a new sign on an existing building.

A call to the public was made with no response.

Moved by Brady, supported by Wildman, to alter the variance request for case #06-36 to allow a 180 sq. ft. sign. The practical difficulty is the architectural design of the building, configuration of the building on the lot, and setback from Grand River Ave. **Motion carried unanimously.**

06-37...A request by Dennis Cuffe, Sec. 9, 1135 Cresthaven, is for a front yard variance and a side yard variance to construct a new home.

A call to the public was made with no response.

Moved by Figurski, supported by Perri, to approve case #06-37, 1135 Cresthaven for a front variance of 8'7" with a setback of 26'3" and a side yard variance of 5' with a setback of 5'. The practical difficulty is the narrowness of the lot and this would be an improvement to the area. **Motion carried unanimously.**

06-38...A request by CVS, Sec. 6, 2235 E. Grand River, is for a sign variance, wetland buffer variance, retention pond variance and a variance for an additional drive-thru lane.

A call to the public was made with no response.

Moved by Brady, supported by Perri, to approve case #06-38 for an additional 483 sq.ft. encroaching into the wetland setback, a variance for an additional drive-thru with the practical difficulty being the topography and shape of the lot. Also, approval for a variance for an additional directional sign. The practical difficulty is to improve traffic flow for safety and welfare. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve minutes with corrections. **Motion carried unanimously.**

Meeting was adjourned at 8:06 p.m.

Respectfully submitted:

Amy Ruthig