

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JULY 18, 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, Steve Wildman, Kevin Brady, Barbara Figurski and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 11 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 with removal of Item #2. **Motion carried unanimously.**

A call to the public was made for non agenda items with no response.

**1. A request by Dean and Patricia Buckley, Section 22, Vacant Conrad Road, for a variance to the secondary front yard to allow the construction of a new home.**

A call to the public was made with no response.

Moved by Perri, supported by Figurski to approve case #06-09 with a front north yard variance of 20 feet with a setback of 15 feet . The practical difficulty of corner lot and narrowness of the lot. Further that this petition replaces the first petition. Condition: house to be guttered. Motion carried unanimously.

**3. A request by Gerald Musselman, Section 19, 3744 Westphal, is for a variance to construct an addition to a detached accessory structure that is currently nonconforming due to being located in the front yard.**

A call to the public was made with the following response:

A letter was received by Township Staff on July 5<sup>th</sup>, 2006 stating the following: “We Mr. and Mrs. Shinglebecker own property at 3742 and 3746 Westphal, which is adjacent to 3744 Westphal- where a pole barn is being built. We have no objection what-so-ever where this pole barn is being built on this property.”

**Moved** by Brady, supported by Perri to approve case #06-20 to allow a 24 by 24 addition to an existing pole barn in the front yard. Practical difficulty being the rough topography and the well located in the rear yard. **Motion carried unanimously**

**4. A request by Stephen Bindon, Section 15, 5321 Crooked Lake Road, is for a variance to install an inground swimming pool in the front yard.**

A call to the public was made with no response.

**Moved** by Perri, supported by Brady to approve case #06-21 to grant a variance to allow the pool in the front yard as well as a second variance of one foot in height for a fence in the front yard around the swimming pool. Practical difficulty is the topography of the surrounding property is unsuitable for a pool. **Motion carried unanimously.**

**5. A request by Mt. Brighton LLC., Section 25, 4141 Bauer Road, is for a variance to create two nonconforming lots.**

A call to the public was made with the following response: Martin Anderson of 4545 Bauer – Is it nonconforming because its too big? VanTassell: I received a call from a Mr. Durbin of 4620 Kingswood. He stated his support for this petition as long as the neighbors directly adjacent did not object.

**Moved** by Brady, supported by Figurski to table case #06-22 to allow the petitioner to provide more information regarding the lot and the Livingston County drainage easement for up to the next 3 months. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman to approve the minutes of the June 20, 2006 Zoning Board of Appeals meeting with minor corrections. **Motion carried unanimously.**

Meeting adjourned at 7:15pm

Respectfully Submitted:

Adam Van Tassell