

**ZONING BOARD OF APPEALS
APRIL 18, 2006
6:30 P.M.**

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, Barbara Figurski, and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 13 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.**

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

06-08...A request by Keren and Elso Bologna, Section 9, 1225 Sunrise Park, for two side yard variances to construct a new home.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to grant petitioner's request for case #06-08, 1225 Sunrise Park Drive, for a 3.69 foot variance on the north side with a 6.31 foot setback to construct a new home. The practical difficulty is the narrowness of the lot. The two sheds are to be removed before certificate of occupancy is issued and the home is to be guttered. **Motion carried unanimously.**

06-09...A request by Dean and Patricia Buckley, Section 22, Vacant Conrad Road, for an appeal of administrative decision and interpretation of zoning ordinance.

A call to the public was made with the following response: Mrs. Patricia Buckley-If this is denied tonight, would we be able to come for a variance to construct a home? Keith Penner- In regards to the Boss Engineering drawing on August 21, 2002, I did not own the property at that time. That may be a drawing that Boss Engineering did for research.

Moved by Perri, supported by Wildman, to table case #06-09 to the next published Zoning Board of Appeals meeting to give the Township consultants and/or Township Attorney time to give clarification to section 25.01J of the Township Zoning Ordinance. **Motion carried as follows: Ayes- Brown, Wildman, Perri. Nays- Figurski.**

06-10... A request by Joe and Rosemary Perri, Section 22, 3962 Highcrest, for a side yard variance and a front yard variance to construct a new home.

Mr. Perri asked to be excused from case #06-10 due to his financial interest.

Moved by Figurski, supported by Wildman to excuse Mr. Joe Perri from the Zoning Board of Appeals for case #06-10 due to financial interest in the property. **Motion carried unanimously.**

Mr. Perri stepped down at 7:30 p.m.

A call to the public was made with the following response: Joanne Bartolomucci, 3914 Highcrest, I own the property to the south and I have no objection to this request.

Moved by Figurski, supported by Wildman, to grant case 06-10, 3962 Highcrest, a setback for the front yard of 14 feet with a 21 foot variance and a 2.5 foot setback with a 7.5 foot variance for the side yard. The practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

Mr. Joe Perri rejoined the Zoning Board of Appeals at 7:44 p.m.

06-11...A request by Henry Haigh III, Section 10, 1339 Elmhurst, for a side yard variance and a variance from the principal structure to construct a detached accessory structure.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to grant case #06-11, 1338 Elmhurst, to construct a 16W X 28L accessory structure with a 7.8 foot variance with a setback of 2.2 feet. Also the shed is to be removed before certificate of occupancy is issued, air conditioning unit is to be moved, the trees to the west of the new accessory structure are to be preserved and the accessory structure is to be guttered. The practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

06-12...A request by Professional Engineering Associates, Section 6, 2900 E. Grand River, for a front yard setback from Tahoe Drive for a building expansion, a parking front setback from Tahoe Drive for the parking expansion and wetland setback for the proposed drive aisle.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman, to grant case #06-12, 2900 E. Grand River for Professional Engineering Associates with a 7 foot setback with a 13 foot variance from Tahoe Drive for parking, an 8 foot setback with a 12 foot variance from Grand River for parking, a building setback of 55.36 feet with a 19.64 variance from Tahoe Drive. Paving into the wetland buffer is 815 sq. ft. of encroachment into the wetland

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buffer setback which is normally 25 feet. The Rubbermaid shed is to be removed. The practical difficulty for all 4 variances is the narrowness of the lot that was created by Tahoe Drive. being constructed and Grand River Avenue being widened. **Motion carried unanimously.**

Moved by Figurski, supported by Perri, to approve the minutes of the February 21, 2006 Zoning Board of Appeals meeting. **Motion carried unanimously.**

The meeting adjourned at 8:40 p.m.

Respectfully submitted by:

Amy Ruthig