

**Genoa Township  
Zoning Board of Appeals  
January 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, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 6 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.

**06-01...A request by Palo Homes, Inc., Section 17, 3368 Crooked Lake Road, for a side yard variance to construct a detached accessory structure.**

A call to the public was made with no response.

**Moved** by Brady, supported by Perri, to approve case #06-01 for petitioner Palo Homes, it is for a one side setback for 25 feet with a variance amount of 15 feet. The practical difficulty being the soils on the property and the topography of the property by not allowing for any other placement of the structure with the setback criteria. **Motion carried unanimously.**

**06-02...A request by Paul Lalewicz, Section 30, 2929 E. Coon Lake Road, for a variance to split property into two nonconforming parcels.**

A call to the public was made with the following response: Bruce Hundley- 3056 Coon Lake Road, I own four 5 acre parcels. We are against the urban sprawl. I don't really think the infrastructure can support the splits and development at this time. I have kids as well. Will I be able to split my parcels into eight 2 1/2 acre parcels. People that are grandfathered belong there. I don't agree with deviating from the master plan. Betty Hundley-3056 Coon Lake Road, before we bought our property we looked at the existing land use and the future land use map. It is to be left 5 acre estate property. There are surrounding parcels are available that meet the 5 acre requirement. I do believe that there are traffic issues. Until the infrastructure allows for some turn lanes, there is a safety issue.

ZBA 1-18-06 Approved Minutes

**Moved** by Figurski, supported by Perri, to deny case #06-02 requested by Paul Lalewicz for 2929 E. Coon Lake Road due to the zoning ordinance still being in place for country estates for the property in question. Practical difficulty was not shown related to the land. **Motion carried unanimously.**

**Moved** by Figurski, supported by Wildman, to approve the December 13<sup>th</sup>, 2005 Zoning Board of Appeals minutes with changes. **Motion carried unanimously.**

The meeting was adjourned at 7:30 p.m.