

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 18, 2005
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, Jean Ledford, Barbara Figurski, Joe Perri and Kevin Brady. Also present was Township staff member Adam Van Tassell and approximately 17 persons in the audience.

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

Moved by Figurski, supported by Brady, to approve the agenda with the tabling of case #1 05-36 per petitioner's request. Motion carried unanimously.

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

05-37...A request by Rich Clark Jr., Section 10, 5341 E. Grand River, is for a side and rear yard variance to construct an attached garage.

A call to the public was made with the following response: Robert Geary- 5321 E. Grand River, I have no protest to this request.

Moved by Figurski, supported by Ledford, to approve 5341 E. Grand River for a 7' variance to the west side and a 30'6" to the north for a 28 X 36 attached garage. The addition is to be guttered to keep the water off of the neighbor's properties. The practical difficulty is the shape and the topography of the lot. The motion carried unanimously.

05-38...A request by Ronald and Ardys Kelly, Section 13, 7373 Herbst Road, for a variance to create a non-conforming lot.

A call to the public was made with no response.

Moved by Brady, supported by Ledford, to approve case #05-38 whose address is 7373 Herbst Road for Ron Kelly to split parcel of property into a lot with the size of 200 feet of road width and 300 feet deep. This is subject to assessing department approval and that the road is brought up to Livingston County Road Commission standards. The practical difficulty is to continue the conformity of the neighborhood. The motion carried unanimously.

05-39...A request by John Ludwig and Laurie Heller, Section 3, 491 Cherokee Bend, for a side yard variance to construct a new home.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to approve petitioner's request for an 8 foot setback with a 2 foot variance for 491 Cherokee Bend. The practical difficulty is the small size of the property and the numerous utility easements. The motion carried unanimously.

05-40...A request by Denise Thomas, Section 3, 5770 Aztec lane, for a side yard variance to construct a new home and allow access to existing detached garage.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to approve case #05-40 to allow for a side yard variance of 5 feet with a 5 foot setback, to construct a new home. The home is to be guttered and the two other accessory structures are to be removed. The practical difficulty is the placement of the garage and driveway. The motion carried unanimously.

05-41...A request by Tom and Christine Flynn, Section 14, 2661 Canfield Trail, for a rear yard variance to construct an addition.

A call to the public was made with no response.

Moved by Ledford, supported by Brady, to approve petitioner's request for case #05-41 for a rear yard variance of 14 feet to construct a 24 X 24 addition. The practical difficulty is the location of the grinder pump and current septic systems and the irregular shape of the lot. The septic systems will be abandoned and the petitioner will connect to the sewer system. The motion carried as follows: Ayes- Ledford, Brown, Perri and Brady. Nays- Figurski.

05-42...A request by John and Ellen Pearn, Section 22, 5400 Sharp Drive, for a front yard, waterfront, and rear yard variance to construct a new home.

A call to the public was made with the following response: Patrick Hanniford- 5300 Sharp Drive, I would have to ask the board to approve this variance, this would be an improvement to the neighborhood. Greg Davis- 5290 Sharp Drive- I think that this would be a great situation but I am a little confused to the 5 foot issue.

Moved by Perri, supported by Ledford, to approve petitioner's request for case # 05-42 at 5400 Sharp Drive, for a front yard variance of 22' 6" with a setback of 12' 6" and a rear yard variance of 20' with a setback of 20'. The rear setback is 5 feet greater than requested. This causes the building dimension to be reduced by 5 feet from the drawing dated 10-7-2005. The practical difficulty is the topography of the land and the irregular

shape of the lot. The motion carried as follows: Ayes- Ledford, Brown, Perri, and Brady.
Nays- Figurski.

05-43...A request by Courtyard by Marriott, Section 24, 7799 Conference Center Drive, for a sign variance.

A call to the public was made with Chairman Brown reading a letter into the record from the Township Manager. The letter was read as follows: "Please be advised that Mr. Craig Tolles, 7831 Debora Drive reviewed the application for tonight's meeting. He generally feels the request is minor in nature and does not object to their application. He did identify an issue related to existing site lighting and the fact that light spills onto his property. He wanted to make sure that the proposed change to the pole sign does not increase its brightness and asks if the existing parking lot lights could be shielded to reduce the amount of the light that spills onto his property. If the request is changed in any manner Mr. Tolles would like to be notified."

Moved by Brady, supported by Perri, to approve case #05-43 located at 7799 Conference Center Drive by Courtyard Marriott to replace the existing pole sign shown on the plans submitted tonight. The petitioner should follow up with a letter submitted to the Township regarding the light spilling over into the neighboring properties. The motion carried unanimously.

05-44...A request by Jim Turner and Kim Eckel, Section 8, 3796 Cloverbend, for a rear yard variance to construct an addition to a detached accessory structure.

A call to the public was made with no response.

Moved by Perri, supported by Brady to approve case #05-44 at petitioner's request for a 20 foot variance on one side to construct an accessory structure 20 X 20. Approval is conditioned upon existing structure to be removed. Motion carried as follows: Ayes- Brown, Perri, Brady, Figurski. Nays- Ledford.

Moved by Figurski, supported by Ledford, to approve the September 20, 2005 Zoning Board of Appeals minutes.

Meeting adjourned at 8:35 p.m.

