

**Genoa Township
Zoning Board of Appeals
January 21, 2004**

Minutes

Chairman Doug Brown called a regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Jean Ledford, Chris Hensick, Dean Tengel and Doug Brown. Also present was Township Staff member Adam Van Tassell and approximately 8 persons in the audience.

Moved by Ledford, supported by Figurski, to approve the Agenda as presented. The motion carried unanimously.

03-69...A request by Jill and Tim Michalik, Section 22, 4354 Highcrest, for two side yard variances and a waterfront variance to construct a new home.

Moved by Hensick, supported by Ledford, to table the petition #03-69 at the petitioners request until the March 16, 2004 Zoning Board of Appeals meeting. Motion carried unanimously.

03-70...A request by Shane and Kini Gadbow, Section 21, 3961 Homestead, for a waterfront variance to construct a new home.

A call to the public was made with following response: Dave Andrews, 3949 Homestead, we have spent a lot of time looking at the staking of the house and it does not affect my view or confine us at all. I had a concern with the first hearing in regards to the setbacks. I do not have a problem with the foot print of the house. Sandra Gaunt, 3973 Homestead, I could not see the stakes looking out from the porch; I am concerned where the stake is, to where the old garage is.

Moved by Hensick, supported by Ledford, to table the petitioner until the end of the meeting at the petitioner's request, so the petitioner and their experts could confer. Motion carried unanimously.

04-01...A request by Crest Housing, Section 12, 1756 Skyview, for a variance to split property into two non-conforming lots.

A call to the public was made with no response.

Moved by Hensick, supported by Ledford, to grant to permit lot 21 and lot 22 to be separated. Hardship is it is platted, the use is consistent and the lots were joined to benefit the prior owner. The motion carried unanimously.

Moved by Hensick, supported by Tengel, to table the setback variance of lot 21 to allow the petitioner to investigate with further due diligence in regards to the placement of the septic and well. Motion carried unanimously.

03-70...A request by Shane and Kini Gadbow, Section 21, 3961 Homestead, for a waterfront variance to construct a new home.

Item was brought back to the table.

Moved by Hensick, supported by Ledford, to approve a variance of 15'8" to the waterfront to permit a setback of 60 feet to allow a new structure, demolish the existing structure and garage in its entirety. The hardship for the waterfront setback being created by the meandering waterfront edge. Variance is contingent upon the amendment to the variance application from the petitioner to detail the proposed amended plans as discussed with the Zoning Board of Appeals explain the hardship and with no other variances or decking as amended tonight.

Administrative Business

Moved by Figurski, supported by Ledford, to approve the minutes with corrections of the November 18th, 2003 regular meeting of the Zoning Board of Appeals. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:40 p.m.

Submitted by:

Amy Ruthig