

**ZONING BOARD OF APPEALS
NOVEMBER 18, 2003
7:00 P.M.**

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 members of the Zoning Board of Appeals were present constituting a quorum for the transaction of business: Barbara Figurski, Jean Ledford, Doug Brown, Dean Tengel and Chris Hensick. Also present were Township Staff member Adam Van Tassell and approximately 15 persons in the audience.

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

03-67...A request by Brenda Sass, Section 9, 1947 Nixon Road, for a front yard variance to allow a structure in the front yard.

A call to public was made with no response.

Moved by Ledford, supported by Figurski, to grant the variance for a 30 X 40 pole barn with the interior height of 12 feet that is located on the north side of the property with a 183 foot setback from Nixon Road and a 181 foot setback from Sweet Road. The hardship is with the property having two front yards, the location of the septic field, propane tank and the wetland to the rear is the only suitable area to be built. The motion carried as follows: Ayes- Figurski, Brown, Ledford, and Tengel. Nays- Hensick.

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

A call to the public was made with no response.

Moved by Hensick, supported by Figurski, per petitioners request to table case 303-69 for 3 consecutive meetings to permit petitioner to investigate further the conditions of the land as to the affect it might have with construction of the new residence. 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 the following responses: Dave Andrews, 3949 Homestead: Is the measurement to the lake from the house or the deck? My measurements were 70 feet from the furthest most part of the deck and the house is 80 feet from the water. James Gought, 3973 Homestead: I could not figure out the measurements, it seems the house will be much further than ours.

Moved by Hensick, supported by Ledford, to table case # 03-70 to permit the petitioner to received verification of the measurements that are applicable. Motioned carried unanimously.

03-71...A request by Gary Sincock, Section 8, 1822 Westgate Dr., for a front yard setback to allow an accessory structure in the front yard.

A call to the public was made with the following response: Rosa Rose: I am the neighbor the north, our concern is that this is an area of nice homes. The pole barn would be an eye sore with the heavy equipment in the front. We own the site next to the pole barn and our walkout will be right where the pole barn is. The reason we bought the property is for the walkout potential. He has 7 acres and all the other pole barns are in the rear of the houses. The slope is the only place where we can put a walkout and we wanted the house to line up to make it look uniform. Judy Stewart: I own the property across the street. We have our house up sale, if the pole barn is there it will be a distraction and for the large equipment will it be stored in the pole barn.

Moved by Ledford, supported by Hensick, to deny petitioners request because of no evidence of hardship with the land. The motion carried as follows: Ayes- Ledford, Figurski, Brown, and Hensick. Naves- Tengal.

03-72...A request by Stephen Gucciardo, Section 22, 4036 Clifford, for a side yard, rear yard and waterfront variance to construct an addition.

A call to the public was made with no response.

Moved by Hensick, supported by Ledford, to approve the petitioners request to remodel the residence with a 7'11" variance on the west side to permit a setback of 2'1", a rear yard variance of 21'5" to permit a setback of 13'7" for a garage to be consistent with the revised submission. The hardship is the located of the existing residence. The motioned carried unanimously.

03-73...A request by Paul Cimeot, Section 3, 5710 Maunee, for two front yard variances to construct a new home.

A call to the public was made with no response.

Moved by Ledford, supported by Hensick, to remove existing structure that is in poor condition to construct a modular home that would improve the neighborhood and surrounding area. The requested setback of 33 feet on the Cheyenne Trail and 26 feet on Maunee. The petitioner will also need to replace the fence and remove the play structure. The hardship is the existing structure is very old. The motion carried as follows unanimously.

Genoa Township Zoning Board of Appeals Meeting, November 18, 2003

Moved by Hensick, supported by Figurski, to approve the minutes with corrections of the October 21st, 2003 regular meeting of the Zoning Board of Appeals. The motion carried unanimously.

The meeting adjourned at 9:33 p.m.

Submitted:

Amy Ruthig