

GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
APRIL 22, 2003

MINUTES

Rick Staley called the 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: Rick Staley, Jean Ledford, Chris Hensick and Dean Tengel. Also present were Township Ordinance Enforcement Officer Adam VanTassell and approximately 15 persons in the audience.

Skolarus then administered the Oath of Office to Dean Tengel who will complete the unexpired term of office for Judith Stornant.

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

***03-02...A request by Albert Sharp, Section 22, 3653 Crest Hill, for a rear yard variance to construct a new home. (Tabled 2-18-03 & 3-18-03)***

A call to the public was made with the following response: Robert Zdziebko – Please remember that variances are only given provided that there is a hardship. Paul Stupak – This particular road has not been in use for over 30 years. To move the house closer to the lake would require the removal of trees.

Moved by Hensick, supported by Ledford, to approve a 39' variance on the south side for construction of a new home (according to the plans submitted with a two-car side entry garage). This action is conditioned upon Township Attorney Rick Heikkinen and Attorney Paul Decocq agreeing upon deed restrictions and terms related to the combination of lots 8, one/half of 9 and 41 and the recording of the deed restrictions requested and approved by Mr. Sharp and his attorney that would prohibit any additional homes or buildings being constructed on lot 41. Further noting that the parcels are divided by Crest Hill Drive and that Crest Hill Drive has never been abandoned with the circuit court system. In the event of future vacation of Crest Hill, the property will remain subject to the same restrictions as agreed, with no additional buildings to be placed on lot 41. The practical difficulty is the severe terrain of lots 8 and 9 and their relationship to Crest Hill Drive and lot 41. The motion carried unanimously.

***03-13...A request by James Koerschen, Section 11, 1764 Hughes, for a rear and side yard variance to construct an addition. (Tabled 3-18-03)***

A call to the public was made with the following response: Kristy Koerschen – This plan includes a single car garage and the storage shed is necessary to maintain the property. This petition was discussed and a decision was made to allow the architect to review the plans to determine the number of windows to be placed along the south side of the site.

Moved by Hensick, supported by Ledford, to approve an 8'2" south side variance and a building coverage variance of 360.41 sq. feet and an impervious surface coverage variance of

467.835 sq. ft. as requested. This action would allow the expansion of a legal nonconforming structure and permit remodeling consistent with the plans and drawings submitted. Further, this action is conditioned upon the placement of a minimum of ten windows on the south side (according to the architectural drawings and with staff approval). The structure will be guttered with all water retained on the site. The practical difficulty is the orientation of the legal nonconforming structure on the lot. The motion carried unanimously.

***03-14...A request by John and Dawn Shortridge, Section 3, 451 Cherokee Bend, for a side yard variance to replace a modular home.***

A call to the public was made with no response. Moved by Hensick, supported by Ledford, to grant the south side variance of 4'7" for the placement of a new manufactured home measuring 30'7" in width. The practical difficulty is the state of disrepair for the existing home and the unavailability of a structure that would fit the footprint of what is there now. This action is contingent upon the house being placed on a permanent foundation. The motion carried unanimously.

***03-15...A request by Jeff and Gina Gangnier, Section 22, 4348 Highcrest, for two side yard variances with an additional size variance to construct a detached garage.***

A call to the public was made with no response. Moved by Hensick, supported by Ledford, to table the request to allow the petitioner to consider other options for the detached garage. The motion carried unanimously.

***03-16...A request by Robert Musch, Section 22, 3500 Pineridge Lane, for a side and rear yard variance to construct an addition.***

A call to the public was made with no response. Moved by Tengel, supported by Ledford, to approve a 5' side yard variance and a 20' rear yard variance for a single story garage addition measuring 22' x 15' in area contingent upon removal of the existing shed. The practical difficulty is the location of the existing structure and the unusual topography of the site. The motion carried unanimously.

Moved by Hensick, supported by Ledford, to approve the minutes of the 03/19/03 regular meeting of the Zoning Board of Appeals. The motion carried with Tengel abstaining.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:20 p.m.



Paulette A. Skolarus  
Genoa Township Clerk