

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 12, 2002
7:00 P.M.**

MINUTES

A regular meeting of the Genoa Township Zoning Board of Appeals was called to order by Chairman Figurski 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, Chris Hensick, Polly Skolarus and Jean Ledford. Also present were Township Manager Michael Archinal, Township Zoning Administrator Adam VanTassell and approximately 25 persons in the audience.

Moved by Ledford, supported by Skolarus, to approve the Agenda with the tabling of item 02-10 (at the petitioner's request). The motion carried unanimously.

A Call to the Public was made with no response.

01-36...A request by Joe and Shannon Orlandini, Section 9, 4689 E. Grand River, for a front, rear and side yard variance in addition to parking lot variances to construct a new building.

A Call to the Public was made with no response. The petitioner advised the board that the building square footage had been reduced to 2800 square foot, which was more in line with what was presently on the site. The petitioner reduced the size of the building as requested by the Planning Commission and Zoning Board. Moved by Ledford, supported by Hensick, to approve the following variances:

- 13' front yard variance to Grand River
- 6' variance to the west side
- 50' variance to the Boulevard setback
- 36' variance to the rear yard
- 3 parking spaces
- 12' variance to the landscape buffer along Grand River
- 80 sq. ft. variance to the loading zone requirement

This action is contingent upon all water run-off being directed to the catch basin and then to the storm sewers along Grand River; removal of the curb cuts along Grand River, with additional directional signage allowing only one way traffic off Grand River from the AAA site. The practical difficulty is the size of the lot and its unusual configuration with two front yards. The motion carried unanimously.

02-06...A request by Donald Toomey, Section 28, Vacant Oak Pointe Drive (located next to 4495 Oak Pointe Drive) is for a variance to allow the construction of an accessory structure on a lot without a primary residence.

A Call to the Public was made with no response. A copy of a letter that was directed to Mr. Toomey was received from Township Attorney Rick Heikkinen. The last paragraph of the letter advised the board that the Township could not take any further action on either the boat-house or the fence until the boundary is settled either by an agreement of the concerned parties or an Order of Circuit Court quieting title. Moved by Hensick, supported by Ledford, to table the petition indefinitely as a courtesy to the petitioner until an agreement or court action is achieved. The motion carried unanimously.

Note: Residents living near the petitioner will be re-notified if the tabling of this petition extends past 90 days.

02-10...A request by David Templeton, Section 12, 1600 Euler Road, is for a 50 foot variance from wetlands with a 50 foot wetland setback for an accessory structure.

Tabled at the petitioner's request.

02-11...A request by Todd and Karen Woods, Section 9, 1096 Sunrise Park, is for a 18 foot front yard, 36 foot rear and a 22.5 foot second front yard variance to construct a single story addition measuring 20' x 24' in area.

A Call to the Public was made with no response. Moved by Hensick, supported by Ledford, to approve the following variances: 11' front yard to Cresthaven, 18' front yard to Sunrise and 36' rear yard conditioned upon retention of the large fruit tree in the corner and the home being guttered to retain all water on the parcel. This action allows the continuation of a nonconforming use. The practical difficulty is the narrowness of the lot with two front yards

4. 02-12...A request by Richard Oberliesen, Section 26, 5611 Forest Beach, is for a 19'11" side yard and a 24'11" side yard variance to construct a new home.

A Call to the Public was made with the following response: Doug Milne - I own the house next door. What assurance do we have that this work is going to make the site better? Their property is not taken care of now. Betty Swift - The septic system should be upgraded. The petitioner advised the board that a new system was put in five years ago. Moved by Skolarus, supported by Hensick, to approve side yard variances of 19' 11" and 24' 11" to allow construction of a single family home according to the plans submitted. This action is contingent upon the home being guttered with all water retained on the site. The practical difficulty is the narrowness of the lot. The motion carried unanimously.

Moved by Hensick, supported by Ledford, to approve the Minutes of February 12, 2002 regular meeting as presented. The motion carried unanimously.

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Moved by Ledford, supported by Skolarus, to approve the Minutes of the 03-05-02 special meeting of the Board as presented. The motion carried with Figurski abstaining.

VanTassell advised the board that a special seminar is scheduled for Tuesday, April 16, 2002 at 7:00 p.m. to be given by LSL (Brad Strader).

The regular meeting of the Zoning Board of Appeals was adjourned at 8:20 p.m.



Paulette A. Skolarus
Genoa Township Clerk