

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
JULY 10, 2001

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Vice-chairman Figurski at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Judith Stornant, Chris Hensick, Paulette Skolarus and Jean Ledford. In addition were Township Manager Michael Archinal, Township Zoning Ordinance Enforcement Officer Adam VanTassell and approximately 20 persons in the audience.

Moved by Ledford, supported by Hensick, to approve the Agenda with the deletion of the Lesley petition. The motion carried unanimously.

01-14...A request by Mark Goulet, Section 26, 6616 Challis, is for a 15-foot side yard variance to construct pole barn.

A Call to the Public was made with no response. Moved by Hensick, supported by Ledford, to grant a 15' west side variance for construction of a pole barn measuring 30' x 30' in area. The practical difficulty is the location of the existing wetlands and the DTE easement on the West Side. This approval is contingent upon removal of the existing shed. The motion carried unanimously.

01-22...A request by Weiss Land Development, Section 5, 3477 Grand River, is for a 5-foot side yard and a 50-foot rear yard variance to construct a retail building.

A call to the public was made with Harvey Weiss responding. Weiss - If the variance for this project is not granted the project will not move forward. Lowell Allen - I know the history of this property. Gerald Boswick and Don Galarneau - We have agreed to the easement to the back of the property. Moved by Ledford, supported by Hensick, to deny the request because of the size of the lot. The motion carried as follows: Ayes - Ledford, Hensick and Figurski. Nay - Stornant and Skolarus.

01-24...A request by Chilson Hills Church, Section 33, 4440 Brighton Road, is for a variance to construct a spire not to exceed 93 feet.

A call to the public was made with residents supporting the request. Moved by Skolarus, supported by Ledford, to approve the steeple constructed substantially similar to the proposal that is traditional in nature. This action is contingent upon the following: There will be no cellular communication on the steeple nor will Chilson Hills lease out any portion of the steeple. Lighting will be allowed from some lower level. It will be directed on the east and north sides only. A carillon system will be allowed provided that it is the same system previously used by the church. This action will allow visibility of

the church from Chilson Road and will enhance the aesthetic character of the church. The motion carried unanimously.

01-29...A request by Bradley Rutkowski, Section 31, 2440 Brighton Road, is for a 27-foot side yard setback to construct a pole barn.

A Call to the Public was made with no response. Moved by Ledford, supported by Stornant, to grant a 27' side yard variance for construction of a 28' x 26' garage with a loft measuring 28' x 13', and 6' in height. The practical difficulty is the unusual topography and elevation of the land that will not allow construction in any other area. The motion carried unanimously.

01-30...A request by Craig and Elizabeth Hagen, Section 22, 4191 Highcrest Dr., is for a 9-foot side, 72-foot waterfront and 2-foot height variance to construct a new home.

A Call to the Public was made with no response. After lengthy discussion, the petitioner asked to table his request to review the house plans with the architect. Board members were concerned with the size and variance of the garage as well as the request for a height variance. Moved by Skolarus, supported by Hensick, to table the petition until the next regular meeting of the board. The motion carried unanimously.

01-31...A request by Jerry Veilleux, Section 20, 3629 Westphal, is for a 25-foot side yard variance and a variance to allow a pole barn to be constructed in the front yard.

A Call to the Public was made with no response. Moved by Hensick, supported by Ledford, to grant a 25' north side variance to construct a detached pole barn in the front yard contingent upon the following: removal of the existing shed, and limiting the proposed garage/pole barn to 900 sq. feet in area. The hardship is the location of the existing home at the rear of the property and the location of the septic and mature trees behind the house. The motion carried unanimously.

01-32...A request by Mitchell Building Co., Section 10, Lot 44 and 47 James R. Road, is for a variance to split two lots, previously combined into one.

A Call to the Public was made with the following response: Loran Lankford - I would appreciate a home being constructed on that parcel. Moved by Ledford, supported by Hensick, to approve the request to split the property according to the plan submitted. A variance from the zoning ordinance is granted for the creation of a parcel that does not meet the requirements of the township-zoning ordinance. A variance of 22' is granted to the width requirement of 80' and a variance of 4,100-sq. ft. is granted to the 12,000-sq. ft. requirement in the LRR district. The motion carried as follows: Ayes Ledford, Hensick and Stornant. Nay Skolarus and Figurski.

01-33...A request by Craig Lesley, Section 22, 5639 Kenmar, is for a variance to split a lot.

Deleted at the petitioner's request.

01-34...A request by George Atsalis, Section 9, 1093 Sunrise Park, is for a 6'3"- side yard variance to enclose an existing porch.

A Call to the Public was made with no response. Moved by Skolarus, supported by Hensick, to deny the request since the petitioner presented no hardship or practical difficulty that related to the land. The motion carried unanimously.

01-35...A request by Brian Cosgrove and Melinda Raths, Section 6, 420 Montclair, is for a variance to place a 4-foot fence in front yard.

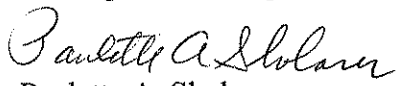
A Call to the Public was made with no response. Moved by Hensick, supported by Skolarus, to grant the variance for a 4' high white picket fence (similar to the fence immediately across the street from the petitioner). The practical difficulty is the configuration of the lot in relation to the street and two front yard setback requirements. The motion carried unanimously.

01-36...A request by Joe and Shannon Orlandini, Section 9, 4689 E. Grand River, is for a 10-foot front yard, 30-foot rear yard, 8-foot side yard parking and 10-foot 2nd front yard parking variance to construct a new building.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to table the petition for up to six months to allow the planning commission to review the matter. It is the consensus of the board that a variance may be required but that the request is too complicated to provide blanket variances without the review and input from the township planners. The motion carried unanimously.

The minutes of the June 12, 2001 regular meeting of the ZBA were approved with minor typographical corrections. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:55 p.m.


Paulette A. Skolarus
Genoa Township Clerk