

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
MAY 8th, 2001

MINUTES

A regular meeting of the zoning board of appeals was called to order by Chairman Staley at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Rick Staley, Barbara Figurski, Judith Stornant and Polly Skolarus. Also present were Township Manager Michael Archinal, Township Zoning Administrator Adam VanTassell and approximately 15 persons in the audience.

Moved by Figurski, supported by Stornant, to approve the Agenda with the hearing of petition 01-10 last. The motion carried unanimously.

01-14...A request by Mark Groulet, Section 26, 6616 Challis Road, is for a 24 foot side yard variance to construct a pole barn.

A Call to the Public was made with no response. Letters were received from David Leach, Jeffrey Divian, and Scott Harrity objecting to the variance. Moved by Skolarus, supported by Figurski, to table the petition until the next regular meeting of the board. The motion carried unanimously.

01-16... A request by Pro Way Investments, Section 13, Vacant E. Grand River, corner of Euler and Grand River, is for a variance from the Office Service District sign restrictions.

A Call to the Public was made with no response. Moved by Skolarus, supported by Figurski, to grant a variance to the sign ordinance allowing tenant/client signs to be placed next to the separate units, facing Euler Road. Signs are to be no larger than 18" x 24" in area. The ground sign will be no larger than 32 square feet in area, as depicted on the site plan and approved by the planning commission. The wall signs facing Grand River will be allowed as described and pictured on the site plan. The Eldred sign will be removed. The practical difficulty is determined to be the narrowness of the lot and the health, safety and welfare of residents who would find it difficult to identify the clients/tenants of the office service district. Further, it is noted that the request is consistent with other properties along the Grand River Corridor. The motion carried unanimously.

01-17... A request by James Bauer, Section 1, 923 S. Hacker, is for a 2 foot height variance and a 21 foot rear yard variance to construct a pole barn.

A Call to the Public was made with no response. Moved by Figurski, supported by Stornant, to approve a 21' rear yard variance for construction of a pole barn contingent upon removal of the existing shed. The practical difficulty is the location of the house on

the lot that is at the rear of the property, making it difficult to site a barn behind the home. The motion carried unanimously.

01-18... A request by Clyde Strayer, Section 19, 2100 Crooked Lake Road, is for a 4-foot height variance to construct a pole barn

A Call to the Public was made with no response. Letters in favor of the petition were received from Annette Kidder and Mark Shultz, Gary and Ruth Bedard, Bill and Mickey Maniaci, Mr. and Mrs. Glenn Hanson, and Jeanne Myers. Moved by Figurski, supported by Stornant, to deny the request since no practical difficulty or hardship associated with the property was presented by the petitioner. Further, it was determined that no extraordinary circumstance was demonstrated to allow approval of this request. The motion carried unanimously.

01-19...A request by Stefan Kril, Section 32, 5125 Richardson Road, is for a 30 foot variance from wetlands to construct a new home.

A Call to the Public was made with no response. Moved by Figurski, supported by Skolarus, to grant a 30' variance to the wetland as depicted on the site plan. The practical difficulty is the unusual topography and the preservation of existing trees. The motion carried unanimously.

01-10... A request by Edward Skolarus, Section 26, Vacant off Challis Road, is for a front and side yard variance to construct a new home.

Skolarus advised the board that the minutes of this petition would be taken by VanTassell and that she would not vote on this personal request. A Call to the Public was made with no response. Moved by Figurski, supported by Stornant, to approve a 6' side yard variance for construction of a new home. The practical difficulty is the unusual topography of the site. The motion carried unanimously.

Moved by Figurski, supported by Staley, to approve the Minutes of the 04-10-01 regular meeting of the board as presented. The motion carried unanimously.



Paulette A. Skolarus
Genoa Township Clerk



Adam VanTassell
Ordinance Enforcement Officer