

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 10th, 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, Chris Hensick, Judi Stornant and Paulette Skolarus. Also present were Township Manager Michael Archinal and approximately 20 persons in the audience.

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

A call to the public was made with no response.

00-52...A request by Chris Barnard, Section 6, 392 Chalmers, for a 3 foot side yard variance to construct a detached garage.

A Call to the Public was made with no response. Moved by Skolarus, supported by Figurski, to approve the construction of a one-car garage measuring 12' x 20' with the following conditions: 1. Eaves troughs will be installed with all water maintained on the petitioner's property. 2. A firewall will be constructed on the wall immediately adjoining the neighboring property. The hardship is the narrowness of the lot and the location of existing mature trees and the placement of the deck. The motion carried as follows: Ayes - Skolarus, Figurski and Stornant. Nays - Staley and Hensick.

01-08... A request by Thomas Withers, Section 29, 3978 E. Coon Lake Road, for a variance to allow a pole barn in the front yard with a 34-foot side yard variance.

A call to the public was made with the following response: Neil Sablatzky - The request will be cosmetically appealing. Moved by Hensick, supported by Figurski, to grant a 34' east side variance for construction of a detached pole barn measuring 12' x 24'. Further, to deny the request to place the structure in the front yard since no hardship exists. The variance granted is related to the location of the septic field and unusual terrain as well as the location of a wetland in the rear of the parcel. The motion carried unanimously.

01-09... A request by Thomas Rosbury, Section 22, 3720 Highcrest, for a 16 foot variance on the east side, 15 foot variance on the north side, and a 3 foot rear yard variance to construct a new home.

A Call to the Public was made with no response. A letter was received from Patricia and Joseph Bozyk objecting to the retention of the existing buildings. Moved by Skolarus, supported by Hensick, to grant the following variances: 16' east side, 24' west side and 15' north side for construction of a new home with 2480 sq. ft. of living space. This

action is contingent upon demolition and removal of the two existing buildings. The hardship is the fact that the parcel has two fronts that limit the building area. The motion carried unanimously.

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

Moved by Hensick, supported by Figurski, to table until the manager can determine whether this case should be heard by the ZBA or withdrawn. The motion carried unanimously.

01-11... A request by Frank Didario, Section 7, 1890 Chilson, for a 19 foot rear yard variance to allowed for a property split.

A Call to the Public was made with no response. Moved by Hensick, supported by Figurski, to grant a 19' west side variance for an existing shed. This action would allow a division of the property into two parcels as per Exhibit A (Ambit Land Surveyors, Inc.) provided by the petitioner. The hardship is the unusual shape of the lot because of the meandering drain along the southeasterly portion of the parcel. The motion carried unanimously.

01-12... A request by Michael Baalaer, Section 16, 4318 Sweet Road, for a 30 foot side yard variance to construct a pole barn.

A call to the public was made with no response. Moved by Hensick, supported by Figurski, to grant a 30' side yard variance for construction of a pole barn in the front yard and according to the plans submitted. The pole barn will measure no more than 960 square feet in area. The hardship is the unusual topography of the land and the location of the high voltage power lines at the rear of the property that cannot be moved. The motion carried unanimously.

01-13...A request by Wayne and Sue Gursinski, Section 22, 5890 Cedar Knoll, for a variance to install a 6 foot privacy fence.

A Call to the Public was made with the following response: Letters of objection were received from Benni Westran, Steven Redmond, Charles and Sandra Morris, Steven and Jeannie Wicks, Roy and Dawn Westran, Charles and Nancy Moore. Letters of support were received from Michelle Biltz, John and Janelle Cramer, Peggy Dachko, and Joann Campbell. A letter from Michael and Marcia Shannon was received highlighting concerns as the immediate neighboring property owner.

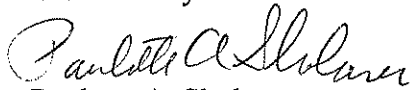
Moved by Skolarus, supported by Stornant, to deny the petition since no hardship associated with the land was presented by the petitioner. The motion carried unanimously.

01-14...A request by Mark Groulet, Section 26, 6616 Challis, for a 24 foot side yard variance and a relief from size restriction to construct a pole barn.

A Call to the Public was made with no response. A letter of objection was received from Scott Harrity 6702 Challis objecting to the variance. Moved by Hensick, supported by Figurski, to table the request to the next regular meeting to allow the staking of the septic field. The motion carried unanimously.

Administrative Business:

Moved by Figurski, supported by Stormant, to approve the Minutes of the 03-13-01 regular meeting of the Zoning Board of Appeals as presented. The motion carried unanimously.



Paulette A. Skolarus
Genoa Township Clerk