

GENOA TOWNSHIP
Zoning Board of Appeals
September 12, 2000

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, Jean Ledford, Judith Stornant and Paulette Skolarus. Also present were Township Manager Michael Archinal and approximately 12 persons in the audience.

Moved by Figurski, supported by Ledford, to approve the Agenda with the tabling of petition no. 00-39, as requested by the petitioner. The motion carried unanimously.

1. 00-38... A request by Phillip Lachowitz, Section 09, Vacant lot on Beck Road, for a variance to continue to allow a pole barn on vacant property.

A Call to the Public was made with the following response: Garnett Ammon - the variance should not be continued. We agreed to allow the transportation of the manufactured house across our property, however, the company was not physically able to transport the home across our property to Mr. Lachowitz's site. Mr. Lachowitz advised the board that his attorney requested that he remain silent since this was a public meeting of the board and minutes of the meeting were kept.

Moved by Ledford, supported by Figurski, to deny the request for an extension of the variance since nearly four years had elapsed since being approved. The motion carried unanimously.

2. 00-39... A request by Dean Carpenter, Section 21, 3320 Hillandale, for a 20 foot side and a 40 foot rear yard variance to construct an accessory building.

Tabled at the petitioner's request.

3. 00-40... A request by Dave Heyman, Section 9, 682 Sunrise Park, for a 17-foot front, 7-foot and 4-foot side yard variance to construct an addition.

A Call to the Public was made with no response. Moved by Ledford, supported by Figurski to approve the following variances: 17' front yard, 7' side yard, and 4' side yard for construction of an addition to a nonconforming structure. The hardship is the narrowness of the lot and the orientation of the existing home. The motion carried unanimously.

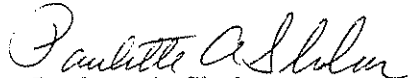
4. 00-41... A request by Michael Stanton, Section 17, 2339 Pine View Trail, for a 25 foot side and a 35 foot rear yard variance to construct an accessory building.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to approve a 21' side yard and a 19' rear yard variance for construction of an accessory building not to exceed 900 square feet in area, measuring 32' x 28'. The hardship is the location of the existing septic field and the preservation of mature trees. The motion carried unanimously.

5. 00-42... A request by Michael Balagna, Section 22, 3450 Pine Ridge Lane, for a 113-foot waterfront variance to construct a new home.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to table the petition until the property is properly staked and to encourage the petitioner to move the house further from the lake. The motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Minutes of the 08-08-00 regular meeting of the Zoning Board of Appeals, adding reference to the swearing in of Judy Stornant. The motion carried unanimously.


Paulette A. Skolarus
Genoa Township Clerk