

(corrected)  
**GENOA TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
**August 8, 2000**

**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, Chris Hensick, Judi Stornant and Paulette A. Skolarus. Also present were Township Manager Michael Archinal and five persons in the audience.

Skolarus administered the Oath of Office to Judy Stornant. Moved by Skolarus, supported by Hensick, to approve the Agenda as presented. The motion carried unanimously.

A call to the public was made with no response.

**00-20...A request by Mandell Bilovus Lenderman & Associates, for property located at the southwest corner of Dorr Road and Sterling Drive, 10.5 acres, Section 15, the request is for Intech, proposed multi-tenant industrial buildings B, C, D & E.**

A call to the public was made with no response. Moved by Skolarus, supported by Hensick, to grant the following variances: Bldg. E - 10' front yard and 2' side yard, Bldg. B - 45' front yard, Bldg. C - 25' front yard, Bldg. D - 25' front yard conditioned upon the wetland setback being completely restored to its natural state, noting that the landscape plan did not include a plan for restoration of same. The hardship is determined to be the amount of wetland on the site, the preservation of trees along the southern border, and the necessity of meeting two front yard setbacks because of the inclusion of the cul-de-sac. The motion carried unanimously.

**00-30...A request by Paul Malinowski, for a variance to install 6' privacy fence at the rear of each of the following properties: Lots 3656, 3644, 3632, 3620, 3608, 3596 and 3584 Snowden.**

A call to the public was made with no response. Moved by Hensick, supported by Stornant, to grant a request for 6' privacy fence constructed of materials as previously submitted, referencing the letter from the Selective Company dated 08-02-00. The variance would run from the eastern edge of lot 24 to the western edge of lot 30. The hardship is the immediate proximity of the store and shipping area to the existing homes. The motion carried unanimously.

**00-33... A request by Glenn Price, Section 28, 4495 Oak Pointe Drive, for a 4' side-yard variance for a driveway with a side-entry garage.**

A call to the public was made with the following response: Don Toomey - Mr. Price has located part of his driveway on my private easement. Reference is made to his undated letter headed up island easement from Mr. Toomey. The petitioner submitted pictures of other homes within Oak Pointe, with zero setbacks. Moved by Skolarus, supported by Hensick, to grant a variance to allow the placement of an asphalt driveway at the lot line. This variance would make this property consistent with others in the area. Further, reference is made to section 23.051 of the township zoning ordinance that outlines this variance. The motion carried unanimously.

Moved by Skolarus, supported by Hensick, to recommend to the Township Board, Planners and Planning Commission that the language related to driveways with a 4' setback be reviewed. It appears that many residents of the township are placing driveways at a zero setback from the property line, especially in places where there is a side access with little room for entry into the garage. Further, the Zoning Board of Appeals has never reviewed a variance related to driveways and the problem could be immense based on the data received in regard to petition 00-33. The motion carried unanimously.

Moved by Hensick, supported by Skolarus, to approve the Minutes of the 07-11-00 regular meeting of the Zoning Board of Appeals as presented. The motion carried with Stornant abstaining.



Paulette A. Skolarus  
Genoa Township Clerk