

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
June 13, 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, Paulette Skolarus and Jean Ledford. Also present were Township Manager Michael Archinal and approximately 12 persons in the audience.

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

00-10... A request by Brighton Stone, Section 13, 7196 Grand River, for a 10-foot side and a 30-foot rear variance to build an addition.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to approve a 10' side yard variance and a 30' rear yard variance as requested. The practical difficulty for the 10' variance is related to the maneuvering of the double tandem and 100' gravel train or flat bed hauler needing a certain radius or turn around to access the site. The hardship related to the 30' rear yard setback concerns the limestone cutting operation that is moved between the two building in an effort to limit noise to the neighboring residential property owners. The motion carried as follows: Aye - Skolarus, Ledford and Staley. Nay - Figurski.

00-23... A request by Darrin Zimlich, Section 22, Lot 139 Highcrest, for the following variances: 27' front, 2' side, 5' side, and a 20' waterfront to build a new home.

A Call to the Public was made with no response. Moved by Ledford, supported by Skolarus, to approve the following variances: 18' front yard 4' side, 4' side and 5' water's edge. The hardship is the unusual shape of the lot and a concern for the traffic safety at the roadside should the house be moved closer to the road. The motion carried as follows: Aye - Skolarus, Ledford and Staley. Nay - Figurski.

00-26... A request by Stuart Waddell, Section 22, 4190 Highcrest for a 7-foot front variance to construct a new home.

A Call to the Public was made with no response. Moved by Figurski, supported by Ledford, to grant a 7' front yard variance because of the unusual slope and steep grade of the parcel. The motion carried unanimously.

00-27... A request by Thomas Krocker, Section 27, 3953 Highcrest, for a 5' side and a 21' waterfront variance.

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A Call to the Public was made with John Stanck voicing no objection to the request after he was able to view the drawings. Moved by Ledford, supported by Skolarus, to approve a 5' side yard variance and a 21' waterfront variance for construction of a new house. The deck will be built on the same plane as the neighboring property owner. Further, the hardship is determined to be the narrowness of the lot and the steep topography. The motion carried unanimously.

00-28... A request by Waldecker Pontiac, Section 13, 7885 Grand River, for a 10-foot front variance to construct a body shop addition.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to grant a 10' variance to allow the expansion of a nonconforming use. The motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Minutes of the May 9, 2000 regular meeting of the board as presented.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:20 p.m.



Paulette A. Skolarus
Genoa Township Clerk