

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
May 9th, 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, Chris Hensick, Polly Skolarus and Jean Ledford. Also present were Township Manager Michael Archinal and approximately eight persons in the audience.

Moved by Hensick, supported by Ledford, to approve the Agenda with the deletion of petition 00-20. The motion carried.

A call to the public was made with no response.

00-15...A request by Kerry Fear, Section 01, 722 Deadwood, for a variance to build a detached garage in the front yard. (Tabled from April 11, 2000 meeting)

A Call to the Public was made with no response. A letter from Clem and Sherry Coffuffo was submitted asking that the garage be placed according to the plans. Moved by Ledford, supported by Figurski, to approve the placement of a single story, detached garage 24' x 40' in the front yard as shown on the plan view submitted by the petitioner. The hardship is the location of the wetlands on the property. The motion carried as follows: Ayes - Figurski, Ledford, Staley and Hensick. Nay - Skolarus.

00-19...A request by Robert Ely, 3674 Westphal, Section 19, for a 20' side variance to build a pole barn.

A Call to the Public was made with no response. The petitioner asked the board to consider a 10' variance. Moved by Skolarus, supported by Ledford, to grant a 10' variance to the side for location of a pole barn 20' from the house. The hardship is the location of the septic field, the retention of the existing trees and aesthetics. The motion carried as follows: Ayes - Skolarus, Ledford and Staley. Nay - Hensick and Figurski.

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 A, B, and F:

**Building A: 25' foot variance with parking in the front yard (Dorr)
10" variance in the front yard greenbelt**

Building B: 25' foot variance with parking in the front yard (Sterling)

10" variance in the front yard greenbelt
Building F: 12' foot variance for the access drive (side yard)
10" variance in the front yard greenbelt

Deleted at the petitioner's request.

00-21... A request by William Bortels, Section 18, 2456 Chilson Road, the request is for an 18' side variance to build a detached garage.

A Call to the Public was made with no response. A letter was received from Geraldine and John Brennan with no objection being raised, provided the garage will not exceed the height of the house. Moved by Ledford, supported by Skolarus, to an 18' side yard variance for construction of a 32' x 28' single story garage, attached to the house with a breezeway. The hardship is the location of the existing house and the retention of mature trees. The motion carried unanimously.

00-22... A request by Courtney Lusk, Section 18, 2800 Acorn Lane, the request is a variance to place a pole barn 36' from the front property line with adjacent lots being undeveloped. (Section 3.3106)

A Call to the Public was made with no response. Moved by Figurski, supported by Ledford, to grant a 14' variance from the roadside contingent upon removal of the large shed. The hardship is the unusual terrain and wetlands that would not allow the placement of the barn in any other location. The motion carried unanimously.

00-23... A request by Darrin Zimlich, Section 22, Lot 139 Highcrest, the request is 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. The home would be a total of 1753 sq. ft. with the main floor being 1133 sq. ft. and the 2nd floor and loft at 620 sq. ft. Moved by Skolarus, supported by Hensick, to table (at the petitioner's request) until the next regular meeting of the board to allow the petitioner to calculate the area being covered. The motion carried unanimously.

00-24...A request by Ronnie Monarch, Section 28, 4001 Chilson Road, the request is for a 11' side variance to place a pole barn 29' from lot line.

A Call to the Public was made with no response. Moved by Ledford, supported by Skolarus, to approve a 11' variance to the side yard setback to construct a pole barn, contingent upon landscaping being added to the north side of the pole barn and road side. The existing garage is to eventually be converted to living space. The hardship is the location of the septic field and over head power lines crossing the center of the property. The motion failed as follows: Ayes - Ledford and Skolarus. Nay - Staley, Figurski and Hensick.

00-25...A request by Elder-Beerman, Section 05, 3599 Grand River, former Wal-Mart building, the request is for a variance to install a 364 sq. ft. sign instead of the allowed 200 sq. ft.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to grant a variance to the sign standard as requested. This new installation would be a reduction from the five signs totaling 492.5-sq. ft. for the WalMart center. Further, no other signage would be allowed on this building and the pylon sign at the front will not be increased in size. It is the opinion of the board that the logo does not represent nor is it a fair reflection of the actual measurement of the amount of signage presented by Elder-Beerman. The motion carried as follows: Ayes - Ledford, Skolarus, Hensick and Staley. Nay - Figurski.

ADMINISTRATIVE BUSINESS:

Moved by Ledford, supported by Figurski, to approve the Minutes of the April 11, 2000 regular meeting of the board as presented. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:30 p.m.



Paulette A. Skolarus
Genoa Township Clerk