

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
March 14th, 2000

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Figurski at 7:00 p.m. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Chris Hensick, Jean Ledford, Nancy Litogot and Paulette Skolarus. Also present were Township Manager Michael Archinal and approximately 20 persons in the audience.

Moved by Skolarus, supported by Ledford, to approve the Agenda with the tabling of petition 5 and 7. The amended agenda was voted and approved unanimously.

A call to the public was made with no response.

1. A request by Livingston County to replace a demolished non-conforming structure (800 Mhz tower) at the corner of Nixon and Crooked Lake Roads.

Chairman Staley arrived at 7:10 p.m.

A call to the public was made with no response. Moved by Figurski, supported by Ledford, to grant the variance as requested with the same conditions as approved by the Planning Commission. The motion carried unanimously.

2. 00-04...A request by David Gaffka ,vacant parcel at lot 22-23 Noble Avenue, Section 22, for a 20' rear variance and a 5' height variance to construct a new home.

Letters of objection were received from Keith Graham, Helen and Raymond Grzenkowicz, Gerri Andrews, Joseph and Patricia Bozyk, and Robert Zdziebko. A Call to the Public was made with the following persons objecting to the petition: Robert Zdziebko, Mark Oles, Pat Boczyk and Carol Zdziebko. Staley - There is a topographic difficulty with this property. I do not see this as an extraordinary hardship. Moved by Hensick, supported by Figurski, to deny the request since no hardship associated with the property has been presented by the petitioner. The motion carried unanimously.

3. 00-06... A request by Max Wilmore, Section 06, 155 Eastdale, for an 8' side variance to add an addition behind garage.

A Call to the Public was made with no response. Moved by Figurski, supported by Litogot, to approve an 8' variance for the addition of the workshop to be located behind the existing garage. This would be the continuation of a nonconforming use. The motion carried unanimously.

4. 00-07... A request by Curt Brown, Section 28, 4001 Homestead, for a 28' front variance, 5' side variance and a 20' waterfront variance on the south side and a 24' waterfront on the east side to tear down and rebuild a home.

A letter in support of the petition was received from Ronald Frantz. A Call to the Public was made with no response. Moved by Hensick, supported by Figurski, to table the petition until the next regular meeting of the board to allow the petitioner time to review his request and present a plan that was more acceptable. The motion carried unanimously.

5. 00-08 A request by McDonald's Corporation, Section 09, 3781 East Grand River, to increase square footage without number of parking spaces required by ordinance.

Tabled at the petitioner's request.

6. 00-09... A request by CJ Turner, Section 09, 1183 Parkway, for an additional signage variance.

A call to the public was made with no response. Moved by Hensick, supported by Ledford, to deny the request since no hardship or practical difficulty was presented. The motion carried unanimously.

7. 00-10...A request by Brighton Stone, 7196 West Grand River, for a 12.5 foot variance on each side and 40.6 foot rear variance to build an addition

Tabled at the petitioner's request.

ADMINISTRATIVE BUSINESS:

Moved by Figurski, supported by Ledford, to approve the minutes of the Feb. 8, 2000 regular meeting of the board as submitted. The motion carried unanimously.

The regular meeting of the board was adjourned at 8:45 p.m.



Paulette A. Skolarus
Genoa Township Clerk