

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
December 14th, 1999

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, Robert Murray, Nancy Litogot and Chris Hensick. Also present were Township Manager Michael Archinal and approximately 12 persons in the audience.

Moved by Figurski, supported by Litogot, to approve the Agenda with the deletion of item #7. The petitioner is exploring options other than a variance. The motion carried.

A call to the public was made with no response.

99-50...A request by Steve Stanley, Section 27, 3953 Highcrest, for a 5' side variance, a 10' side variance and a 131' waterfront variance to rebuild a home. (Tabled from 9/14/99, 10/12/99 & 11/9/99 meetings)

A call to the public was made with no response. Moved by Hensick, supported by Figurski, to deny the request since no one was present when this petition was called. The motion carried unanimously.

99-52...A request by Marion Kujawa, Section 10, 1080 Chemung Drive, for a 18' front variance, 7' side variance on both sides, and a 3' height variance to build a home. An additional variance is requested to locate a garage on a separate lot. (Tabled from 9/14/99,10/12/9 & 11/9/99 meetings)

A call to the public was made with the following response: Don Sredzinski - I am still concerned that the house will not be squared with the neighboring properties. I don't like to see a 2-story garage 6' from my front door. I also feel that there is a potential water problem. A letter was received from Mark and Renee Jones opposing the petition. Kujawa - I will not move my house any closer to the lake than my neighbors homes.

Moved by Murray, supported by Hensick, to grant a 6' variance on the south side to permit construction of a new home. The northwest corner of the new home, including the covered porch will not extend beyond the southeast corner of the neighboring home to the north. The hardship is the narrowness of the lot. The motion carried unanimously.

99-69...A request by Home Depot, Section 05, southwest corner of Grand Oaks and Grand River, petitioned by Home Depot, request is for additional square footage of signs and number of signs that are allowed. (Tabled from 11/9/99 meeting)

A Call to the Public was made with no response. Moved by Murray, supported by Hensick, to approve the request for two additional signs and square footage according to the plan submitted. The hardship is the large size of the building and type of business as well as the distance from the road. (Note: The sign ordinance is being reviewed for change to accommodate this type of development.) The motion carried unanimously.

99-71... A request by Richard Griffith, Section 13, 7743 Grand River, for a 16.8 foot front variance to construct an addition.

Hensick - I represent Desine in my business, but feel that I can give an objective opinion with reference to this case. Staley - The light at the front of this property serves no purpose and I would like to see it permanently removed. A Call to the Public was made with no response. Moved by Murray, supported by Figurski, to grant the requested variance conditional upon the removal of the offending light. This would be a continuation of a nonconforming use. This variance does not relate to the new construction but to the existing building on this site. The motion carried unanimously.

99-72... A request by Robert Walter, Section 12, Parcel G McClements Road, for a variance to have 2 horses in a rural residential zoning.

A call to the public was made with the following response: Eric Suolla - I had a neighbor in this area a couple years ago and I can still smell the manure from that property. Moved by Hensick, supported by Murray, to deny the request since the petitioner presented no hardship or extraordinary circumstance. The motion carried unanimously.

99-73... A request by JPC & Associates, Section 27,4764 Crooked Stick, for a 2-foot side yard variance to allow a masonry chimney.

A call to the public was made with no response. Archinal - Normally we get a letter from Mr. Pucci prior to issuing a land use permit. That was an oversight on our part. Moved by Murray, supported by Litogot, to approve the variance contingent upon the south property line of lot 28 having a 12' setback from the side yard of this parcel. This action is taken because of the failure of several parties to provide the correct setback. The motion carried unanimously. (Note: Archinal will respond to Mr. Pucci's letter.)

99-74... An application has been made to place a double wide mobile home at 2491 Itself, the applicant is appealing the Zoning Administrator's determination that the design and appearance is not compatible with residential dwellings in the area.

Deleted at the petitioner's request.

Moved by Murray, supported by Figurski, to approve the Minutes of the Nov. 9, 1999 regular meeting as presented. The motion carried unanimously.

Paulette A. Skolarus
Genoa Township Clerk