

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
November 9th, 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, Polly Skolarus, Nancy Litogot and Robert Murray. Also present were Township Manager Michael Archinal and seven persons in the audience.

Moved by Figurski, supported by Skolarus, to approve the agenda with the tabling of case 99-61 (at the petitioner's request). The motion carried.

A call to the public was made with no response.

99-45...A request by Mark Ostrowski, 3894 Highcrest, Section 22, for 5' side variances and a 20' front variance to rebuild a home. (Tabled from 10/12/99 meeting)

The petitioner was not present when this case was called. A Call to the Public was made with no response. Moved by Murray, supported by Figurski, to deny the request since Mr. Ostrowski had failed to notify the township of any decision to either go forward or cancel the petition. The motion carried unanimously.

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 10/12/99 meeting)

Moved by Skolarus, supported by Figurski, to table the request since the petitioner was not in attendance when this case was called. The motion carried.

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 10/12/99 meeting)

Moved by Skolarus, supported by Murray, to table the request since the petitioner was not in attendance when this case was called. The motion carried.

99-55... A request by Rollerama II, Section 14, for a variance to the sign ordinance. (Tabled from 10/12/99 meeting)

Moved by Murray, supported by Figurski, to table the request since the petitioner was not in attendance when this case was called. The motion carried.

99-59...A request by Mesquite Junction, 4184 East Grand River, Section 04, for a variance to install two signs on building for additional visibility. (Tabled from 10/12/99 meeting)

A Call to the Public was made with no response. Moved by Murray, supported by Figurski, to grant the variance for a 2nd sign (not to exceed 48 square feet in area) because of the extraordinary circumstances with the corner unit of the building. Further, it is noted that the section of the Zoning Ordinance that addresses this situation is being reviewed by our planners a for language change. The motion carried as follows: Ayes - Murray, Litogot and Figurski. Nay - Staley and Skolarus.

99-61...A request by Mark Brunette, 1278 Hughes, Section 10, for a variance to construct a 2000 square foot pole barn on a lot less than one acre. (Tabled from 10/12/99 meeting)

Tabled at the petitioner's request.

99-67...A request by Billy Bob's Game Room Furnishings, 751 Latson Road, for additional building signage. (Tabled from 10/12/99 meeting)

A Call to the Public was made with no response. Moved by Skolarus, supported by Murray, to grant the request since a permit was received by planet Neon from the Livingston County Building Dept. for the signage that is presently on the building. This motion is conditioned upon no outdoor display or sale of products by Billy Bob's. The motion carried as follows: Ayes - Murray, Skolarus, Figurski and Litogot. Nay - Staley.

99-69...A request by Home Depot, Section 05, southwest corner of Grand Oaks and Grand River, for additional square footage of signs and number of signs that are allowed within the ordinance.

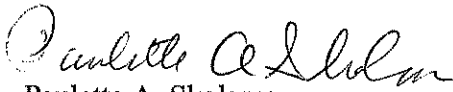
A Call to the Public was made with no response. Moved by Murray, supported by Skolarus, to table the request until a review could be made of Lowes and Wal Mart to determine the signage calculation for those facilities that were similar in size and character to the Home Depot Store. The motion carried unanimously.

99-70...A request by John Rutledge, is in Section 11, 1657 Westmore, for a 5'3" side variance to construct an addition.

A Call to the Public was made with the following response: Dan O'Neil - This is a nice addition and the porch will be smaller than the existing front porch. Moved by Murray, supported by Figurski, to grant the south side variance as requested to allow a 2nd story addition to an existing nonconforming home. The motion carried unanimously.

Moved by Figurski, supported by Murray, to approve the Minutes of the Oct. 12, 1999 meeting with the addition of "unanimously" to petition 99-66. The motion carried unanimously.

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


Paulette A. Skolarus
Genoa Township Clerk