

GENOA TOWNSHIP
Zoning Board of Appeals

May 11, 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, Chris Hensick, Robert Murray and Nancy Litogot. Also present were Township Manager Michael Archinal and approximately 30 persons in the audience

Moved by Figurski, supported by Hensick, to approve the agenda with the addition of petition 99-17 that was tabled at the last regular meeting of the board. The motion carried unanimously.

A call to the public was made with no response.

99-17... A request by Francis O'Brien, 4091 Highcrest, Section 22, the request is for a 10' side yard variance to build a new home. (Tabled from April 13, 1999)

A call to the public was made with no response. Moved by Murray, supported by Figurski, to grant the following variances: 35' roadside, 2 1/2' north side 8 1/2' south side and 15' waterfront to construct a new home 32' x 52' per the plans submitted. The hardship is the unusual size and shape of the lot. The motion carried as follows: Aye - Murray, Litogot and Staley. No - Figurski and Hensick.

99-19... A request by Flagstar Bank Section 04, 4173 East Grand River, the request is to install a freestanding sign.

A call to the public was made with no response. A letter was received from Carmen Naccarato objection to the petition. Moved by Hensick, supported by Figurski, to deny the request since no hardship, extraordinary circumstance or practical difficulty was presented by the petitioner. The motion carried unanimously.

99-20... A request by Jeffery and Melissa Laurain, Section 06, 84 Westdale, request is for a 16.6-ft. variance to the front yard setback.

A call to the public was made with no response. A letter of objection was received from Sharon Reisedge. Moved by Murray, supported by Litogot, to grant a 16.6' front yard variance and a 1' side yard variance for construction of a garage no larger than 20' x 20'. The practical difficulty is the location of the existing home and the preservation of the trees in the rear yard. The motion carried as follows: Aye - Murray, Litogot and Staley. No - Figurski and Hensick.

99-21...A request by Diomedede and Tina Lanza, Section 22, 5767 Oak Creek Lane, for both a 32 ft. variance to the 100 ft. setback, and a 5 ft. variance to the 25 ft. setback required by Sec. 3.7812.

A call to the public was made with the following response: Rudolph Horvath - 18 years ago I had to move my field further away from the wetland at the request of the DNR. Today, you will allow a home, septic field and a crossing of the wetland with a driveway if you approve of this petition. What has changed? Shelby Fletcher - Where will the septic field be located? There is no room on this site. Petitioner - We will put in a filtration system at a cost of \$20,000.00. John Wilson of the Livingston County Health Department has approved this system. Carl Reskier - This property is very wet in the spring. Just because it is dry now doesn't mean there won't be a problem with the septic field. What kind of damage will be done to the wetland? Donna Schmeitloff - I have walked this property and it is always very wet. I am concerned with the wetland.

Murray referred the petitioner to Section 3.74 of the township-zoning ordinance. It appears that the petition is not complete and the zoning board of appeals does not have enough information to act upon. Moved by Murray, supported by Figurski, to table the petition for up to 90 days to allow the petitioner to obtain more information. The motion carried unanimously.

Moved by Murray, supported by Hensick, to approve the Minutes of the April 13, 1999 regular meeting with clarification of petition 99-12 by adding "and to allow" and deleting "would allow". The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:30 p.m.

Respectfully submitted,



Paulette A. Skolarus

Genoa Township Clerk