

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
March 9<sup>th</sup>, 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, Paulette Skolarus, Nancy Litogot and Robert Murray. Also present were Mike Archinal, Township Manager and approximately 15 persons in the audience.*

*Moved by Murray, supported by Figurski, to approve the agenda with the tabling of item seven. The motion carried.*

*A call to the public was made with no response.*

- 1. 99-04...A request by Ken Janus, Section 07, the request is to allow 2 horses on 6.33 acres, instead of 6.5 acres, which is allowed only in Country Estate or Agricultural.*

*A call to the public was made with no response. Moved by Murray, supported by Figurski, to deny the request since there was no demonstrated hardship or practical difficulty presented by the petitioner. The motion carried unanimously.*

- 2. 99-05... A request by Echelon Homes, 3910 Honors Way, Section 28, for a 36' variance to the rear yard setback as it relates to deck.*

*A call to the public was made with no response. A letter was received from Rich Leenstra asking the board to reject the petition. Moved by Skolarus, supported by Figurski, to deny the request since no hardship or practical difficulty that related to the land was presented by the petitioner. The Motion carried unanimously.*

- 3. 99-06...A request by Thomas Enright, 5620 Bauer Road, Section 35, for a 29' variance to the front yard setback.*

*A call to the public was made with no response. Moved by Murray, supported by Figurski, to approve a 35' variance to the front as requested. The hardship is the unusual topography of the land. The motion carried unanimously.*

- 4. 99-07...A request by Stephen Kupa, Lot 44, Oak Pointe Highlands, Section 28, for a 10' variance to the rear setback.*

*A call to the public was made with no response. Moved by Figurski, supported by Murray, to deny the request since no practical difficulty or demonstrated hardship was*

presented by the petitioner. Further, the building envelope is large enough to accommodate a screened porch in a different location. The motion carried unanimously.

5. 99-08...A request by Eternal Tattoos, 2426 East Grand River, Section 06, for a sign variance.

A call to the public was made with no response. Moved by Murray, supported by Skolarus, to approve a 30 sq. ft. channel sign on the front of the building as requested. The difficulty is the size for the lot and the need to provide parking with no place for a ground mounted sign. The motion carried as follows: Ayes - Murray, Skolarus, Litogot and Staley. Nay - Figurski.

6. 99-09...A request by the proposed 1<sup>st</sup> National Bank, between Latson Road and Lawson Road, Section 09, the request is to allow four drive through lanes. (Current zoning allows for three)

A call to the public was made with no response. Moved by Murray, supported by Skolarus, to approve the request for a fourth drive-thru lane as requested since it would be in the best interests of the community. The motion carried unanimously.

7. 99-10...A request by Donald & Mary Lynch, 5205 East Grand River, Section 10, three separate variances are requested: a) Existing building is outside the required setbacks; b) existing parcel is less than 1 acre minimum; c) to waive requirement of concrete curb for proposed and existing parking area.

Tabled at the petitioner's request.

ADMINISTRATIVE BUSINESS:

Moved by Murray, supported by Figurski, to approve the minutes of the February 9, 1999 regular meeting of the board correcting the chairman to Staley. The motion carried unanimously.

The meeting of the Zoning Board of Appeals was adjourned at 8:10 p.m.

Respectfully submitted,

Paulette A. Skolarus  
Genoa Township Clerk