

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 17TH, 2008
6:30 P.M.**

MINUTES

Chairman Mike Howell called the regular meeting of the Zoning Board of appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Barbara Figurski, Mike Howell, Steve Wildman, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 9 persons in the audience.

Chairman Howell gave a brief introduction of the board members.

Moved by Figurski, supported by Brady, to approve the agenda as presented. **Motion carried unanimously.**

A call to the public was made for non-agenda items with no response.

08-10...A request by Tom and Stephanie Crane, Section 22, 3934 Highcrest Drive, for a side and waterfront variance to construct an addition.

A call to the public was made with the following response: Chairman Howell read the following letter received from John and Marcel Roberts into the record: "This letter serves as our support of Tom and Stephanie Crane's variance request for a side and waterfront variance to construct an addition at 3934 Highcrest Drive. This request is a positive direction to drive value and betterment of the Tri-Lakes subdivision, Brighton Community and Livingston County. It is a positive and incremental enhancement of our community, and its overall return on the investment will be realized and benefit the future property value for all of our children."

Moved by Perri, supported by Figurski, to approve case #08-10 located at 3934 Highcrest Drive for a side yard variance of 5' with a setback of 5' and a waterfront variance of 6.5' with a setback of 86' with the house to be guttered. The finding of fact is the narrowness of the lot and the granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. **Motion carried Motion carried unanimously.**

08-11...A request by Daniel Lang, Section 25, 7855 State Street, for a height variance to install a fence.

A call to the public was made with the following responses: Paul Tipsword-4861 Pinehurst Ct.-We have trouble with fire trucks and the garbage truck getting down our private road. We do not want the fence there. The road is 20 feet wide. Keith Whitaker-4866 Pinehurst-We are concerned about the corner. We should have a survey done to show where the fence is. This is important, we are concerned about the location. We need to have someone look at the corner and see where it should be. The corner is very tight. Gordon Warren- 4850 Pinehurst- When I moved in 1954, there used to be benchmarks. The people we bought the house from used the county people to survey. I have had to have ambulances in there and they have not been able to make it.

Moved by Brady, supported by Wildman, to approve case #08-11, 7855 State Street, per petitioner's request to erect a 4 foot fence with gate in the front yard. Conditioned that the petitioner have the NE front yard staked to identify the property line. The finding of fact is the petitioner is replacing a non-conforming structure that has become dilapidated and due to the unique nature of his property with having 3 front yards to maintain and the granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. **Motion carried unanimously.**

08-12...A request by Meijer, Inc., Section 5, 3883 E. Grand River, for a sign variance.

A call to the public was made with no response.

Moved by Brady, supported by Perri, to approve case# 08-12, 3883 E. Grand River, for additional signage. The finding of fact was the placement of the building on the lot and provided substantial justice to the petitioner due to the large number of drive-ups in the area with similar signage. The practical difficulty that the strict application of the sign restrictions would unreasonably prevent the use of the property, the placement of the buildings on the site being the extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

Motion carried unanimously.

Moved by Figurski, supported by Brady to approve the minutes of May 20, 2008 Zoning Board of Appeals meeting. **Motion carried unanimously.**

Meeting adjourned at 7:35 p.m.

Respectfully submitted by:
Amy Ruthig