

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
AUGUST 19, 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 Charter Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Steve Wildman, Mike Howell, Barbara Figurski, Joe Perri, and Kevin Brady. Also present was Township staff member Adam Van Tassell and approximately 14 persons in the audience.

The members introduced themselves to the public.

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

A call to the public was made with no response.

**08-13...A request by M. Krug Investments, Section 6, 2798 E. Grand River, for a front yard variance to construct an addition.**

A call to the public was made with no response.

**Moved** by Brady, supported by Figurski, to approve case #08-13 for 2798 E. Grand River, for a 44.05' variance with a 25.95' setback as requested. The practical difficulty is due to the sloping topography and the existing placement of the building on the site. **Motion carried unanimously.**

**08- 14...A request by Dean and Patricia Buckley, Section 22, Vacant Conrad Road, for a continuance of an existing secondary front yard variance to construct a new home.**

A call to the public was made with the following response: The new owner of the property requested that he would like to continue that variance.

**Moved** by Brady, supported by Perri, to approve case #08-14 with the same stipulations as was granted on July 17, 2007 for another year. **Motion carried unanimously.**

**08-15...A request by Thomas and Cynthia Ringwald, Section 33, 4041 Richman Farms Dr., to split property into two nonconforming lots.**

A call to the public was made with Chairman Howell reading the following letters into the record: Dan and Diana Lizon- 5400 King Road- "In regards to splitting the property into two non-conforming lots, as neighbors, we are definitely opposed. The Ringwald's attempted this in the past and were denied by the Township Zoning Board. Richman Farms was developed with the understanding that the homes would be on 5 acre lots. This split would create an over-density of population, negating the original intent and integrity of the neighborhood. If the property were split with the purpose of creating a new residence, this would place four homes within an approximate 300 foot diameter, two on King Road. This includes our residence of 24 years. Please take our opposition into consideration when making your decision."

Dan McCassey- 5384 King Road- I only learned as of yesterday (8-9-08) when a neighbor called, that there is a meeting scheduled about a proposed variance for 4041 Richmond Farms Dr. I cannot attend 8-19 but would like to voice my thoughts. The property in question would be directly across the street from my home. I am opposed to the variance being approved. The Ringwald's knew when they purchased the property that it could not be split. 5 acre minimum. If this is approved it will open the door for others to follow. One of the biggest reasons I purchased this house is the privacy. When I purchased my home in 1997 I knew that there could not be a house built across the street from me. No splits allowed. Please do not change the rules after the game is in play. Dirt pool."

Ray Lippmann-4105 Richman Farms- First of all the Ringwald's are wonderful neighbors. If the variance is approved, would it set precedence for someone else to come before the board and request a split?

Dan Lizon, 5400 King Road, I have lived on King Road for over least 20 years. The overall density of the area would increase the road traffic; the wells are already ruining the water table. If more homes are allowed the runoff of nutrients would decrease and that would affect Chilson Pond. The Ringwald's have shown you homes that are less than 5 acres but they are not part of Richman Farms. Some of them are part of Timberview Subdivision, which was built in the 1980's. I am not trying to take anything away from the Ringwald's, I just want this to be a nice place to live.

Diane Beach- 5300 King Road- The wetlands and wildlife have been affected. Since Richman Farms has been put in the water tables and roads have also been affected. The speed has also increased on the roads. The traffic impact is unreal and it is dangerous.

Jan Lippmann- 4105 Richman Farms- We are direct next door neighbors. The noise is the main concern for me. We can hear neighbors talking to each other. The noise would only increase with the splitting of property will result in more noise with a house, cars, families and pet. In regards to dumping of the property, we would do a neighborhood watch. If the split is approved it would set a precedence.

**Moved** by Brady, supported by Perri, to deny the applicants request regarding case #08-15, 4041 Richman Farms, due to the lack of substantial justice to the surrounding neighborhood. **Motion carried unanimously.**

**Moved** by Figurski, supported by Wildman, to approve the June 17<sup>th</sup>, 2008 Zoning Board of Appeals minutes. **Motion** carried unanimously.

Meeting adjourned at 7:07 p.m.

Respectfully submitted:  
Amy Ruthig