

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 16, 2008
6:30 P.M.**

MINUTES

Chairman Mike Howell called the regular meeting of the Zoning Board of Appeals to order at 6:32 p.m. at the Genoa Charter Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Mike Howell, Steve Wildman, Kevin Brady and Barb Figurski. Also present was Township staff member Adam VanTassell and approximately 8 persons in the audience.

Chairman Howell and the Board members introduced themselves to the public.

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.

08-16...A request by Paul Green, Section 15, 2333 Itsell, for a side yard variance to construct a detached accessory structure.

A call to the public was made with no response.

Mr. Green explained that the location of his home and the slope of his lot make it difficult to meet the setbacks. The Board members feel that Mr. Green can shift the garage so that the front meets the 40 foot setback while the back would be 32 feet from the property line requiring an 8-foot variance. Mr. Green states that he can agree to this.

Moved by Brady, supported by Wildman to grant an 8-foot variance for the southeast corner of the garage while the northeast corner of the garage must meet the 40-foot setback for case #08-16 at 2333 Itsell Road as requested by Paul Green. The finding of fact is that the topography of the property creates a practical difficulty. **The motion carried unanimously.**

08-17...A request by Meijer, Inc., Sec. 5, 3883 E. Grand River, for a sign variance.

Tim Forton is present representing Valley City Sign who is representing Meijer's.

A call to the public was made with the following response: Michelle and James McIntosh of 4094 Hampton Ridge stated that no variance should be granted without considering the safety of the people going in and out of the Latson Road entrance. The signage will increase the amount of traffic using that entrance and it should not be granted.

Moved by Brady, supported by Wildman, to approve case #08-17, petitioned by Meijer, Inc., located at 3883 E. Grand River and grant a variance allowing for an additional 3 walls signs with a combined square footage of 77.08 square feet. The finding of fact is that if these were individual businesses they would be allowed to have the individual signs and the signs are used for the purpose of directing customers once they are on the property and are not meant to advertise to motorists. **The motion carried unanimously.**

08-18...A request by Donnie and Jeff Bettes, Sec. 22, 3430 Pineridge Lane, for a side yard variance to construct a detached accessory structure.

A call to the public was made with the following response: Mr. Doug Brown of 3420 Pineridge Lane is in full support of Mr. Bettes request however has drainage concerns. Mr. Bettes property is significantly higher than mine and I'm concerned that his garage will increase the drainage onto my property. I want to make sure the drainage from his impervious surfaces is taken care of. In April 9, 1996 a variance was granted that required buffer strips and other measures to prevent additional drainage issues. I suggest that language similar to what was proposed in 1996 be included in this motion as well.

Moved by Brady, supported by Figurski to grant the variance request for case #08-18, by Donnie and Jeff Bettes at 3430 Pineridge Lane for a 5-foot side yard variance to construct a detached accessory structure with the following conditions:

1. The restrictions from the variance approval from Case #96-12 granted on April 9, 1996 shall be required as follows:
 - a. Eaves troughs shall be installed that will direct water to the lakeside;
 - b. The natural buffer between the homes shall be maintained; and
 - c. All water runoff shall be contained on the property.
2. The runoff from the new driveway shall be contained with curb, gutter or similar means to direct the water runoff towards the lakeside.

The finding of fact is that the narrowness of the lot creates a practical difficulty. **The motion carried unanimously.**

Moved by Figurski, supported by Brady to approve the minutes of August 19, 2008 meeting with changes as submitted. **Motion carried unanimously.**

Member Discussion –

Barb Figurski notes that Art Van has a large trailer advertising a mattress sale in front of their store. Mr. VanTassell responds that they have already been cited. Member Figurski also states that there is a gentlemen with a very large sign advertising "free windshield repair" in the front of the Peg Leg Recording studio and Lynch Carpets needs to have a gate installed on their dumpster enclosure.

Moved by Figurski, supported by Wildman, to adjourn the meeting at 7:27 p.m. **The motion carried unanimously.**

Respectfully submitted by:

Kelly VanMarter