

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
Tuesday, July 20, 2010
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: Mike Howell, Barb Figurski, Marianne McCreary, and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and fifteen persons in the audience.

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

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

1. 10-11...A request by Christopher Reedy, Section 24, 7979 Herbst, for a variance to construct a detached accessory in the front yard and a size variance.

Christopher Reedy is present to address the Board. He is hoping to build a garage in his front yard. He cannot put it next to the house because there is not enough room. In the back there is a tile field and septic which make it impossible. I cannot be attached to the house because there is sunroom on the side of his house.

The call to the public was made at 6:34 with the following response:

John Kerr of 7822 Herbst asks for clarification as to where the road is and how big the building is. Mr. Reedy clarifies the site plan and states it will be an 800 sq. ft. building. Mr. Kerr states he has no issues with the request.

Wayne Clayton of 7801 Herbst Road is in support of the request.

Figurski asks if there are any other existing buildings on the property. Mr. Reedy states there are 2 sheds on the property. He could remove one of the existing buildings but would prefer to keep the other building. Figurski states she cannot vote for this because it was not staked on the property. She could not tell where the building is proposed. McCreary also states she could not tell where the building was to be located. Mr. Dhaenens states he feels the building looks like a

pole barn and suggests that a more attractive building be considered since it is proposed within the front yard.

Moved by Figurski to table the request to give the petitioner the opportunity to stake the location. Supported by McCreary. **The motion carried by roll call vote as follows: Ayes: Dhaenens, McCreary, Figurski; Nays: Howell.**

2. 10-12...A request by Eric Cook, Section 22, 3924 Highcrest, for a waterfront variance to enclose a portion of an existing deck.

Mr. and Mrs. Eric Cook of 3924 Highcrest were present to address the Board. They would like to enclose their deck with a screen room. Drawings of the proposed sunroom and pictures of the deck and other homes on the lake with similar structures were presented to the Board.

The call to the public was made at 6:43pm with the following response:

Chairman Howell read a letter received from George and Barbara Cook of 3930 Highcrest. Mr. and Mrs. Cook are in support of the request.

Joanne Bartolomucci of 3914 Highcrest is in support of the request.

Barbara Cook of 3930 Highcrest wrote the letter and would like to restate her support.

Chairman Howell questions if other homes in the area have screened in porches. Mr. and Mrs. Cook show pictures of other houses on the lake with covered or screened in porches.

Moved by Figurski, Supported by Dhaenens to approve the 12' variance with 78' setback for a screened in porch on deck which will be 15x12 because it is in line with similar houses on either side. **Motion carried unanimously.**

3. 10-13...A request by Joseph Droze, Section 28, 4343 St. Andrews, for a rear yard variance to construct a pergola.

Mr. Joseph Droze of 4343 St. Andrews is present on his behalf. They have an existing hot tub that they would like to screen with a pergola. The setback required is 50' and the pergola is proposed to be 42'. The hot tub cannot be moved closer to the house because of maintenance. They would like to replace the bushes screening with the pergola. This will create privacy for both them and their neighbors.

The call to the public was made at 6:48pm with no response.

Figurski states she is disappointed that the location of the pergola was not staked.

Dhaenens asks if the homeowners association has approved this. Mr. Droze responds to the affirmative.

Moved by Figurski to approve the 3.8' and 7.92' variance requests for a pergola at 4343 St. Andrews having a side yard setback of 16.2' and rear setback of 42.08. Support by Dhaenens. **Motion carried unanimously.**

4. 10-14...A request by Gerald McCaig, Section 27, 4394 Skusa, for a variance to install a 4 foot fence in the front yard.

Gerald McCaig of 4394 Skusa is present on his behalf. He wants the fence for safety reasons. He has 2 dogs. One is a lab who jumps fences and also a yorkie.

The call to the public was held at 6:50pm with the following response:

Brian Pariseau of 4425 Clifford is in support of the fence.

Dave Rebiger of 4371 Skusa lives a few houses down. He states that they liked that there were no fences when they moved here years ago. He is concerned with allowing a 4' fence would block views. If you allow it here, other property owners could ask for it along the lake and would block other houses.

Karen Rebiger 4371 Skusa questions the type of fence. Chairman Howell states that it is wrought iron looking fence. She is concerned because it is high traffic area and the school bus stops there. She is concerned it will block visibility. Her primary concerns are with safety and aesthetics.

Figurski asks if the property has been surveyed to know where the lot line is. Mr. McCaig states to the affirmative.

Mr. McCaig states he has tried the invisible fence and the dog has broken through it. It just doesn't work for his dog.

Moved by Figurski, supported by McCreary to allow a 4' fence with a 1' variance on the height. The practical difficulty is having 3 front yards. **Motion carried unanimously.**

Moved by Figurski, supported by Dhaenens to approve the minutes of the June 15, 2010 meeting. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary to adjourn the meeting at 6:51 p.m.
Motion carried unanimously.

Respectfully submitted by:

Kelly VanMarter