

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 15th, 2011
6:30 P.M.**

MINUTES

Chairman Dhaenens 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 board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski and Jeff Dhaenens and Steve Wildman. Also present was Township staff member Adam VanTassell and 7 persons in the audience.

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

11-03...A request by Maicom/Comcast Cable, Section 11, 6168 E. Grand River, for a use variance to allow in the Genoa Town Center an addition to an existing non-conforming essential public service building with a front yard variance, a building height variance and architectural requirements variance.

Michael McKelvey, Architect, was in attendance for the petitioner.

A call to the public was made by Ms. Kelly VanMarter, Genoa Township Planning Director, stating that

Moved by Wildman, supported by Figurski, to approve case #11-03, 6168 E. Grand River, for a use variance to allow a use not allowed in the Town Center Overlay, a height variance of 6' with a 14' setback and a front yard variance amount of 360' with a 435' setback to construct an addition to existing non-conforming essential public service building. Conditioned upon Planning Commission approval of architectural design. The finding of fact is that the property was not zoned with the Town Center Overlay when it was developed, the use precedes the Town Center Overlay and is unique and not self-created and the use fits the neighborhood's character and capacities. **Motion carried unanimously.**

11-04...A request by Eli Gergics, Sec. 30, 2062 Webster Park Drive, for a front yard and a waterfront variance to construct a 2nd story addition.

Mr. Eli Gergics was present as the petitioner.

A call to the public was made with the following response: Mike Uzelac, 2095 Brighton Road, stated that Mr. Gergics has done a great job and they would appreciate the board allowing him to continue with his updates.

2-15-11 Approved ZBA Minutes

Moved by Wildman, supported by Figurski, to grant case #11-04 2062 Webster Park Drive, for a front yard variance of 35 ft. with a 0' setback and an 84' waterfront variance with a 94' setback to construct a 2nd story addition. The finding fact is the size of the lot. Conditioned upon the septic field being adequate for an additional bedroom. **Motion carried unanimously.**

11-05...A request by Ray Henrickson, Sec. 19, 3856 Beattie Road, for a variance to allow a detached accessory structure in the front yard of a non-conforming lot.

Mr. Ray Henrickson was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman, to table the case until the next ZBA meeting per the petitioner's request. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman to approve the January 19th, 2011 Zoning Board of Appeals meeting minutes with corrections. **Motion carried unanimously.**

The meeting adjourned at 7:18 pm.

Respectfully Submitted:

Amy Ruthig