

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
APRIL 17<sup>TH</sup>, 2012  
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, Barbara Figurski, Steve Wildman and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 6 persons in the audience.

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

A call to the public was made with no response.

**12-03...A request by Christine Reum, Section 11, 1856 Hughes Road, for a size variance and a side and front yard variance to construct an addition to an existing non-conforming structure and to construct a new detached accessory structure.**

Christine Reum – new proposed construction no longer is being made, petition is now only for the addition to the existing non-conforming addition.

A call to the public was made with no response.

**Moved** by Wildman, Supported by Figurski, to deny Case #12-03. The finding of fact is the petition does not meet all the requirements of Section 23.05.03, the structure was built on to another property, the building was nonconforming as well as the reasons set forth by the Township Attorney in his 2/29/2012 letter. Staff is directed to work with the petitioner on removing the structure immediately. **Motion carried unanimously.**

**12-06...A request by Lance Newberry, Sec 30, 2929 Coon Lake Road, for a side yard variance to construct an addition to a detached accessory structure.**

Scott Parisian, contractor for Mr. Newberry and acting on his behalf.

A call to the public was made with no response.

**Moved** by Wildman, Supported by Figurski, to deny Case #12-06. The finding of fact is the petition does not meet all the requirements of Section 23.05.03 and that there is available property to build a conforming addition. **Motion carried unanimously.**

**12-07...A request by Krug Ford, Sec 6, 2798 E. Grand River, for a sign variance to install a new sign on an existing nonconforming pole.**

Kevin Deters, from Metro Detroit Signs, 23554 Hoover Michigan, on behalf of Krug Ford.

A call to the public was made with no response.

**Moved** by Figurski, Supported by McCreary, to deny Case #12-07. The finding of fact is the petition does not meet all the requirements of Section 23.05.03, that per the ZBA decision of 8/20/2002 the sign was to be removed when it was no longer a Lincoln Mercury franchise as part of the variance at that time. **Motion carried as follows: Ayes – Dhaenens, Figurski, McCreary. Nays – Wildman.**

**12-08...A request by Joseph Hobmeier, Section 21, 4790 Stillmeadow, for a size variance to construct a pergola.**

Mr. and Mrs. Hobmeier were in attendance, representing themselves.

Joe Denatti – Association President. Stated association had approved the construction and was in favor of the petition.

**Moved** by McCreary, supported by Wildman. The finding of fact is that it meets all the requirements of Section 23.05.03 and the location of the structure on the lot and its exposure to the elements. **Motion carried unanimously.**

**Moved** by Figurski, supported McCreary to the approve the March 2012 Zoning Board of Appeals minutes with the corrections. **Motion carried unanimously.**

**Moved** by Figurski, supported by McCreary to adjourn the Zoning Board of Appeals meeting at 7:28 p.m. **Motion carried unanimously.**