

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 19, 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, Chris Grajek and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 14 persons in the audience.

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

A call to the public was made with no response.

12-09...A request by Douglas Milne, 6501 Forest Beach, for a height variance to allow an 8' fence.

Moved by Figurski, supported by Grajek, to table case#12-09, 6501 Forest Beach Drive, until the next Zoning Board of Appeals meeting. **Motion carried unanimously.**

12-12...A request by International Society, 4925 Grand River, for a variance to construct an addition for an existing nonconforming use.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman, for case #12-12, 4925 E. Grand River, for an open air pavilion on existing concrete pad which is now a non-conforming use with a setback of 50 feet from waters edge. The following finding of fact is the existing non-conforming use and the fact that the proposed structure enhances but does not expand the non-conforming use. **Motion carried as follows: Ayes: Dhaenens, Grajek, Figurski and Wildman. Nays: McCreary.**

12-13...A request by Glen and Sally Hope, 1253 Sunrise Park Drive, for a waterfront and side yard variance to construct an enclosed deck.

A call to the public was made with no response.

Moved by Grajek, supported by Wildman, to approve case #12-13 for Glen and Sally Hope for a north side variance of 6' with a 4' setback. The following finding of fact is the narrowness of the lot and the placement of the existing home. **Motion carried unanimously.**

12-14...A request by James and Emma Seger, 5715 Cherokee Bend, for a front yard variance to construct an addition.

A call to the public was made with the following responses: Michael and Debbie Mcknight of 5731 Cherokee Bend stated that they are in favor of the variance as long as the Board is also. A letter was received from a Ms. Ida Caldwell of 5776 Chippewa stating that she has no objection to their request for a front yard variance to construct an addition.

Moved by McCreary, supported by Figurski, to table case #12-14 located at 5715 Cherokee Bend until a lot line survey can be done by a licensed surveyor showing the home imposed on the survey also showing a setback from the front porch. **Motion carried unanimously.**

12-15...A request by Raymond Widdick, 1612 Hughes, for a side yard variance to construct an addition.

A call to the public was no response.

Moved by Figurski, supported by Wildman, to approve case# 12-15, 1612 Hughes Road, for a west side variance of 6' with a setback of 4' for a 15'5" x 18'2" addition. The following finding of fact is the narrowness of the lot. **Motion carried unanimously.**

Moved by Figurski, supported McCreary to approve the May 15th, 2012 Zoning Board of Appeals minutes as submitted. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman to adjourn the Zoning Board of Appeals meeting at 7:23 p.m. **Motion carried unanimously.**