

(Corrected)

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 9TH, 1998
7:00 P.M.**

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley at 7:00 p.m. The following board members were present constituting a quorum for the transaction of business: Rick Staley, Chris Hensick, Robert Murray, Barbara Figurski and Nancy Litogot. Also present were Mike Archinal, Township Manager and approximately 25 persons in the audience.

Moved by Figurski, supported by Hensick, to approve the Agenda as presented. The motion carried.

A call to the public was made with no response.

1. 98-17...*A request by George Phinney, 4044 Clifford, Brighton, Section 22, for a front variance of 12', a side variance of 5', and a second side variance of 9' to add a garage onto the existing home. (Tabled from May meeting)*

A call to the public was made with no response. Moved by Hensick, supported by Figurski, to grant a 7' east side variance and a 9' west side variance. The hardship is the extreme narrowness of the lot and the unusual configuration. The motion carried unanimously.

2. 98-20...*A request by Dave Darnell and Nick Altrock, 1554 Oak Haven, Howell, Section 11, for a 6' side variance to construct an addition to existing home.*

A call to the public was made with no response. Moved by Figurski, supported by Murray to grant a 6' side yard variance contingent upon the home being guttered to contain the water runoff. Further, that the gas line be removed. The hardship is the narrowness of the lot. The motion carried unanimously.

3. 98-21...*A request by Habitat for Humanity, lot # 24 Everglades, Brighton, Section 09, for a 5' side variance to construct a home: Amy Kemnic (Habitat) and Todd Perushak (owner).*

A call to the public was made with the following response: Todd Perushak – I am the owner of the property and understand the board was concerned with the footprint of the house. The water can be directed to the swamp at the end of the street and this can be accomplished with proper grading. Bev Starbowski – I thought that Habitat built standard homes. 20' is not standard. I do not want additional water running onto my

lot. Mike Archinal – The minimum home size in this zoning district is 900 sq. ft. Letters were received from Tammy Iafano and Ed Capp objecting to the variance. Amy Kemnic – the length of construction is usually eight to ten weeks. William Lindhome – I gave Habitat over \$3,000.00 last year and I am opposed to this construction. Parking is a problem and the house will be the same size as my garage. Jerry Kapler - I need a firm commitment to the building time. Kemnic – Ten weeks. Pam Donohue – I am opposed to this variance. There is a tree on the property line that will be lost if it is approved. The ground is already spongy and the tree soaks up a lot of that water. Shirley Bordeau – Provided the board with letters from the MDEQ that the property is a designated wetland. Carol Aickman – How many people will build the house? Kemnic – Twenty persons would be shuttled in. Murray – If there are regulated wetlands on this parcel then that would need to be determined. Kemnic – We can make that determination.

Moved by Murray, supported by Figurski, to table the petition until a wetland determination and the impact to the mature trees can be determined as a result of construction. The motion carried unanimously.

4. 98-22...A request by James Lawrence, lot #7 Nixon, Howell, Section 21, for a variance to build an accessory structure without a principal structure.

A call to the public was made with no response. Moved by Hensick, supported by Figurski, to deny the request since the petitioner presented no hardship or practical difficulty. The motion carried unanimously.

5. 98-23...A request by Richard Huyser, lot #14 Victory Dr., Section 05, for a variance to omit curbing at transition.

A call to the public was made with no response. Moved by Murray, supported by Hensick, to grant the variance as requested and recommended by the Planning Commission. The practical difficulty would be obtaining access to the gravel area with the outdoor storage and traversing from the blacktop to the gravel. The motion carried unanimously.

6. 98-24...A request by Genoa Lodging (Marriott Courtyard), 7799 Conference Center Dr., Brighton, Section 24, for a variance to place 3 building signs versus 1 keeping to the maximum square footage of 150': Heidi Zeyer.

A call to the public was made with the following response: Marilyn Vincent – This sign will have a negative impact on our neighborhood because of lighting. Joann Fellwock – What is the purpose of the sign facing the Conference Center? Zeyer – Identification. Judy Tolles – There are neon signs all around the Outback. Do we need more signs with light when the area is already lit? Zeyer – This signage is not an exposed neon light. It is behind plexiglass. Mary Jo Rosen – Will the sign be on the rear of the building? Zeyer – Not facing the homes. Murray – We have tried to minimize the impact to our homeowners. I do not see any reason to allow three signs instead of one. Zeyer – What about two signs? Murray - That would be less obtrusive. Hensick – We need the

designation of the actual size with the type of lighting. Something less than the allowable square footage would be better for our residential community.

Moved by Murray, supported by Figurski, to table this petition until specific information concerning the size of the signage and type of lighting can be provided. The motion carried unanimously.

7. 98-25...*A request by Patrick Boomer, 1242 Boulevard, Howell, Section 09, for a rear variance of 37' and a side variance of 7' to construct a garage.*

A call to the public was made with the following response: Jerry Papler – I support this request for a variance.

Moved by Murray, supported by Figurski, to approve the construction of a one story detached garage 20' x 22' in dimension contingent upon the removal of the existing garage. The hardship is the narrowness and shallowness of the lot and the preservation of existing trees. The motion carried unanimously.

8. 98-26...*A request by Wesley Pringle, 3500 E. Grand River, Howell, Section 05, for a variance to the sign standards.*

A call to the public was made with the following response: Dennis Straus – Krogers, Shell Gas and Erb Lumber all have identifying trademark bands and we are asking for nothing different. We can just paint part of our building yellow instead of the yellow band. Murray – This sign request is out of synchronization with our Township Ordinance. Staley read the ordinance to the petitioner.

Moved by Hensick, supported by Figurski, to deny the request since the petitioner presented no practical difficulty or unusual hardship. The motion carried unanimously.

9. 98-27...*A request by Thomas McConnell, 18 Horseshoe, Brighton, Section 13, for a 12'6" side variance to enclose a porch*

Staley – Did you obtain a permit for this construction? McConnell – We just enclosed the porch without a permit. The existing enclosed porch was that way before I bought the trailer. A call to the public was made with the following response: Robert Born – Lot 22 & 23 on Horseshoe are within 2' of each other. There should be 20' between mobile homes to safeguard against fire. McConnell – This house has been there since 1963 when 10" was allowed between trailers. A letter from Charlene Alsop and one not signed were read by Staley. Moved by Murray, supported by Figurski, to grant the side yard variance as requested to enclose the existing porch that would be the continuation of a nonconforming use. The motion carried as follows: Ayes – Murray, Figurski, Staley and Litogot. Nay – Hensick.

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10. 98-28...*A request by Daniel Presidio, 960 Victory Dr., Howell, Section 05, for a 5' rear variance to construct a second arena and parking to the existing Kicks & Sticks arena.*

A call to the public was made with no response. Moved by Murray, supported by Figurski, to grant the variance requested referencing Piet Lindhout's letter of May 28, 1998 to the Zoning Board of Appeals. The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Moved by Murray, supported by Hensick, to approve the Minutes of the May 12, 1998 regular meeting for the Zoning Board of Appeals as presented. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 9:25 p.m.

Respectfully submitted,

*Paulette A. Skolarus
Genoa Township Clerk*