

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 15, 2013
6:30 p.m.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30pm at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were then introduced. The board members in attendance were as follows: Chris Grajek, Marianne McCreary, Barbara Figurski, Jean Ledford and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 8 persons in the audience.

Moved by Ledford, supported by Grajek, to approve the agenda with the moving of Item #1 to Item #5. **Motion carried unanimously.**

13-01...A request by Christian and Damian Karch, 5400 Brady Road, Sec. 31, for a variance to construct a detached accessory structure in the front yard.

Christian and Damian Karch were present for the petitioner.

A call to the public was made with the following response: Ryan Dechnowicz, 5512 Brady Road, stated that he finds it completely unacceptable and he is not in favor of the variance. Mr. Dechnowicz supplied pictures to the Board.

Moved by Grajek, supported by McCreary, to deny case #13-01, 5400 Brady Road, for variance to construct a detached accessory structure in the front yard due to there being ample room on the lot. There is no practical difficulty. **Motion carried unanimously.**

13-02...A request by Champion Buick GMC, 7885 W. Grand River, Sec. 13, for a front yard variance to construct an addition to an existing non-conforming building.

Stan Shafer, Shafer Construction, was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to approve case# 13-02, 7885 W. Grand River, for a front yard variance of 13.7 feet with a Grand River side setback of 56.3 feet. The Finding of fact is the building was non-conforming after the Zoning Ordinance changed.

13-03...A request by Genoa Charter Township, 2911 Dorr Road, Sec. 14, for a sign variance.

Adam VanTassell, Genoa Township Ordinance Officer, was present for the petitioner.

A call to the public was made with following response: Todd Smith (Township Trustee) 1132 Chemung Drive, stated that part of the branding process was with the Latson Interchange. The Township wants to retain businesses and improve home values. MDOT will not let the Township put their name on exit ramp sign. Only if you are a City can you identify yourself on a sign. In order to identify City can be put on the sign. Joe Agius, 5228 Washakie Trail, stated that he has a variance for a sign at this meeting also and wanted to make sure the he is on the same playing field as this sign variance.

Moved by Grajek, supported by Figurski to approve case# 13-03, 2911 Dorr Road for an 8 foot variance with a 14 foot height and a 257 foot area variance amount for a sign area of 329 feet. The finding of fact is the configuration of the property and the ability to not be able to place a sign on the exit ramp. Motion carried unanimously.

13-04...A request by Blair Bowman, 4252 Highcrest, Sec. 22, for a front yard and waterfront variance to construct a new home.

Blair Bowman was present for the petitioner.

A call to the public was made with the following response: John Booker- 4268 Highcrest, stated that there is an overflow to the lake. The Road Commission placed broken concrete in the sink hole that Ms. McCreary brought to the petitioners attention. He does not have any objections to the variance. Mike Jane-4276 Highcrest, welcomed Mr. Blaire to the community and that the property has been a blight and this will be a great addition to the neighborhood.

Moved by McCreary, supported by Figurski, to approve case# 13-04, 4252 Highcrest, for a front yard variance of 15 feet with a setback of 20 feet and a waterfront variance of 2 feet with a setback of 73 feet. The finding of fact is the typography and conditions of the lot. The motion carried as follows: Ayes- Ledford, Dhaenens, McCreary and Figurski. Nays- Grajek.

12-27...A request by Joe Aguis, Section 27, 5311 Brighton Road, for a sign variance.

Joe Agius was present for the petitioner.

A call to the public was made with no response.

Moved by McCreary, supported by Ledford, to approve case#12-27, 5311 Brighton Road, for a 1 foot variance for a 7 foot tall sign. The finding of fact of the sight distance and visibility from the road. Motion carried unanimously.

Moved by Grajek, Supported by Ledford, to approve the December 12, 2012 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:35 p.m. **Motion carried unanimously.**