

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

APRIL 16, 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, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Also present were Township staff member Adam VanTassell and 6 persons in the audience.

Moved by Figurski, supported by Grajek, to approve the agenda with approval of the minutes for the March 19th, 2013 meeting being tabled due to page #2 missing from packet. **Motion carried unanimously.**

13-08...A request by Champion Buick, Sec. 13, 7885 West Grand River, for a sign variance to construct a third wall sign.

Len Nadolski and Kathy Komisky of Champion Buick were present for the petitioner.

A call to the public was made with no response.

Moved by Grajek, supported by Ledford, to approve case #13-08 for Champion Buick, 7885 E. Grand River, for a variance to be granted for an additional sign with the square footage being less than 2 allowed per the Township Ordinance. The practical difficulty is it will improve the visibility and sign distance of the site. Conditioned upon the following:

1. The drawings provided indicate that the “Champion” and “Certified Service” signs will be channel letters and the “Buick GMC” sign will be a unibody sign. The letters themselves will be black or white in color.
2. The plans indicate that the signs require circuits and will be lit.
3. The wall signs will be allowed to project up to 1-foot beyond the face of the wall.

Motion carried unanimously.

13-09...A request by Leo and Karen Mancini, 4057 Homestead Road, Sec. 28, for two side yard variances to construct an attached garage.

Paul McClorey from Paulson Construction was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to table case #13-09, 4057 Homestead, until the next meeting to give petitioner time to have the property staked. **The motion carried as follows: Ayes: Dhaenens, Figurski, Ledford and McCreary. Nays- Grajek.**

13-10...A request by Jeff Gontarski, Sec. 27, 4401 Filbert, for a front yard variance to construct a new home.

Jeff and Annette Gontarski were present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to approve case #13-10, 4401 Filbert, with a front yard variance of 25 feet with a setback of 10 feet. Conditioned upon the home being guttered. The practical difficulty is the topography of the land. **Motion carried unanimously.**

13-11...A request by Art Van Furniture, 4101 East Grand River, Sec. 04, for a sign variance.

William Kennedy of Art Van was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to deny the variance request for case#13-11, 4101 E. Grand River due to no practical difficulty. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:40 p.m. **Motion carried unanimously.**