

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

May 21, 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 10 persons in the audience.

Moved by Figurski, supported by McCreary, to approve the agenda as submitted. **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.

Dennis Disner from Arcadian Design was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford to approve case #13-09, 4057 Homestead, for a 5'6" variance on both sides with a 4'6" setback on both sides. Conditioned upon the garage being guttered. The practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

13-12...A request by Robert Morrison, Sec. 21, 3699 Nixon Road, for a variance to construct a pole barn on a vacant lot.

Robert Morrison was present for the petitioner.

A call to the public was made with the following response: Carolyn Kerr, 4540 Siem Road, stated the she is concerned about the business being run out of the barn. There are large burn piles, large machines and traffic is a concern being located on the corner of Nixon and Siem Road. She is worried about it turning into a warehouse for a business instead of a residential barn. She also stated that it is inappropriate for that area.

Moved by Grajek, supported by Ledford, to deny case #13-12, 3699 Nixon Road for a variance to construct a barn on a vacant lot due to no practical difficulty. **Motion carried unanimously.**

13-13... A request by Curt Brown, Sec. 28, vacant Homestead Drive, for a front yard and waterfront variance to construct an addition on an existing nonconforming structure.

Curt Brown, homeowner, and Dennis Dinser from Arcadian Design were present for petitioner.

A call to the public was made with the following response: Carolyn Kerr, 4540 Siem Road, stated that she has property next to theirs and thinks that it is too large for that lot. There is no buffer between the building and the lake. She questioned where the runoff water would go.

Brian-Leek-3997 Homestead, stated that he has listened to everything presented and would like to encourage the Zoning Board of Appeals to look at the big picture.

Moved by Ledford, supported by Figurski, to table case#13-13, vacant Homestead Drive, until the next Zoning Board of Appeals meeting. **Motion carried as follows: Ayes- Dhaenens, Figurski, Ledford and McCreary. Nays-Grajek.**

13-14...A request by John Spencer, Sec. 21, 4030 Crooked Lake Road, for a variance to allow a lot split.

A call to the public was made with the following response: Chairman Dhaenens stated that a letter was received from Jim Lawrence, Manager of Nixon Meadow LLC, stated he owns property directly south of John and Melinda Spencer and he is in favor of their split request. Robert Knorr, 3035 Nixon Road, stated the he lives on two acres and has an easement over his property for Consumers Gas Company. He has no objection to Mr. Spencer building a house.

Moved by Grajek, supported by Ledford, to table case#13-14, 4030 Crooked Lake Road to give petitioner time to investigate rezoning the property. **Motion carried as unanimously.**

Moved by Figurski, supported by McCreary, to approve the March 19, 2013 and April 16, 2013 Zoning Board of Appeals meeting minutes with corrections as stated. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 8:13 p.m. **Motion carried unanimously.**