

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

July 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 members Ron Akers and Kristina Galinac and 11 persons in the audience.

Moved by Ledford, supported by Figurski, to approve the agenda as presented. **Motion carried unanimously.**

13-17... A request by Thomas and Diana Fleming, Sec. 28, 4049 Homestead, for a sight line and side yard variance.

Thomas and Diana Fleming were present for the petitioner. Mr. Fleming presented the changes made since the previous meeting. He stated that the sunroom no longer was part of the plans but instead a brick patio will be placed to avoid blocking the neighbor's lake view.

A call to the public was made with no response.

Members of the board had concerns about the side yard setback and the buildings proximity to the neighboring house. The board members also had questions on the visibility of the stakes marking the building outline.

Moved by Grajek, supported by Ledford, to approve case #13-17, 4049 Homestead for Thomas and Diana Fleming for a side yard setback variance of 5 feet and a waterfront setback variance of 16.5 feet for the construction of a new home. Conditions placed on the approval are that the structure is to have gutters and downspouts installed and that any grading and drainage issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the topography and narrowness of the lot. **Motion carried unanimously.**

13-18...A request by Mary Dean and Jeff Barringer, Sec. 1, 5359 Wildwood Drive, for a front yard setback variance and a water front setback variance for the construction of a single family home.

Matt Johnson of Sterling Homes was present for the petitioner. Mr. Johnson presented materials based on building envelope, onsite parking, building orientation, practical difficulty,

extraordinary circumstances and public safety and welfare. Presented were the architectural drawings of the building style and blueprints.

A call to the public was made with the following responses:

Rachel Valasses, 5365 Wildwood was concerned about losing 25% lake view. Members of the board voiced their concerns about the proximity to the lake and lake view obstruction. McCreary presented pictures taken of the Valasses' current view and ground stakes of building footprint.

Keith and Dana Loughrey, 5347 Wildwood, voiced their concerns about damage to their fence and arborvitae plants from the use of a crane and other construction operations. Mr. Johnson assured that if any damages to the fence and plants occur they will be replaced at the expense of the petitioner.

Moved by McCreary, supported by Grajek, to approve case #13-18, 5359 Wildwood Drive, for a 19.9 foot front yard setback variance and a 17.7 foot waterfront setback variance for the construction of a new home. Based on the practical difficulty of a small building envelope and the narrowness of the platted subdivision and conditioned upon the structure having gutters and downspouts, grading or drainage issues should be addressed and satisfactorily dealt with by the petitioner and if there is damage to the fence and arborvitae plants, they are to be replaced by the expense of the petitioner. **Motion carried unanimously.**

Moved by McCreary, supported by Ledford, to approve the June 18, 2013 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, supported by Grajek, to adjourn the July 16, 2013 Zoning Board of Appeals meeting at 7:20 p.m. **Motion carried unanimously.**