

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
NOVEMBER 12, 2013  
MINUTES**

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were as follows: Chris Grajek, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Absent was Marianne McCreary. Also present was Township staff member Ron Akers. There were 5 persons in the audience.

**Moved** by Figurski, supported by Grajek to approve the agenda as presented. **Motion passed.**

A call to the public was made with the following response: Steve Wildman, 658 Pathway, spoke to the members about 668 Pathway. He stated that the owner would like to seek approval of using the structure as a duplex as if was years ago. It has been vacant for a long time. It is zoned Lakeshore Resort Residential. It is a single family zoning with a duplex. Mr. Wildman referred to Zoning Ordinance section 11.02.01 it states that “no lot may contain more than one principal building, structure or use” and in regards to table 3.03 showing that a duplex is not a permitted use for the LRR zoning. The structure should have been torn down. The structure is unsafe and is a fire hazard.

**13-26...A request by Oren and Jill Lane, Section 9, 623 Sunrise Park, for a variance from both side yard setbacks, the front yard setback, the shoreline setback, and the maximum building height.**

Scott Torkelson with Fenton Lakes Builders and Design was present for the petitioner.

A call to the public was made with the following response: Steve Wildman-658 Pathway, stated that he is not happy with the height either however anytime someone can tear down an old house and build a new one it can only raise property values.

**Moved** by Grajek, supported by Ledford, to approve case#13-26, 623 Sunrise Park Drive, for Jill and Oren Lane, for a front yard variance of 25 feet with a 10 foot setback, 3 foot variance on both sides with 7 foot setback on both sides, 2 foot height variance and a 4 foot waterfront variance. Conditioned upon the new home being guttered with downspouts. The Finding of fact is the narrowness of the lot; the variances are not self -created and the typography of the lot. **Motion passed.**

**Moved** by Figurski, supported by Ledford, to approve the minutes with typographical corrections. **Motion passed.**

**Review Draft By-Laws-Discussion** was held regarding attendance for board members in regards to lengthy absences that should be handled on a case by case basis. Page numbers will be added to the by-laws and there was a change in regards to reading materials.

**Township Board Representative Report:** Ledford stated that Barbara Figurski was appointed for another term.

**Planning Commission Representative Report:** Figurski stated that the Planning Commission meeting was moved to November 25<sup>th</sup>, 2013.

**Zoning Official Report:** Mr. Akers stated that he is working on Sign Ordinance violations. A mass letter will be sent out to all business to take down any illegal signs.

**Moved** by Figurski, supported by Grajek to adjourn the Zoning Board of Appeals meeting at 7:15p.m. **Motion approved.**