

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS**

**JUNE 17, 2014**

**6:30 P.M.**

**MINUTES**

**Call to Order:** 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, Marianne McCreary and Jeff Dhaenens. Also present was Township staff member Ron Akers. There were 8 people in the audience.

**Approval of Agenda:** **Moved** by Grajek, supported by Figurski to remove case# 14-09 due to petitioner meeting the ordinance. **Motion passed.**

**Moved** by Ledford, supported by Grajek to approve the agenda with items 2 through 5. **Motion passed.**

**Call to the Public:** (Please Note: The Board will not begin any new business after 10:00 p.m.) A call to the public was made with no response.

**14-14... A request by Tom Sechrist, 4089 Homestead, for a side yard setback variance and a front yard setback variance to construct an attached garage and second story on an existing home.**

Mr. Tom Sechrist and his builder were present for the petitioner.

Mr. Sechrist stated that he did make the garage 2 feet smaller in depth and are trying to improve the clearance on backing out of the garage into the street.

Figurski stated that she is concerned about the setback from the front property line. Grajek thanked the petitioner for taking the Zoning Board of Appeals recommendation into consideration.

A call to the public was made with no response.

**Moved** by Ledford, supported by Figurski, to approve case #14-14, 4089 Homestead for Mr. Sechrist for a 9 foot side yard setback variance and a 22 foot front yard setback variance to construct an attached garage and a second story to the existing home. Conditioned upon the structure being guttered with downspouts.

The practical difficulty is it is not self-created and is consistent with the neighborhood and due to the small lot size and narrow lot width and it does not cause any safety and public welfare issues. **Motion passed.**

**14-15 ... A request by Kristinne Horvath, 3682 Beattie Road, for a variance from the maximum allowable building height of an accessory building to construct a detached accessory building.**

Ms. Horvath was present for the petitioner.

Ms. Horvath explained due to the motor home that she purchased she needs a detached accessory structure that requires a 14 foot garage door. The height of the pole barn will not exceed her house height. Ms. Horvath stated that she did not believe that the variance would not impose safety and public welfare issues for the neighborhood.

Figurski stated that she is not in support of height variance due to the variance request being self-imposed. Akers explained how the height of the detached accessory structure is measured per the Zoning Ordinance.

A call to the public was made with receipt of an email from Ron and Ruth Schworm, 3771 Beattie Road, stating that they have no objection to the variance.

**Moved** by Grajek, supported by Figurski to table case#14-15, 3862 Beattie Road for Kristinne Horvath for further discussion at the July 15<sup>th</sup>, 2014 Zoning Board of Appeals meeting. **Motion passed.**

**14-16 ... A request by NorthRidge Church, 7555 Brighton Road, for a variance to install a wall sign in a single family residential zoning district.**

**Moved** by Grajek, supported by Figurski to table case# 14-16, 7555 Brighton Road for Northridge Church per petitioner's request until the July 15<sup>th</sup>, 2014 Zoning Board of Appeals meeting. **Motion passed.**

**14-17 ... A request by Tim Chouinard, 824 Pathway, for side yard setback variance, front yard setback variance and shoreline setback variance to construct an addition to the existing house.**

Mr. Tim Chouinard of Chouinard Builders and Mr. Ron Measel the property owner were present for the petitioner.

Mr. Chouinard stated they are looking to construct an addition for year round living and are struggling to meet the ordinance in regards to the front, side and waterfront setbacks. The owners are trying to preserve the huge tree that is located on the adjacent lot.

Grajek questioned the height of the building. Mr. Chouinard stated that the structure will be under the 25 feet. Figurski inquired about the lot coverage of this request. Akers stated that the lot coverage would be estimated at 37 percent. Petitioner was informed that if approved they would have to meet the lot coverage ordinance.

A call to the public was made with the following response: Mr. Akers stated that a letter was received from the Family Tree Doctor, Jeremy Hertz. Derek Dixon was present for his parents that live at 836 Pathway. He stated that his parents have concerns regarding saving the large oak tree that is located on their property that provides shade, cooling effect on the house and privacy. They are also concerned about the side yard setback and waterfront setback. It will not impact

their views, however, they will be closer to the water. Mr. Dixon bought an additional 10 feet on the side to protect the tree and his setback on the side. If the tree dies it could fall onto his home. There is enough room on this lot of 90 feet wide to construct a large home. It is reasonable to assume that they would like the setbacks upheld due to the size of the lot. The neighbor on the other side was granted a variance of 3 feet from the side property line.

Sue Measel, property owner, stated that if they tore the original structure down they would lose the appeal of the existing cottage.

**Moved** by Figurski, supported by Ledford to table case#14-17, 824 Pathway, until the July 15<sup>th</sup>, 2014 Zoning Board of Appeals meeting. **Motion passed.**

**14-18 ... A request by Brad Rondeau, 6919 W. Grand River, for a variance from the required wetland setback to construct a patio and walkway.**

Mr. Stan Schafer, Schafer Construction, was present for the petitioner.

Grajek questioned if the Department of Environmental Quality would require a permit. Akers stated the since there is no grading or work being done within the wetland that a permit would not be required.

Mr. Schafer stated that the original plan had a door with landing. When Lindhout and Associates designed the building it was designed for office use in the basement.

A call to the public was made with no response.

The Board stated that they are concerned about the building being new and now the petitioner is coming back for a variance already and the practical difficulty is self-created. The owner has chosen to build on this lot that is small and has wetlands. Grajek questioned if the petitioner could move the patio to the west side of the building. Mr. Schafer stated that there is a 10 or 11 foot difference in grade.

**Moved** by Figurski, **supported** by Ledford to deny case#14-15, 6919 W. Grand River, for a variance from the required wetland setback to construct a patio due to the adjacent wetlands and the practical difficulty is self-created. **Motion passed.**

**ADMINISTRATIVE BUSINESS:**

**Approval of Minutes:** **Moved** by Figurski, supported by McCreary to approve the May 20, 2014 Zoning Board of Appeals minutes with typographical corrections. **Motion passed.**

**2013 Annual Report Executive Summary:** Akers explained that the Zoning Ordinance will be updated in the fall. The Township would like the Zoning Board of Appeals feedback. The next couple of meetings discussions would be held to gather information for the Summary. The Zoning Board of Appeals discussed lakefront zoning issues with setbacks. It was recommended that Board members bring their concerns to the next board meeting to be included in the report.

**Correspondence:** Akers reviewed the amended ordinances in regards to Temporary Events and the Definitions portion of the ordinance.

**Township Board Representative Report:** Ledford stated that the Township Board complimented Akers on his performance.

**Planning Commission Representative Report:** Figurski stated that she was absent from the May Planning Commission meeting. Akers was in attendance. The planning commission approved a sketch plan for Champion Chevrolet and a site plan for a medical building located across from 6919 W, Grand River.

**Zoning Official Report:** Akers informed the Board of clean-ups that have been taking place in Suburban Mobile Home Estates and it was met with a great response.

**Member Discussion:** Grajek recommended a map being included in the packets and Figurski stated that she wondered if the Township Board approved McCreary and Grajek for renewal of their term. Ledford and McCreary thought they were approved.

**Moved** by Figurski, supported by Ledford, to adjourn the Zoning Board of Appeals meeting at 9:14 p.m.  
**Motion passed.**