

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 9, 2014
6:30 P.M.

MINUTES

Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:32 p.m. at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were as follows: Jerry Poissant, Marianne McCreary and Barbara Figurski. Also present was Township staff member Ron Akers. There were 12 persons in the audience.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of Agenda: **Moved** by Poissant, seconded by Figurski to approve the agenda as presented. **Motion passed.**

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

14-25 ... A request by Chilson Pointe LLC, 4666 Brighton Road, for a variance from the maximum allowable size of a detached accessory building to construct a detached accessory structure.

Mr. Joe Perri, Co-owner of Chilson Pointe LLC., was present for the petitioner. Mr. Perri informed the Board that he does have access to the parcel from a shared driveway according to the survey and title work. Mr. Perri also stated that due to the missing board members he would like to postpone the Board's decision until the March Zoning Board of Appeals meeting.

A call to the public was made with the following responses: Don Kroeyer, 4688 Brighton Road, stated that he is upset about the last minute tabling of this item. The access that Mr. Perri is referring to is for parcels 3 and 4. Mr. Perri is requesting the variance on parcel 1.

Stacy Kroeyer, 4688 Brighton Road, stated that Mr. Perri is selling the property for a strip mall. They have been taking care of the road for 15 years and plowing it. Mr. Perri has heavy equipment and she has young children. The tenants have been cutting and burning wood all year.

Moved by Poissant, supported by Figurski, to table case #14-25 until March 17th, 2015 Zoning Board of Appeals meeting at the petitioner's request. **Motion carried.**

14-30 ... A request by James Harmon, 4289 Sweet Road, for a variance from the maximum allowable size of a detached accessory building.

Mr. James Harmon was present for the petitioner. Mr. Harmon stated that he would like to construct an addition to store equipment and camper. He stated that the current size of his existing detached structure is 1200 sq.ft.

A call to the public was made with the following response: Ben Marhofer, 4179 Sweet Road, he is in support of this variance. He stated that it would make the neighborhood look better with the equipment stored in the structure.

Moved by Figurski, supported by Poissant to table case #14-30 until the January 13th, 2015 Zoning Board of Appeals meeting at the petitioner's request. **Motion carried.**

14-31 ... A request by Steve Schenck, Section 4, 4072 E. Grand River, for a variance to permit a temporary sign, which exceeds the allowable period of time. A temporary sign is allowed to be permitted and to exceed the number of times a business is allowed to use a temporary sign during its stay at the same location. Other street addresses at this parcel include: 4050, 4072, 4080, 4084, 4092, 4096, 4104, 4116, 4128, 4132, 4140, 4144, 4148, and 4160.

Mr. Steve Schenck, Owner of Liberty Tax Service was present for the petitioner. Mr. Schenck stated that 56% of their business is seen by the end of February. They are limited by signage at their location.

Moved by Poissant, supported by Figurski, to approve case# 14-31 for a temporary signage variance due to the unique nature of the business's seasonal period and the need to be more visible. Starting January 16th, 2015 thru February 8th, 2015 and resuming April 6th, 2015 thru April 15th, 2015 for a total of 35 days. **Motion carried.**

14-32 ... A request by Christian and Damian Karch, 5400 Brady Road, for a side yard setback variance to construct an addition onto an existing detached accessory building.

Mr. Christian and Mr. Damian Karch were present for the petitioner. Mr. Karch stated that they would like to construct an addition on to their existing detached accessory building. They would like to preserve the mature trees that are located on the lot. The property had been surveyed for easements.

Moved by Poissant, supported by Figurski, to approve case# 14-32 for a 13.5 foot side yard setback with a 26.5 foot variance to construct a 2100 sq. ft. addition due to the limitations on the property to building in a different location. **Motion carried.**

Administrative Business:

1. **Approval of minutes: moved** by Poissant, supported by Figurski, to approve the Oct. 21, 2014 Zoning Board of Appeals meeting minutes with typographical corrections. **Motion carried.**
2. **Correspondence:** Akers stated that the Board received information regarding ZBA training in their packets and to let him know if they are interested in attending.
3. **Township Board Representative Report:** Ledford was absent.
4. **Planning Commission Representative Report:** Figurski gave an overview of the November and December Planning Commission meetings.
5. **Zoning Official Report:** Akers stated that code enforcement is up to date and the Township has hired a part-time code enforcement officer who will start in January.
6. **Member Discussion:** Discussion was held regarding responsibility to making decisions in the public interest.
7. **Adjournment: moved** by Figurski, supported by Poissant, to adjourn the Zoning Board of Appeals meeting at 7:54 p.m. **Motion carried.**