

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 17, 2015
6:30 P.M.**

MINUTES

Chairperson 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 members and staff of the Zoning Board of Appeals were as follows: Marianne McCreary, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Also present was Township staff member Ron Akers. There was 1 person in the audience. Board of Appeals member Jerry Poissant was absent.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of Agenda: Moved by Figurski, seconded by Ledford 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.*)

15-02 ... A request by Allied Signs, Inc., at 3652 E. Grand River, for a variance to allow a wall sign which exceeds the maximum allowable size for a wall sign.

Patrick Stieber, Allied Signs, Inc., was present for the petitioner. He is also representing Harbor Freight. They are asking for a variance for a larger wall sign on the building due to the location of the setback of the building from the road. They do not feel what they are asking for is excessive or a detriment to the area. The building is setback further from the road than the other businesses in the area.

The Board members stated that they are concerned about the signage on the building being larger due to there is a monument sign on the road.

A call to the public was made with no response.

Moved by McCreary supported by Figurski to deny case#15-02, 3652 E. Grand River, for a variance to allow a wall sign which exceeds the maximum allowable size for a wall sign due to no substantial difficulty with the property and monument sign being located on the property and in compliance with the Zoning Ordinance. Additionally the application does not meet standards a and b in section 23.05.03 of the Genoa Township Zoning Ordinance. **Motion passed unanimously.**

Administrative Business:

1. **Approval of minutes: moved** by Figurski, supported by Ledford to approve the January 13th, 2015 Zoning Board of Appeals meeting minutes with typographical corrections. **Motion carried.**
2. **2014 Year End Report:** Akers stated that at the last board meeting the members wanted to wait a month so they could have time to review it. Dhaenens stated that he has noticed the number of variances in the Country Estates zoning district. The Board complimented Akers on the report.
3. **Correspondence:** Akers shared information to the Board from the MSU Extension in regards to court decisions that have occurred in regards to zoning issues and there is a Place Making Training course that would be available for the members to attend if they would like to attend with no cost to the Township.
4. **Township Board Representative Report:** Ledford stated at the last three meetings, the Board had to reestablish 3 polling places, reviewed and made amendments to the budgets, approved LSL Planning and discussed how the minutes would be published in the paper as a summary. The February 2 Board meeting was postponed until February 4th due to the weather. At that meeting they updated the FOIA policy, rerouted the Lake Edgewood Sanitary sewer around the pond, approval was granted for a company to paint the Oak Pointe Water Tower with no logo. At the February 16th meeting, the budget was reviewed again, Impact Assessment for Dewitt Radiators for a storage addition was approved, adopted an amendment to the zoning map per the Appeals court decision.
Planning Commission Representative Report: Figurski stated that at the last Planning Commission meeting Dewitt radiator was approved for a storage addition. Battery Solutions was withdrawn by the petitioner and the Bennigan's building was postponed until the next Planning Commission meeting.
5. **Zoning Official Report:** Akers stated Mr. Harmon who was denied at the last meeting will be removing the construction of the addition that was started in the spring. The Township is having more people coming in to inquire about starting projects; a permit was approved for Genoa Woods which is detached condos.
6. **Member Discussion:** McCreary stated that she is on the Public Policy Committee and at their meeting there was discussion regarding newspaper coverage of foreclosures and tax sales is going to be sent to a central location and that there is a movement to put all of the tax records online so that it can become universal all over the state.
7. **Adjournment: moved** by Figurski, supported by Ledford to adjourn the February 17th, 2015 Zoning Board of Appeals meeting at 7:30 p.m. **Motion carried**