

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 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, Jerry Poissant and Jeff Dhaenens. Also present was Township staff member Ron Akers. Figurski was absent. There were 2 people 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 McCreary, seconded by Ledford to approve the agenda with placing item #1 at the end of the agenda for discussion. **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.*)

15-03 ... A request by Carol and Jack Gatewood, 1022 S. Hughes Road, a variance from the maximum allowable building height, a variance from the required side yard setback and a variance from the maximum permitted projection into a required yard for an unroofed porch, in order to construct a single family dwelling.

Ted Maguran, 11037 Auburndale Street, Livonia, MI 48150, was present for the petitioner. Mr. Maguran has represented the petitioner in various construction projects for 25 years. He gave a brief overview of the requests that they are seeking. He stated that the parcel is 90 foot wide and it has a high water table. The petitioner is trying to achieve a beautifully aesthetic house.

Dhaenens stated that he is looking for a hardship with the land and the zoning as to why they cannot conform. Mr. Maguran stated that the petitioners are choosing to construct a home that would not create water problems since the water table is high by constructing a crawl space. McCreary questioned if the petitioners tried to conform within the setbacks when designing the structure and stay within the building envelope. Mr. Maguran stated that the home would have to be built on a slab if he tried to stay within the height requirements.

Dhaenens and Ledford recommended that the petitioner request to be tabled until next meeting to give the owners time to take into consideration of the Board's recommendations due to the Board struggling to find a hardship with the property also due to the petitioner has to come back to the next meeting for the waterfront variance.

A call to the public was made with the following response: 2650 Springhill Drive, stated that they are an elderly couple building on a slab and that would be out of the question for someone with arthritis.

Moved by Ledford, supported by McCreary to table case# 15-03, 1022 Hughes Road, until the next regularly scheduled meeting which is April 21, 2015 per petitioner's request. **Motion passed.**

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.

Akers stated that he had a discussion with the Planning Director to find if there were any time stipulations on the variance requests with regards to postponing and Akers recommended postponing decision on the case with an end date for when a decision will be made.

Moved by Poissant, supported McCreary to table case #14-25, until the April 21st, 2015 meeting with the condition that a decision will be made at that meeting regardless if the applicant is present or not. **Motion passed**

Administrative Business:

1. **Approval of Minutes:** **Moved** by McCreary, supported by Ledford to approve the February 17, 2015 Zoning Board of Appeals meeting minutes with typographical corrections.
2. **2014 Year End Report Executive Summary:** Akers stated that he compiled the Executive Summary after the comments from the last meeting. Akers gave a brief overview of the 2014 Year End Executive Summary. **Moved** by Ledford, supported by McCreary to accept the 2014 Year End Executive Summary with minor corrections. **Motion passed.**
3. **Correspondence:** Akers stated that included in the packet is information from Mr. Schindler that will keep the members apprised of zoning and planning issues.
4. **Township Board Representative Report:** Ledford stated at the March 2, 2015 Board meeting, the budget was reviewed and March 16, 2015 Board meeting, several changes were approved to the budget including salary increases, and a cable franchise agreement with Comcast was approved.
5. **Planning Commission Representative Report:** The March Planning Commission meeting was canceled due to lack of agenda items.
6. **Zoning Official Report:** Akers stated that as soon as the weather turned warmer the permits and calls have picked up. The new ordinance officer has been doing a great job with ordinance violation and signs. Akers is finalizing the CIP and they are looking at doing a joint meeting on March 30, 2015. Akers and Poissant attended a meeting regarding the legal views for the Zoning Board of Appeals and on Finding of Fact included in the decisions and motions.

7. **Member Discussion:** McCreary questioned if anything could be added to our policy and procedures in regards to postponing variance requests. Akers stated that there has not been many instances that it has occurred.
8. **Adjournment: Moved** by Ledford, supported by McCreary to adjourn the March 17th, 2015 Zoning Board of Appeals meeting at 7:30 p.m. **Motion passed.**