

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 8, 2015, 6:30 P.M.**

MINUTES

Call to Order: Vice-Chairperson McCreary 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: Barb Figurski, Marianne McCreary, and Jean Ledford. Absent were Jeff Dhaenens and Jerry Poissant. Also present was Township staff member Amy Ruthig. There were 2 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 Figurski, seconded by Ledford to approve the agenda as submitted. **Motion carried unanimously.**

Call to the Public: A call to the public was made with no response.

15-29 ... 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 this is the 7th time requesting a variance. Their office is set back off the road and the visibility is key to their business. He stated that their business is the only seasonal business located in the plaza. They are limited by signage at their location.

Ledford questioned if the business has picked up since they opened. Mr. Schenck stated that they do not have a number on how many customers come in due to the signage. McCreary inquired as to when the lease is up for their location. Mr. Schenck stated that it is due to renew in 2017.

Moved by Figurski, supported by Ledford, to approve case #15-29 for Liberty Tax at Country Corners, 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 15th, 2016 thru February 8th, 2016 and resuming April 6th, 2015 through April 15th, 2016 for a total of 35 days. Finding of fact is Article 25.03.03 a,b,c,d of the Zoning Ordinance. **Motion carried unanimously.**

Administrative Business:

1. Approval of the October 20th Zoning Board of Appeals meeting minutes with one typographical correction. **Moved** by Figurski, seconded by Ledford. **Motion carried unanimously.**
2. **Correspondence:** Ruthig supplied the Board with information regarding House Bill #5041 with regards to non-conforming structures.
3. **Township Board Representative Report:** Ledford stated at the last Township Board meeting on December 7th, 2015 the following took place: Approval of Master Plan Update, approval of Resolution #1 and #2 for Sunrise Park Road Assessment, approval of selling property on Hughes Road for what the Township paid for it, approval to purchase a Vector truck for the Utility Department, decision was made to opt out of SELCRA, and discussion was had regarding bill payment policy and board meeting cancelations.
4. **Planning Commission Representative Report:** Figurski stated that the Planning Commission approved 4 outside pavilions for the Chaldean Catholic Order on McClements Road and the December Planning Commission was canceled due to lack of agenda items.
5. **Zoning Official Report:** Ruthig stated that Sharon Stone Francis, Code Enforcement Officer, has been instated at full time.
6. **Member Discussion:** McCreary informed the board of changes for the Tax Tribunal adding an appraiser and extending time for filing. McCreary also informed the board on House Bill #4173 in regards to amendments for property sales tax.
7. **Adjournment:** **Moved** by Ledford, seconded by Figurski, to adjourn the meeting at 7: 02p.m. **Motion carried unanimously.**

Respectfully submitted:

Amy Ruthig