

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
November 15, 2016, 6:30 PM**

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:33 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Jeff Dhaenens, Marianne McCreary, Jean Ledford, Barb Figurski, Dean Tengal, and Amy Ruthig, Zoning Administrator.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Moved by Figurski, seconded by McCreary, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public: The call to the public was made at 6:34 pm with no response.

1. **16-32...A request by Brian Lahaie, 2862 Stanwood Place, for rear and side yard variances in order to build an attached garage addition to an existing home.**

Chairman Dhaenens stated that the applicant has asked to have his request withdrawn.

Moved by Figurski, seconded by Ledford, to withdraw Case #16-32 for 2862 Stanwood Place as requested by the applicant. **The motion carried unanimously.**

2. **16-36...A request by Ray Johnson, 4821 Pinehurst Court, for a rear yard variance to construct an addition to an existing home.**

Mr. Johnson was not present. Mr. Chris Ouellette of 11648 Maxfield Lane, Hartland, was present to represent the applicant. He stated that Mr. Johnson would like to remove the existing porch and put the addition in that location. The variance is needed due to the location of the existing home on the lot.

Chairman Dhaenens noted that the site was not staked so the Board Members were unable to see where the addition is proposed and this item will need to be tabled this evening.

Moved by McCreary, seconded by Ledford, to table Case #16-36 for 4821 Pinehurst Court for a rear yard variance to construct an addition to an existing home until the December 13, 2016 ZBA meeting. **The motion carried unanimously.**

Administrative Business:

1. Approval of minutes for the October 18, 2016 Zoning Board of Appeals Meeting

Board Member McCreary advised her statement regarding Senator Joe Hune and the Right to Farm Act should read, ".....Senator Joe Hune is **proposing changes to the legislation to the Right to Farm Act**". Additionally, the fifth bullet point of the motion for Case #16-28 should state, "...exemptions from local zoning for agricultural uses, including keeping of **livestock**".

Moved by Figurski, seconded by McCreary, to approve the October 18, 2016 Zoning Board of Appeals Meeting minutes as corrected. **The motion carried unanimously.**

2. Correspondence – Ms. Ruthig had no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board Meeting of November 7, 2016.
4. Planning Commission Representative Report – Board Member Figurski gave a review of the Planning Commission meeting of November 14, 2016.
5. Zoning Official Report
Ms. Ruthig advised that the home of a previously-approved variance has been sold and the new owner would still like to add the addition; however, they would like to change its location slightly. Less of a variance would be needed, but it would not be contained in the same footprint. One of the conditions of the variance approval was that it would be placed in the footprint presented. All Board Members feel that allowing the addition to be slightly out of the originally-proposed footprint should be allowed.
6. Member Discussion
Members discussed various Township and Zoning Board of Appeals items.
7. Adjournment

Moved by Figurski, seconded by Ledford, to adjourn the meeting at 7:29 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary