

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 18, 2018 - 6:30 PM**

MINUTES

Call to Order: Vice-Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Jean Ledford, Marianne McCreary, Bill Rockwell, Greg Rassel, Michele Kreutzberg, and Amy Ruthig, Zoning Official. Absent was Dean Tengel.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Vice Chairman McCreary noted that Case #18-35 will not be held this evening at the direction of the Township Attorney.

Moved by Board Member Ledford, seconded by Board Member Rassel, to approve the agenda with the removal of Case #18-35. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:31 pm with no response.

1. 18-34... A request by Vinyl Sash of Flint, 1053 Sunrise Park, for a waterfront variance to enclose an existing deck.

Ms. Mary Neaton, the property owner of 1053 Sunrise Park, stated she would like to enclose her existing deck to create more living space for her and her mother. Her mother cannot go upstairs.

Mf. Robert Boss, the President of Vinyl Sash, provided details of the proposed sunroom, describing the materials that would be used. There is 24 inches of siding around the bottom and then the remaining area would be windows. Only the footprint of the

existing deck will be enclosed. He noted that the existing deck does not meet code for the windows and door walls so it will be removed, rebuilt, and then enclosed.

This home was always used as only a summer home and she is now using it full time. She has done many things to make it more usable in the winter, and enclosing the deck is one of those things. She noted that her neighbors have enclosed porches and they are in support of her request. She will not be negatively affecting their views.

The call to the public was made at 6:54 pm with no response.

Vice-Chairman McCreary noted that two letters of support were received. One from John Hull of 1065 Sunrise Park and the other from Michael P. Suciu of 1071 Sunrise Park.

Board Members discussed if this request meets the four criteria for granting a variance. It is self-created; however, there are other homes in the area that have enclosed porches and sunrooms and are the same, or less, distance from the lake. Mr. Boss agreed that the next door neighbor has a sunroom and it is in line with what Ms. Neaton is proposing.

The applicant was asked if she would consider making the enclosed porch smaller, thus requiring a less variance. Ms. Neaton would agree to a smaller room.

Moved by Board Member Rassel, seconded by Board Member Ledford to deny Case #18-34 due to the following findings of fact:

- Strict compliance with the setbacks does cause the applicant to be unable to construct the addition.
- The need for the variance to construct the addition is self-created.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

A call to the public was made to see if anyone was in attendance in regards to the deleted Agenda item #2 with no response.

Administrative Business:

1. Approval of the minutes for the November 14, 2018 Zoning Board of Appeals Meeting.

Moved by Board Member Rockwell, seconded by Board Member Rassel, to approve the November 14, 2018 Zoning Board of Appeals Meeting minutes as presented. **The motion carried unanimously.**

2. Correspondence – There were no correspondence this evening.
3. Township Board Representative Report - Board Member Ledford provided a review of the Township Board meetings held on December 3 and December 17, 2018.
4. Planning Commission Representative Report – Board Member McCreary stated there was no Planning Commission meeting in December.
5. Zoning Official Report – Ms. Ruthig had nothing to report.
6. Member Discussion - There were no items discussed this evening.
7. Adjournment

Moved by Board Member Ledford, seconded by Board Member Rockwell, to adjourn the meeting at 7:24 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary