

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 21, 2020 - 6:30 PM**

**MINUTES**

**Call to Order:** Chairman Rassel 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: Greg Rassel, Michelle Kreutzberg, Jean Ledford, Bill Rockwell, and Amy Ruthig, Zoning Official. Absent was Marianne McCreary.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Introduction:** The members of the Board introduced themselves.

**Approval of the Agenda:**

**Moved** by Board Member Ledford, seconded by Board Member Rockwell, to approve the agenda as presented. **The motion carried unanimously.**

**Call to the Public:**

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

**New Business**

1. 20-01 ... A request by Tim Chouinard, 941 Sunrise Park, for front and rear yard setback variances to construct an addition to an existing home.

Mr. Chouinard was present. The homeowners have four children and a home office. The home currently has three bedrooms. The variance for the rear yard is just to extend the second story, which will be equal to the existing setback. The front yard setback is required for extra storage.

Board Member Rockwell stated that the reasons for the two variances very clear on the application and the plans.

The call to the public was made at 6:33 pm with no response.

**Moved** by Board Member Ledford, seconded by Board Member Kreutzberg, to approve Case #20-01 for 941 Sunrise Park Drive by applicant Tim Chouinard and property owner David Kniivila for a front-yard variance from the required 35 feet to 29.8 feet and maintain the same rear-yard setback variance of 36.7 for the second story in order to construct an addition to an existing home based on the following findings of fact:

- Strict compliance with the front and rear yard setbacks would prevent the applicant from constructing the proposed addition. The request is the least necessary to provide substantial justice and granting of the requested variances is necessary for the preservation and enjoyment of the property.
- The exceptional or extraordinary condition of the property is the shallow depth of the lot with the location of the platted park bordering a portion of the rear of the property. The front and rear yard variances would make the property consistent with other properties in the vicinity.
- The need for the variances was not self-created.
- The granting of these variances will not impair an adequate supply of light and air to adjacent properties 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 Genoa Township.
- The proposed variances would not have an impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.

**The motion carried unanimously.**

**Administrative Business:**

1. Approval of the minutes for the December 17, 2019 Zoning Board of Appeals Meeting.

**Moved** by Board Member Rockwell, seconded by Board Member Ledford, to approve the minutes from the December 17, 2019 Zoning Board of Appeals Meeting as presented. **The motion carried unanimously.**

3. Correspondence – Ms. Ruthig stated there is a new alternate member to the ZBA, Craig Fons. He is the previous owner of Fonson Construction.
4. Township Board Representative Report - Board Member Ledford provided a review of the January 6, 2020 Board Meeting.
5. Planning Commission Representative Report – Ms. Ruthig stated the January Planning Commission was canceled.
6. Zoning Official Report – Ms. Ruthig had nothing to report.
7. Member Discussion - There were no items to discuss this evening.
8. Adjournment - **Moved** by Board Member Ledford, seconded by Board Member Kreutzberg, to adjourn the meeting at 6:52 pm. **The motion carried unanimously.**

Zoning Board of Appeals Meeting  
January 21, 2020 Approved Minutes

Respectfully submitted:

Patty Thomas, Recording Secretary