

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
January 18, 2022 - 6:30 PM**

MINUTES

Call to Order: Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 6:31 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Marianne McCreary, Bill Rockwell, Michelle Kreutzberg, and Amy Ruthig, Zoning Official. Absent were Jean Ledford and Craig Fons.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Election of Officers:

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to nominate Board Member Rassel for Chairman. **The motion carried unanimously.**

Moved by Board Member Rockwell, seconded by Board Member Kreutzberg, to nominate Board Member McCreary for Vice-Chairperson. **The motion carried unanimously.**

Introduction: The members of the Board and staff introduced themselves.

Approval of the Agenda:

Moved by Board Member McCreary, 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 6:34 pm with no response.

1. 22-01...A request by Chestnut Development LLC, located at the corner of Chilson Road and Chestnut Springs Drive, for an extension to a condition placed on a previously denied sign variance.

Mr. Scott Brock from Cooper and Riesterer, the attorney for the applicant was present. He provided a review of the variance issues. They have made changes to the height of the sign so it now meets the ordinance; however, they are working on the setback issue. They are proposing to change the property boundaries so that the sign would then be in compliance with the ordinance. In order to accomplish this, they are requesting an extension to the 60-day requirement to have the sign brought into compliance and meet the conditions of the ordinance.

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The Board discussed, if this was approved this evening, how much of an extension should be given to the applicant to bring the sign into compliance, noting that this item will need to be reviewed and approved by the Township Attorney. Board Member McCreary would like a specific timeframe to be put on any approval this evening. She would also like a performance guarantee submitted.

Board Member McCreary does not believe this would infringe on any of the property owners' rights; however, she would have preferred it to have been done much sooner than now. Mr. Brock stated the applicant misunderstood. He thought that since he was working on the remedy and working with Staff, they did not need to return to the ZBA for an extension.

The call to the public was made at 6:58 pm with no response.

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve Case #22-01 for Chestnut Development located at the corner of Chilson and Chestnut for an extension to a condition placed on a previously-denied variance for a period of no more than 30 days, unless there are conditions required by the bylaws of the condominium association that would require notice to the co owners. In that case, Township Staff has the permission to approve any extension necessary. This approval is conditioned upon the following:

- The applicant agrees to pay a fee of \$500 for the Township's legal counsel to review the addendum, which is included in the packet dated 1/18/22.
- The applicant will sign a performance guarantee in an amount determined by Staff for removal of the sign if the conditions of the extension are not met.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the October 19, 2021 Zoning Board of Appeals meeting.

Needed changes were noted.

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve the minutes of the October 19, 2021 meeting as corrected. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig provided the Board with the meeting dates and submittal deadlines for 2022.

There will be five cases on the February meeting agenda.

3. Member Discussion

There were no items to discuss this evening.

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4. Adjournment - **Moved** by Board Member McCreary, seconded by Board Member Rockwell, to adjourn the meeting at 7:16 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary