

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
September 17, 2024 - 6:30 PM**

**MINUTES**

**Call to Order:** Acting Chairperson Rockwell called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Michele Kreutzberg, Craig Fons, Jean Ledford, Alternate ZBA member, Matt Hurley, Bill Rockwell and Carrie Aulette, Zoning Official. Absent was Marianne McCreary.

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

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

**Conflict of Interest:** None

**Approval of the Agenda:**

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

**Call to the Public:**

The call to the public was made with no response.

**OLD BUSINESS:**

1. 24-25... A request by Gerald Delyon, 7022 Lindsey, for a side yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a detached accessory building.

Mr. and Mrs. Delyon was present along with their contractor Brian Goodman. Mr. Delyon stated they are seeking to construct a new detached accessory building due to a tree falling on their existing shed. The old shed was in the flood plain, the new building would not be in the flood plain and located on the flattest part of the parcel. Mr. Goodman stated the hardship with the land is in the topography and the easements on the property. The building in this location would fit with the neighborhood and would be slightly visible from the road. In this location, the land preparation would be limited to skimming the land and placing the building.

Board Member Kreutzberg asked for confirmation from Livingston County and Genoa Township that no other easements exist on the property. Mr. Goodman stated all easements are shown as confirmed by a certified copy from the Drain Commissioner's Office.

Board Member Ledford stated her concern regarding the applicant not addressing the concerns of Member Fons from the August 20, 2024 meeting regarding the construction drawings and

survey being in the same plan. She does not believe the applicant has provided what Member Fons has requested.

Board Member Fons stated he visited the site and ran tape according to the site plan provided and the measurements were not accurate. He asked for clarification regarding the manhole cover location, Mr. Goodman was able to clarify for Member Fons.

A call the to public was made with no response.

**Moved** by Board Member Kreutzberg, supported by Board Member Fons, to approve Case #24-25 for Gerard and Diane Delyon of 7022 Lindsey Drive, for a side yard setback variance to construct a detached accessory building as presented with the following conditions: the building shall be guttered with downspouts and shall adhere to all other zoning requirements. Yays: Fons, Kreitzberg, Rockwell, and Hurley. Nays: Ledford **The motion carried 4 - 1**

#### NEW BUSINESS:

2. 24-26... A request by Shelley Sullivan, 5310 Pentwater Dr., for a rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a deck with a pergola.

Ms. Sullivan was present and stated she would like to re-deck her existing deck and add a pergola, but her existing deck is non-conforming and was approved by Genoa Township some 20 years ago. The scope of work would include an additional wood deck and patio to be constructed. The project would not encroach into the easement to the South.

The call to the public was made with response from neighbors Anthony Pucci of 5304 Pentwater Dr. and Raymond Kunik of 5316 Pentwater Dr. who are in favor of improvements their neighbor is seeking. Both neighbors believe it would add value to the home and neighborhood.

No other call to the public was received.

**Moved** by Board Member Ledford, supported by Board Member Kreutzberg, to approve Case #24-26 a request by Shelley Sullivan, 5310 Pentwater Dr., for a rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a deck with a pergola as presented to the board with the following conditions: applicant shall adhere to all other zoning requirements. **The motion carried unanimously**

3. 24-27... A request by The Salvation Army, 2464 Dorr Road, for non-use variance and any other variances deemed necessary by the Zoning Board of Appeals, to operate a nonprofit to assist those with special needs.

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Applicant was present along with their Attorney and Architect. The applicant's Attorney stated they were granted approval from the Township board at their March 4, 2024 regular meeting and the Planning Commission at their regular meeting February 12, 2024 as a part of this project. The attorney also stated they concur with the Zoning Official, granting the variance would benefit the community and while it is zoned industrial and located near a residential area the normal hours of operation would be 9 to 5pm and would not have an adverse effect on the surrounding properties.

The call to the public was made with no response.

**Moved** by Board Member Kreutzberg, supported by Board Member Ledford, A request by The Salvation Army, 2464 Dorr Road, for non-use variance and any other variances deemed necessary by the Zoning Board of Appeals, to operate a nonprofit to assist those with special needs, applicant shall adhere to all other zoning requirements. **The motion carried unanimously**

**Administrative Business:**

1. Approval of minutes for the August 20, 2024 Zoning Board of Appeals meeting.

**Moved** by Board Member Ledford, supported by Board Member Kreutzberg, to approve the minutes of the August 20, 2024 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be one new item on the October agenda.

3. Member Discussion

There was Member discussion.

4. Adjournment

**Moved** by Board Member Ledford, supported by Acting Chair Rockwell, to adjourn the meeting at 7:27 pm. **The motion carried unanimously.**

Respectfully submitted:

Jessica Buttermore, Recording Secretary

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