

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
November 19, 2024 - 6:30 PM**

MINUTES

Call to Order: Chairperson McCreary 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: Bill Rockwell, Craig Fons, Marianne McCreary, Jean Ledford, Michele Kreutzberg, and Carrie Aulette, Zoning Official.

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 Kreutzberg, supported by Board Member Ledford, 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.

Chairperson McCreary reviewed the criteria necessary for a variance to be approved.

NEW BUSINESS:

1. 24-28 A request is being made, by Jeffrey A. Adams of 5239 Wildwood for a rear (waterfront), road, and side yard setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to construct an accessory structure.

Mr. Adams of 5239 Wildwood stated he would like to build a two-story garage next to his existing home. There are size constraints with his property. He would have to make the garage smaller in order to meet the setback and lot coverage requirements.

Chairperson McCreary does not feel that this is the least amount that can be requested. None of the properties to the west of the applicant's property do not have garages. She is not in favor of granting these variances. The side yard setback is too close to the neighbor, the lot is already small so she does not agree with more lot coverage, and she is not in support of having the building go closer to the lake.

Genoa Township Zoning Board of Appeals Meeting
November 19, 2024
Approved Minutes

Mr. Adams is willing to make concessions to the size of the building in order to get approval for a garage.

Board Member Kreutzberg questioned if the fire code requires a fire wall or larger setbacks due to cars being parked inside the garage. Ms. Aulette stated she spoke to the Livingston County Building Department and they do not have concerns with the distance between the two buildings. This is not the least necessary and four variances are excessive.

Board Member Rockwell questioned if the garage could be attached to the house so it is further from the neighbor and the lake. Mr. Adams stated it would be difficult to attach it to the house. The chimney is on that side and there are windows on that side of the house.

Board Member Fons agrees that the footprint is too large. It is not the least amount necessary. He does not recommend it be moved closer to the house if it cannot be connected. He suggested making the garage smaller and moving it closer to the road.

The call to the public was made at 6:55 pm with no response.

Mr. Adams requested to have the item tabled this evening so he can revise the plans and return.

Moved by Board Member Kreutzberg, supported by Board Member Fons, to table Case #24-28 for Jeffrey Adams of 5239 Wildwood. **The motion carried unanimously**

Administrative Business:

1. Approval of minutes for the October 22, 2024 Zoning Board of Appeals meeting.

Moved by Board Member Ledford, supported by Board Member Rockwell, to approve the minutes of the October 22, 2024 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be one item on next month's agenda.

Ms. Aulette stated that the drive thru coffee shop that was approved on Latson Road is now being requested to be a restaurant with a drive thru. Staff is asking if they need to come before the Zoning Board of Appeals again. The board would like to have the applicant return to them.

Genoa Township Zoning Board of Appeals Meeting
November 19, 2024
Approved Minutes

3. Member Discussion

Ms. Ledford read the resolution that was given to Supervisor Rogers, Clerk Skolarus, and Trustees Croft, Ledford, Dhaenens, and Diana Lowe at the meeting last night. The new members will be sworn in on Wednesday at 12 pm.

All of the board members thanked Jean for her service. She is appreciated and will be missed.

Chairperson McCreary attended a Brown Bag Lunch where they spoke about allowing livable accessory structures. She is in favor of this.

4. Adjournment

Moved by Board Member Kreutzberg, supported by Board Member Rockwell, to adjourn the meeting at 7:23 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary