

GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MARCH 20, 2011  
6:30 P.M.

AGENDA

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m.)*

1. 11-24...A request by M. Krug L.L.C., Sec. 6, 2798 E. Grand River, for a front yard variance to construct a quick oil change building.
2. 12-03...A request by Christine Reum, Sec. 11, 1856 Hughes Road, for a size variance and a side yard variance to construct an addition to an existing non-conforming structure and to construct a new detached accessory structure.
3. 12-04...A request by Mike Biliskov, 4556 Bauer Road, Sec. 26, for a side yard variance to construct an addition.
4. 12-05...A request by John Alder, Sec. 14, 6836 Mahinske Drive, for a side and front yard variance to construct an addition.

**ADMINISTRATIVE BUSINESS:**

- A. ***Approval of minutes for the January 18, 2012 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**MARCH 20, 2012**  
**CASE #11-24**

**PROPERTY LOCATION:** 2798 E. Grand River

**PETITIONER:** M. Krug Ford Investments, L.L.C.

**ZONING:** GCD (General Commercial District)

**WELL AND SEPTIC INFO:** Water and sewer

**PETITIONERS REQUEST:** Requesting a front yard variance to construct a new quick oil change building.

**CODE REFERENCE:** Table 7.03.01 – Dimensional Standards - GCD (General Commercial District)

**STAFF COMMENTS:** Please review the attached information from the Planning Staff and the minutes from the Planning Commission meeting.

	Front	One Side	Other Side	Rear	Parking Lot	Height
Setbacks of Zoning	70	10	10	40	10	35
Setbacks Requested	45					
Variance Amount	25					

**GENOA TOWNSHIP APPLICATION FOR VARIANCE**

2911 DORR RD. BRIGHTON, MI 48116

(810) 227-5225 FAX (810) 227-3420

Case # 11-24

Meeting Date: 1-18-12

**PAID Variance Application Fee** (\$125.00 for residential - \$300.00 for commercial/industrial)

**Copy of Paperwork to Assessing Department**

**Article 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)**

Applicant/Owner: M. Krug Investments L.L.C.

Property Address: 2798 E. Grand River Ave., Howell Phone: 517-546-2250

Present Zoning: GCD Tax Code: 4711-06-200-103

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: Front Setback - Required = 70 Proposed = 44.95'

2. Intended property modifications: Construct facility for routine vehicle maintenance.

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) Due to an overhead utility corridor crossing through the southern portion of the site, the building has to be moved towards Grand River to be away from the overhead wires.

b. Other (explain) \_\_\_\_\_

**Variance Application Requires the Following:**

**Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: Will need 8 copies of any drawings larger than 8112 and 14 in size.**

- o **Waterfront properties must indicate setback from water for adjacent homes**
- o **Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting**
- o **Petitioner (or a Representative) must be present at the meeting**

Date: 11/10/2011 Signature: \_\_\_\_\_

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.**

**After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.**

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
MARCH 12, 2012  
6:30 P.M.**

**MINUTES**

**CALL TO ORDER:** The meeting of the Genoa Charter Township planning Commission was called to order at 6:31 p.m. Present constituting a quorum were Barbara Figurski, Chairman Doug Brown, John McManus, Lauren Brookins, and Diana Lowe. Also present were Township Planner Kelly VanMarter and Brian Borden of LSL.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**APPROVAL OF AGENDA:** Upon motion by Barbara Figurski and support by John McManus, the agenda was approved as submitted. **Motion carried unanimously.**

**CALL TO THE PUBLIC:** (*Note: The Board reserves the right to not begin new business after 10:00 p.m.*)

**OPEN PUBLIC HEARING # 1... Review of special use application, impact assessment and site plan for a proposed 4,894 sq.ft. oil change facility located at 2798 E. Grand River, Howell. Sec. 6., petitioned by M. Krug Investments.**

Dan Retherford of Krug Ford, Andy Klein of Rand Construction, and Brent LaVanway of Boss Engineering addressed the Planning Commission regarding the petition.

Mr. Klein presented the proposed building materials to the Planning Commission and gave a rough overview of the proposed building's exterior.

Brian Borden of LSL reviewed his letter dated March 6, 2012. The property in question is actually two contiguous parcels. The zoning ordinance and use requirements have a minimum frontage requirement for this type of use. This parcel does not meet that requirement alone, but when joined with the other parcel it does. Mr. Borden suggested that the applicant is willing to join those two parcels.

The zoning and buffer requirement for this parcel has a substantial setback. The vegetation there is mature and mostly deciduous. The applicant is seeking that the existing vegetation be retained. The petitioner admits there is no buffer

between the fence and where the cars are parked. Some of these are new vehicle, some used, and some employee vehicles.

Chairman Brown discussed the letter received from Chilson Hills Homeowners Association today. The petitioner agreed to review the letter and whether they would be willing to install a buffer zone to assist with noise control. The petitioner indicated that the berm was knocked down because of lot theft. The petitioner asked if the buffer would alleviate the issue with lighting and exhaust fumes. Chairman Brown indicated that he felt it may. The petitioner also indicated a willingness to meet with some representatives of Chilson Hills Homeowners Association to work out a mutually agreeable plan. Ms. Murphy from the Association was present and indicated that if Mr. Retherford met with their Board, it would be helpful.

The petitioner responded to some of the other issues listed in the Chilson Hills letter of March 12, 2012. He feels that the issues regarding parking and the Quick Lane oil change aren't realistic. The oil change cars would not be left overnight. Noise control and pollution would not be increased because the vehicles would not be near the back of the lot.

Brian Borden indicated that the building is encroaching onto the setback. The applicant has acknowledged this and plans to address it before the ZBA. He also addressed the parking and how it encroaches into the required setback. The petitioner will provide the documentation in the impact statement.

Brian Borden addressed the proposed materials for the building. The parking lot is on three sides of the building pursuant to the drawings. The material requirements are met on the front side of the building. The west side and rear of the building do not meet the material restrictions. The ordinance requires architectural detail and/or design features. Chairman Brown and the Planning Commission did not voice any objections to the plan as submitted as it relates to the building materials proposed.

The proposed loading zone was discussed. It is deficient in size by approximately three feet. The Planning Commission has the authority to modify that requirement. The petitioner indicated that the overhead wires were taken into account when determining the size. The Planning Commission is willing to allow the current size to remain.

The greenbelt plantings are insufficient due to parking and the sidewalk on the north side. There is room to do a hedgerow and the petitioner is proposing to install one. This must be cleared with MDOT prior to installing it. Brent LaVanway from Boss Engineering indicated that the shrubs are the only reason for contacting MDOT and therefore, he does not believe this needs to be done. He was concerned that MDOT will require more changes to be made to parking, etc. The Planning Commission suggests that the petitioner contact MDOT.

Waste receptacles were addressed. No proposed enclosure is on the plan. The applicant claims it is shared with existing receptacles on the dealership portion of the property. These are currently located at the southeast corner of the property.

Lighting was discussed by Brian Borden. The petitioner is willing to install lower wattage bulbs as the current bulbs burn out in an effort to lessen the light that is created on this site. The petitioner will explore this prior to meeting with the Chilson Hills Board. The petitioner will look into which light is shining into a home and will take steps to correct that.

The second wall sign request was addressed. This is discretionary. The petitioner believes that the view from the west is not clear and therefore, they would request an additional sign on that side. This is standard signage from Ford. The total square footage is less than what is permitted for the first sign. They will add this to the environmental impact statement.

Tesha Humphriss reviewed the February 28, 2012 letter from Tetra Tech. As it relates to storm water, a full site plan approval could be done or nothing could be done. The argument to review the entire site is that this is a substantial change to the site and they are changing the impervious area and changing the pipes. Alternately, the argument to do nothing is that they are decreasing the impervious area and there is no evidence of flooding. She believes the petitioner should do the existing calculations for the pond and bring it to current standards. She feels this is a compromise that both sides could live with. She addressed the proposed outlet of the storm sewage and water pipe. The water needs to be dissipated and slowed down. A sedimentation basin or something to slow the water should be installed at the pond. The petitioner agreed to do that. The proposed sanitary sewage system lead was discussed. The petitioner indicated the specifics of that would be provided during construction plan reviews.

Brent LaVanway from Boss Engineering agreed to provide the calculations for the basin that Tesha Humphriss needs. The petitioner will provide documentation of what they plan to do for storm water drainage. They will add it to the construction detail plans. The petitioner has not provided the profile views regarding utilities to the Township yet. They will do so within the construction details. The Township Engineer would prefer to see all of these on the site plan.

The Brighton Fire Department letter of March 2, 2012 indicates that their concerns have all been addressed.

The impact assessment was reviewed. Most of the concerns of the Planning Commission were addressed earlier this evening. The petitioner should delete the portion of E that discusses Genoa Township's site plan review process controlling fumes, vibration and smoke.

The PIP should be changed to reflect Livingston County Sheriff Department and Brighton Fire Department.

The self certification will be signed and submitted to the Township.

Ms. Murphy of Chilson Hills addressed the Planning Commission. She expressed hopes that the issues of noises, lighting and fumes are seriously considered and addressed by the Planning Commission.

**Planning Commission disposition of petition**

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment dated 2-21-12.
- C. Recommendation of Site Plan dated 2-21-12.

**Motion** by Diana Lowe to recommend the approval of the special use application subject to:

- 1. Approval of the impact assessment and site plan;
- 2. Compliance with the Brighton Area Fire Department letters of 11/29/2011 and 3/2/2012;
- 3. ZBA approval of the front setback variance;
- 4. The petitioner combines the two existing lots;
- 5. Compliance with article 19.03.

Support by Barbara Figurski. Motion carried unanimously.

**Motion** by Barbara Figurski to recommend approval of the impact assessment, subject to:

- 1. The PIP plan dated 3/1/12 is to be attached with the corrections as noted;
- 2. Approval of the special use application.

Support by Diana Lowe. Motion carried unanimously.

**Motion** by Diana Lowe to recommend approval of the site plan, subject to:

- 1. Approval of the special use application and impact assessment;
- 2. The petitioner is going to work with the Township to develop a buffering plan on the south side of the site;
- 3. Modification of the loading area;
- 4. Additional sign due to visibility;
- 5. Applicant will work with MDOT at their discretion regarding the shrubbery row;
- 6. The lighting for the Quick Lane facility will meet the zoning ordinance;

7. Agreement by the petitioner to "bank" property that may be used in the future for a dumpster;
8. The petitioner will work with the homeowners association to reduce current candle power of current site as the bulbs need to be replaced;
9. The petitioner will adjust the lighting that is shining directly into a residential home;
10. The petitioner obtains a variance from the ZBA;
11. That construction details are put on the site plan;
12. That the petitioner comply with the Tetra Tech letter. Under #1, petitioner to complete calculations to determine necessary land to determine future storm water detention and conveyance in the form of a recordable easement. Under #2, they will provide a method for dissipation of water. Under #4, they will provide a swail to direct water away from the existing shed; and
13. The petitioner adheres to 24.10 regarding parking.

Support by Barbara Figurski. Motion carried unanimously.

**Administrative Business:**

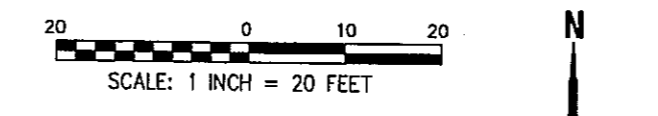
- *Staff report. Kelly VanMarter updated the Planning Commission as to possible agenda items for the April meeting.*
- *Approval of February 13, 2012 Planning Commission meeting minutes. Barbara Figurski. Support by John McManus. Motion carried unanimously.*
- *Member Discussion*

Adjournment. Motion by John McManus to adjourn the meeting. Support by Barbara Figurski. Motion carried unanimously. Motion adjourned at 8:35 p.m.

Kristi Cox



PROPOSED (PR)	EXISTING (EX)	
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARYARD STRUCTURE
ES	ES	END-SECTION STRUCTURE
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
MH	MH	MANHOLE
IN	IN	INLET / CATCHBASIN
ES	ES	FLARED END-SECTION
GV	GV	GATE VALVE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
F	F	FENCE
S	S	SIGN
NP	NP	NO PARKING SIGNS

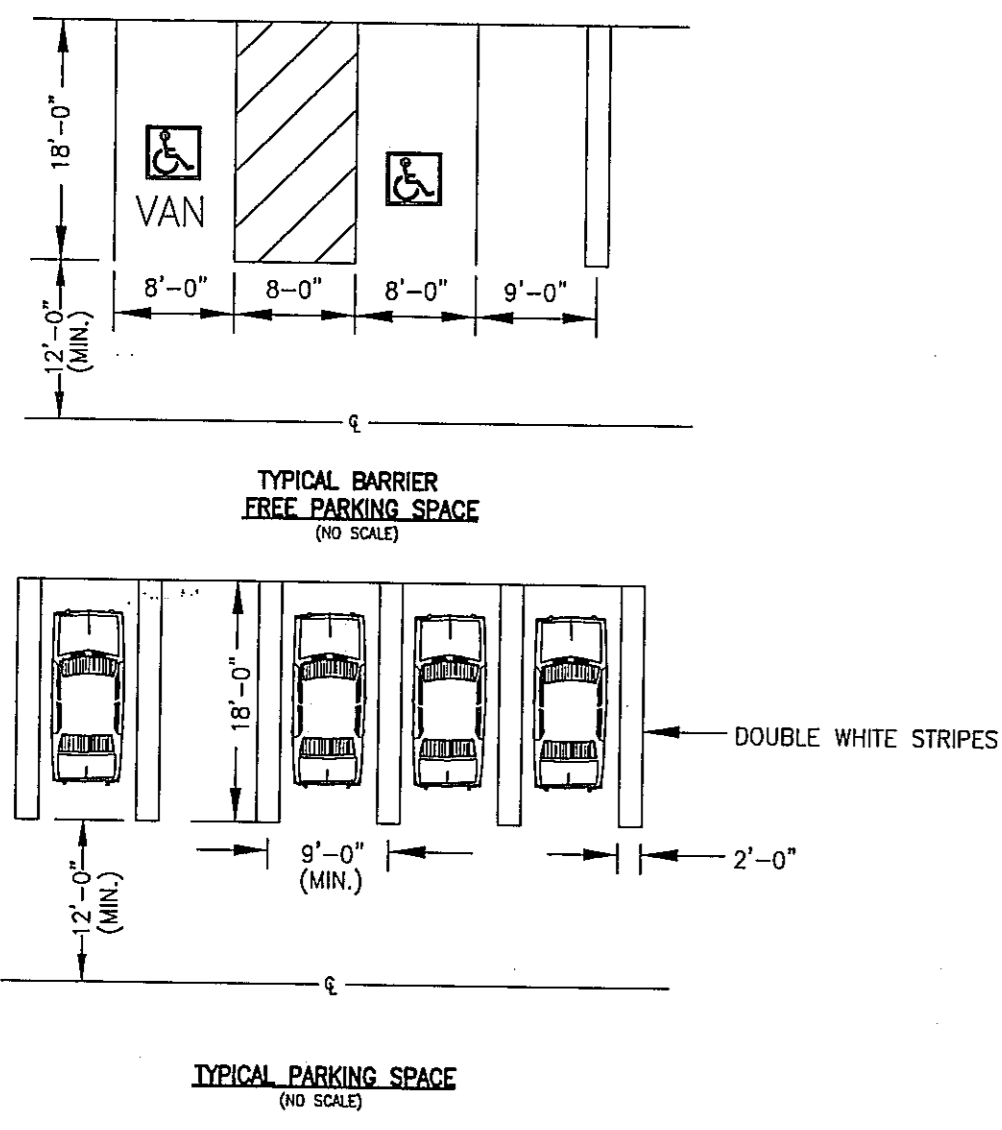
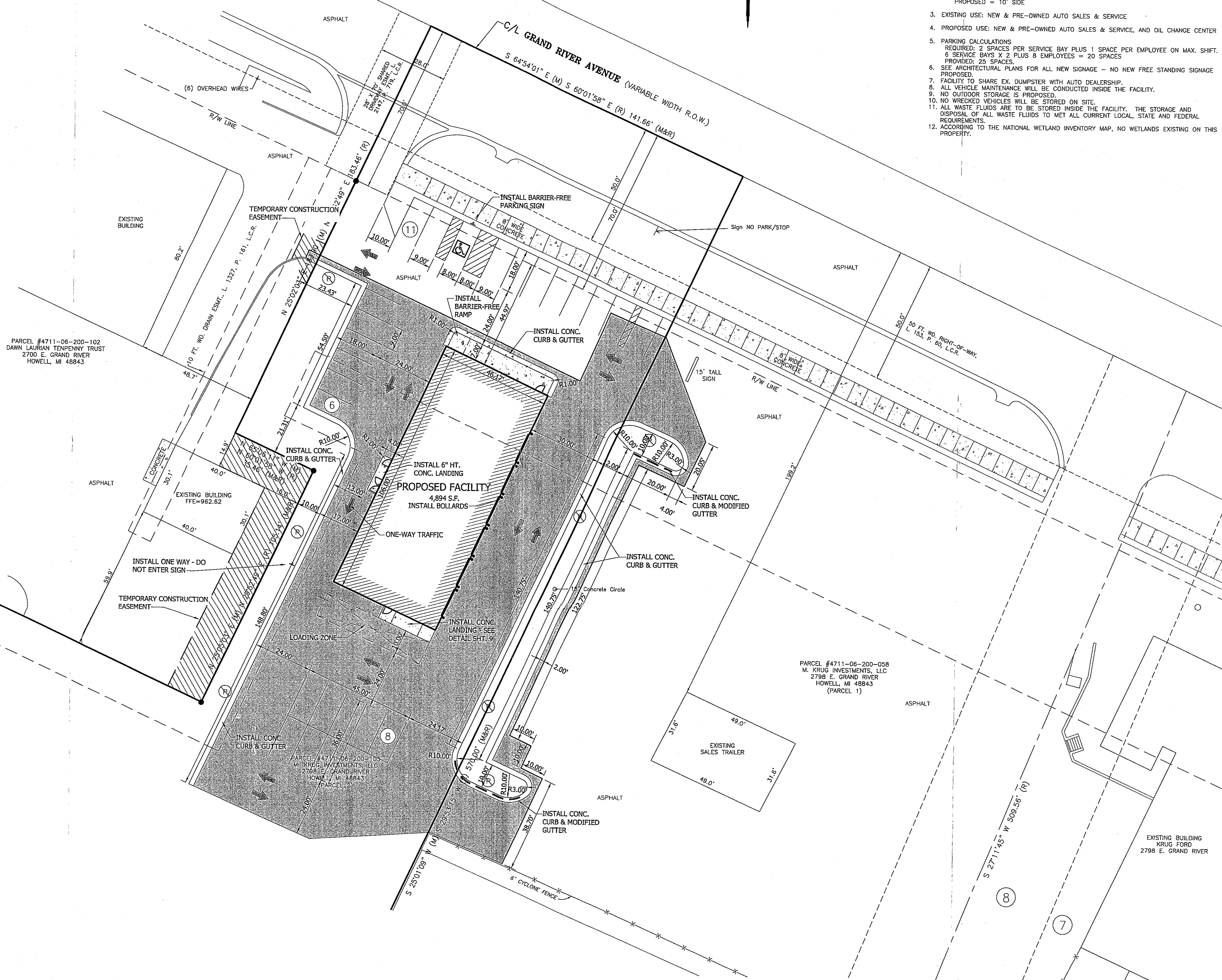


- GENERAL SURVEY NOTES:**
- CURRENT ZONING: GCD (GENERAL COMMERCIAL)
  - MINIMUM SETBACK REQUIREMENTS:  
FRONT = 70' (30' IF NO PARKING IN FRONT YARD)  
PROPOSED = 44.97' (VARIANCE REQUIRED)  
SIDES = 15'  
PROPOSED = 27'  
REAR = 50'  
PROPOSED = 35.5'  
PARKING LOT = 20' (10' SIDE & REAR)  
PROPOSED = 10' SIDE
  - EXISTING USE: NEW & PRE-OWNED AUTO SALES & SERVICE
  - PROPOSED USE: NEW & PRE-OWNED AUTO SALES & SERVICE, AND OIL CHANGE CENTER
  - PARKING CALCULATIONS  
REQUIRED: 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE ON MAX. SHIFT.  
6 SERVICE BAYS X 2 PLUS 6 EMPLOYEES = 20 SPACES  
PROVIDED: 25 SPACES.
  - SEE ARCHITECTURAL PLANS FOR ALL NEW SIGNAGE -- NO NEW FREE STANDING SIGNAGE PROPOSED.
  - FACILITY TO SHARE EX. DUMPSTER WITH AUTO DEALERSHIP.
  - ALL VEHICLE MAINTENANCE WILL BE CONDUCTED INSIDE THE FACILITY.
  - NO OUTDOOR STORAGE IS PROPOSED.
  - NO WRECKED VEHICLES WILL BE STORED ON SITE.
  - ALL WASTE FLUIDS ARE TO BE STORED INSIDE THE FACILITY. THE STORAGE AND DISPOSAL OF ALL WASTE FLUIDS TO MET ALL CURRENT LOCAL, STATE AND FEDERAL REQUIREMENTS.
  - ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP, NO WETLANDS EXISTING ON THIS PROPERTY.

THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF DEPTH DEPRESSIONS FROM THE PLANS.

**BOSS ENGINEERING**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

3171 E. HOWELL AVE.  
HOWELL, MI 48843  
(800) 248-6735 FAX (517) 548-1870



PROJECT:	KRUG QUICK LANE
PREPARED FOR:	RAND CONSTRUCTION
FOR:	1270 RICKETT ROAD BRIGHTON, MI 48116 810.227.7011
TITLE:	SITE PLAN
DESIGNED BY:	TD
DRAWN BY:	TD
CHECKED BY:	
SCALE:	1" = 20'
JOB NO.:	11-190
DATE:	11-14-11
SHEET NO.:	3





**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**MARCH 20, 2012**  
**CASE #12-03**

**PROPERTY LOCATION:** 1856 Hughes Road

**PETITIONER:** Christine Reum

**ZONING:** LRR (Lakeshore Resort Residential)

**WELL AND SEPTIC INFO:** Well and sewer

**PETITIONERS REQUEST:** Requesting a size variance and a side yard variance to allow an addition to an existing non-conforming structure and to allow a new detached accessory structure.

**CODE REFERENCE:** Section 11.04.01 (f) – Required Setbacks on Lots less than one acre for detached accessory structures over 120 square feet  
 Section 11.04.01 (h) – Maximum size of accessory buildings on lot less than 2 acres

**STAFF COMMENTS:** Petitioner constructed addition and began construction on second detached accessory structure without permits. Petitioner has constructed a portion of the addition on adjacent property owned by Wilson Marine (please see attached letter from Township Attorney). Staff is strongly against this petition.

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Size	Height
Setbacks of Zoning	10	5	10	900	14
Setbacks Requested		0 lot line for accessory structure addition  4 foot for new accessory structure		(1) 384 sq foot addition to existing 768 sq foot detached structure. (2) 432 square foot new detached structure (3) 1584 Total Detached square footage	
Variance Amount		5 feet for addition 1 foot for new structure		684	

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116  
(810) 227-5225 FAX (810) 227-3420

Case # 12-03 Meeting Date: 3-20-12

- PAID Variance Application Fee  
\$125.00 for residential - \$300.00 for commercial/industrial
- Copy of paperwork to Assessing Department

• **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: CHRISTINE M. REUM WORK: 810-227-5100  
 Property Address: 1856 HUGHES Phone: HOME: 517-545-7769  
 Present Zoning: LRR Tax Code: 11-11-305-009

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: \_\_\_\_\_

2. Intended property modifications: FREE STANDING BOAT PORT / ATTACHED CAR PORT TO EXISTING GARAGE, ASPHALT WAS ALREADY THERE

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) SMALL LOT, EXISTING GARAGE WAS PURCHASED WHILE ALREADY CROSSING PROPERTY LINE, NOT A PROBLEM WITH PROPERTY OWNER WILSON MARINE.

b. Other (explain) \_\_\_\_\_

**Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition.)**

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than 11 x 17.
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: 2/10/2010

Signature: Christine Reum  
CHRISTINE REUM

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.**

**After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.**

## Amy Ruthig

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**From:** Adam VanTassell  
**Sent:** Wednesday, February 29, 2012 11:51 AM  
**To:** Amy Ruthig  
**Subject:** FW: Christine Reum 1856 Hughes Road

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**From:** Frank Mancuso [<mailto:frank@mancusocameronlaw.com>]  
**Sent:** Wednesday, February 29, 2012 11:31 AM  
**To:** Adam VanTassell  
**Subject:** Christine Reum 1856 Hughes Road

Adam:

I have reviewed the file materials regarding Ms. Reum's request for township approval for the construction of her car port and have the following reply.

The relevant Genoa Township Zoning Ordinance sections are 11.04.01, 23.05.03, 24.01, 24.04, 24.04, 24.04.01 and 24.04.08.

According to Section 11.04.01 of the Genoa Township Zoning Ordinance, the required setback for Ms. Reum's garage is 5'. I acknowledge that it appears that the existing garage is a non-conforming structure meaning it existed prior to the enactment of the ordinance and therefore is permitted under Section 24.04. However, the spirit of the Zoning Ordinance is to reduce non-conforming uses and structures (see Article 24.01).

Section 24.04.08 of the Zoning Ordinance provides:

**Expansion of a Nonconforming Residential Building:** A residential nonconforming building may be expanded provided the expansion will be within required setbacks and other dimensional and building code requirements are met (spacing between structures, height, maximum lot coverage, etc.). (Example: a home with a nonconforming front yard setback may be expanded in the rear so long as the rear yard setback remains conforming and maximum lot coverage is not exceeded).

While Section 24.04.01 provides that the ZBA may grant a variance for the expansion of a non-conforming building, such variance would have to comply with the requirements of Article 23 of the Zoning Ordinance(see Section 23.05.03) and with the Michigan Zoning Enabling Act.

Another concern is that a portion of the car port is constructed on the Wilson Marine property. I acknowledge receipt of a copy of Linda Wilson's February 8, 2012 letter, however, I would strongly advise the Township to not give approval to Ms. Reum to construct a structure partially on another person's property for the reason that I that the Genoa Township Ordinance does not permit it (while the ordinance allows for a variance for the setback requirement under certain circumstances, it does not provide that the construction may occur on another person's property).

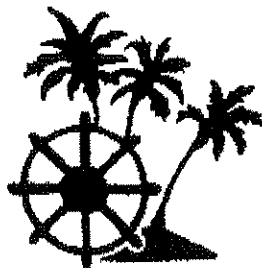
Two possible solutions to Ms. Reum's problem are for her to (1) construct the car port entirely on her property (and apply for a variance if she wishes to construct the structure within the required setback), or (2) acquire the portion of the Wilson Marine property that constitutes the proposed encroachment.

If you or the ZBA has any questions, please let me know.

Sincerely,

Frank J. Mancuso, Jr.  
Mancuso & Cameron, P.C.  
722 E. Grand River Ave.  
Brighton, MI 48116  
Ph: (810) 225-3300  
Fax: (810) 225-9110

**CONFIDENTIALITY NOTICE:** This electronic message and all of its contents contain information from the law firm of Mancuso & Cameron, P.C. which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee(s) only. If you are not an addressee, any disclosure, copying, distribution or use of the contents of this message, or any portion thereof, is strictly prohibited. If you have received this electronic message in error, please notify us immediately at (810) 225-3300 and destroy the original message and all copies.



# WILSON MARINE

6095 W. Grand River Avenue / Lake Chemung/Brighton, MI 48114 / Ph: 517-546-3774 / Fax: 517-546-2157

February 8, 2012

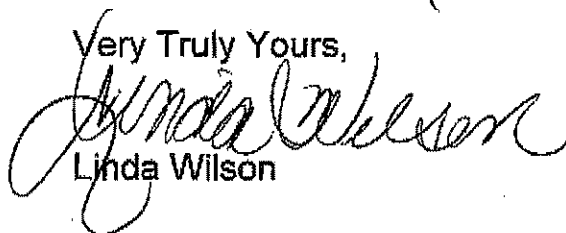
Genoa Township  
2911 Dorr Rd  
Brighton, MI 48116

RE: Christine Reum property

Dear Genoa Township:

I have just had a conversation with Christine Reum of 1856 Hughes Rd, whose property butts up to the property of Wilson Marine located at 6095 Grand River, Brighton. Ms. Reum is interested in placing a free standing car port and covered pontoonboat port on the property in between owned by Wilson Marine. We would like to go on record stating that we have no objection to them using that portion of our property, as there is a fence which acts as the barrier, and while in the event we may ever sell the business, the new owner may object, currently we do not. Please be sure to contact us if you have any questions.

Very Truly Yours,

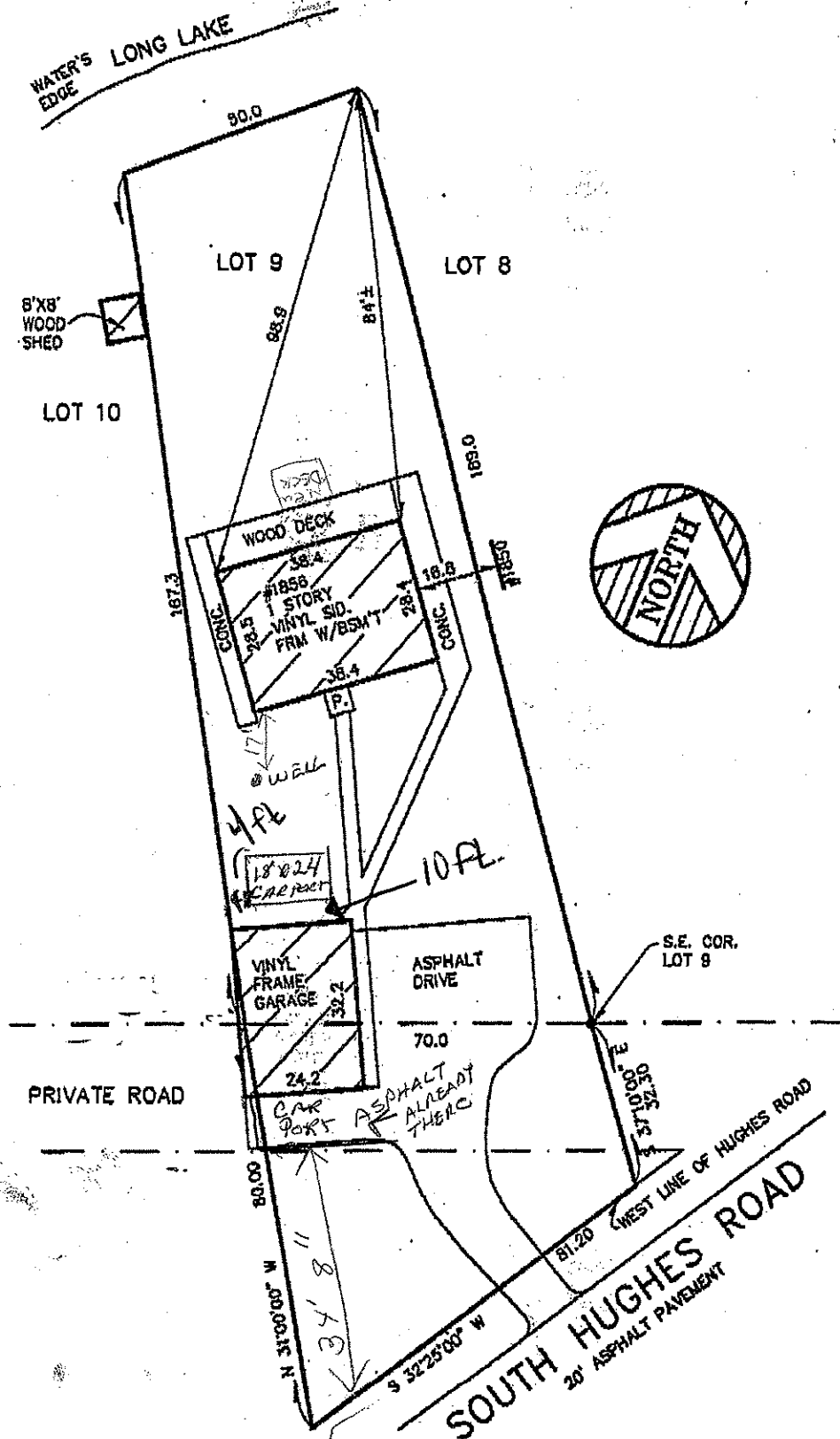
A handwritten signature in cursive script, appearing to read 'Linda Wilson', is written over the typed name. The signature is fluid and somewhat stylized.

Linda Wilson



# MORTGAGE SURVEY

Certified to: G.M.A.C. MORTGAGE CORPORATION  
 Applicant: RUSSELL REUM AND CHRISTINE SWANAGAN  
 Property Description  
 (SEE PAGE 2 OF 2)



**CERTIFICATE:** We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the aforementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

PAGE: 1 of 2

JOB NO: 00-66953      SCALE: 1"=30'  
 DATE: 9/20/00      DR BY: SH

**KEM-TEC**  
 LAND SURVEYORS

22556 Credit Avenue  
 Eastpointe, MI 48021-2319  
 (313) 778-2222 \* (800) 295-7222  
 FAX: (313) 778-4046



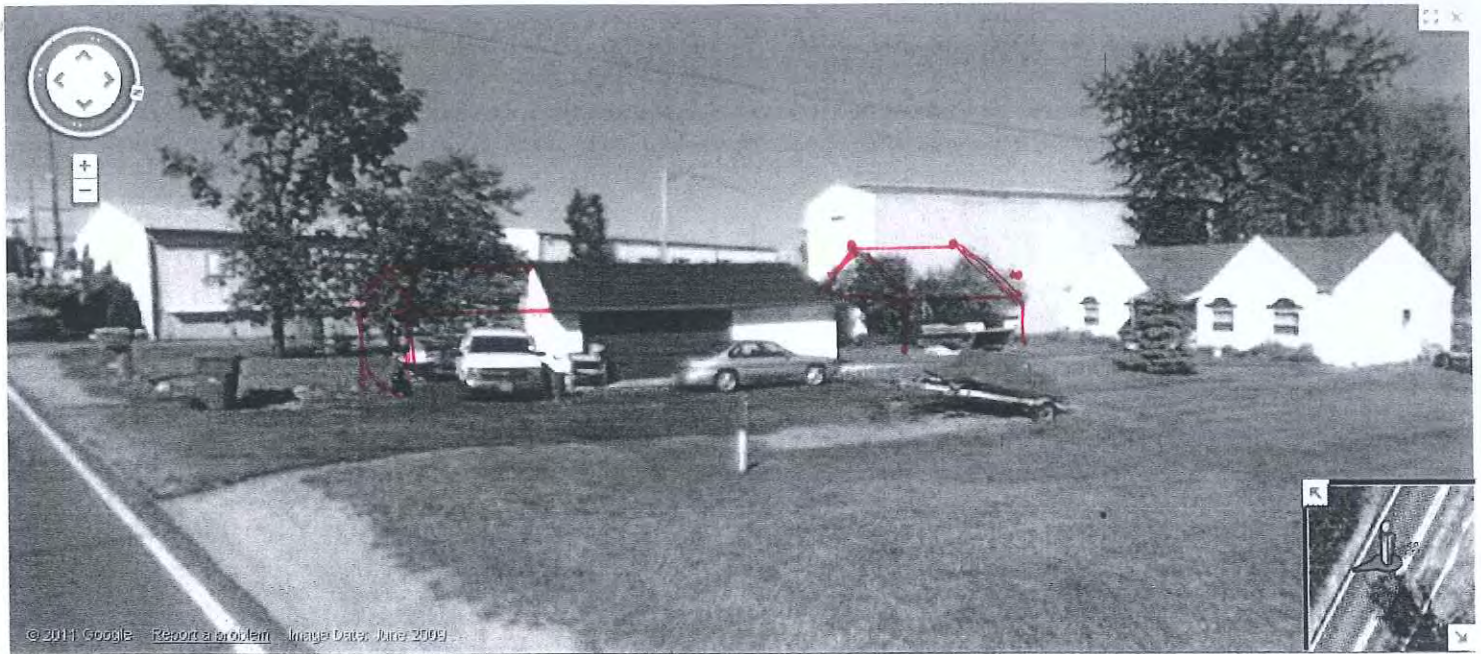
**KEM-TEC WEST**  
 LAND SURVEYORS

800 East Sibley  
 Ann Arbor, MI 48106-1995  
 (734) 964-0888 \* (800) 255-6133  
 FAX: (734) 964-6044

Loading...

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



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To see all the details that are visible on the screen, use the "Print" link next to the map.



## CAR PORT

The asphalt where the car port is was already there when we bought the house. We just covered it for the jet-ski trailer.

### Items Selected:

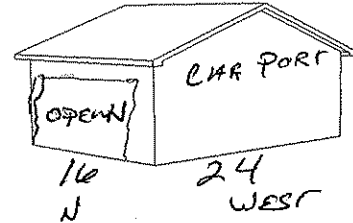
Gable roof w/ 4/12 pitch, standard trusses 2' O.C.  
 Truss Design Location Zip Code: 48415  
 Residential Post Frame Construction  
 with Concrete Floor (not included)  
 24' Wide X 16' Deep X 8' - 6" High  
 Vinyl Double 4" Lap Siding  
 - White  
 7/16" OSB Wall Sheathing  
 12" gable/12" eave overhangs  
 1/2" OSB Roof Sheathing  
 30 yr. Duration, Harbor Blue Shingles  
 O.C. Ventsure Ridge Vent  
 White Aluminum Soffit & Fascia  
 White Premium Roof Edge

### Options Selected:

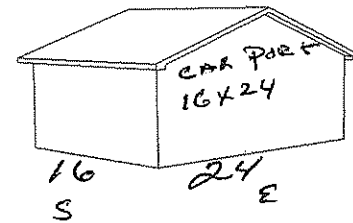
The options you have selected are:  
 15 LB Roof Felt

**CAR PORT  
 ATTACHED  
 TO SIDE OF  
 GARAGE**

Front View



Back View



**Today's estimated base price: \$2,682.04**

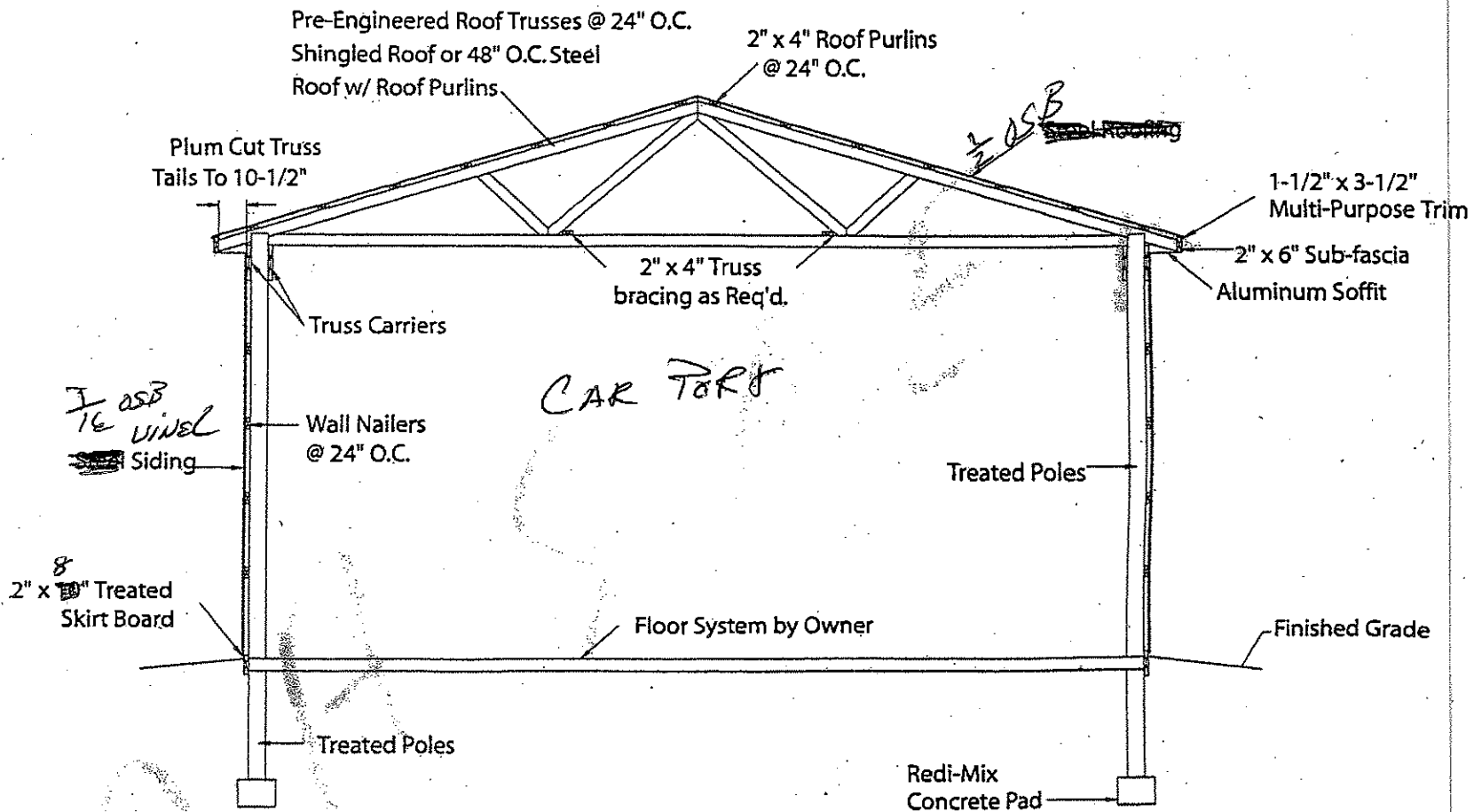
The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galvanized Regular Roof Edge, 8" Textured Vertical Hardboard Siding, No Service Doors, No Overhead Doors, No Windows, or Any Other Options.

**Today's estimated price: \$3,464.39**

If purchased today, you save: \$52.63

Monthly BIG Card payment: \$97.29

**\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\***



# Standard Package

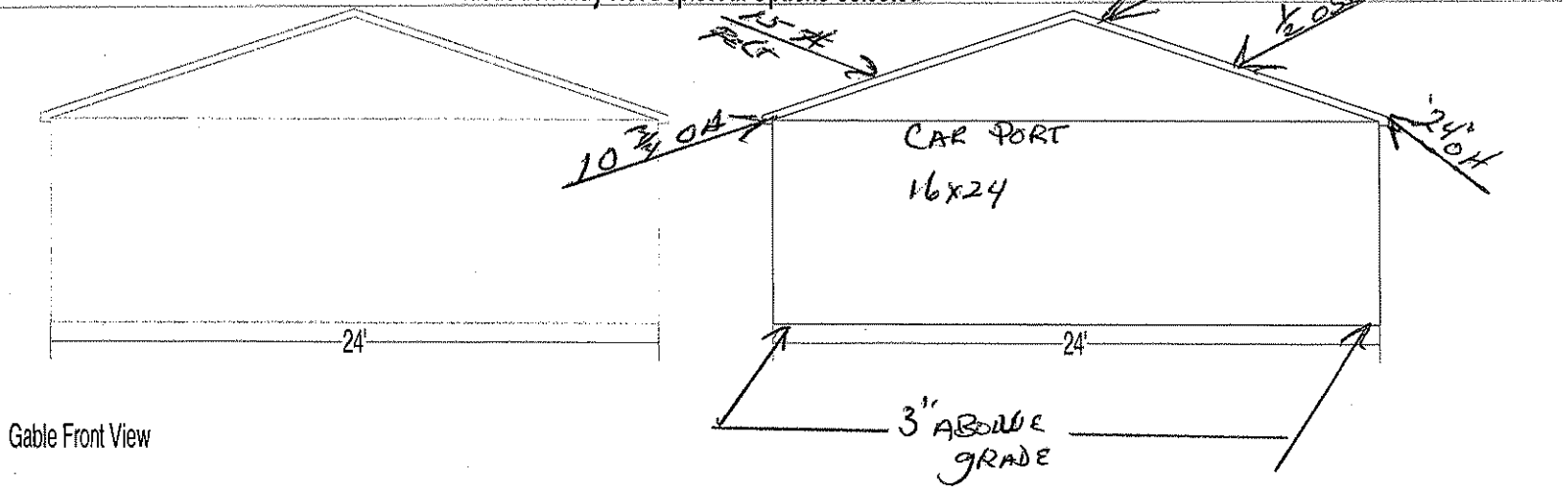
## Typical Section

No Scale

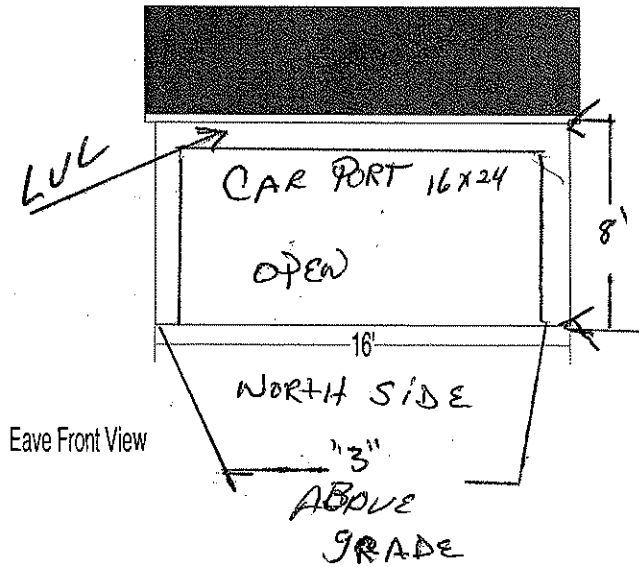
*Post 4/2"  
BELOW GRADE*

\*\*\* Here are the wall configurations for your design.

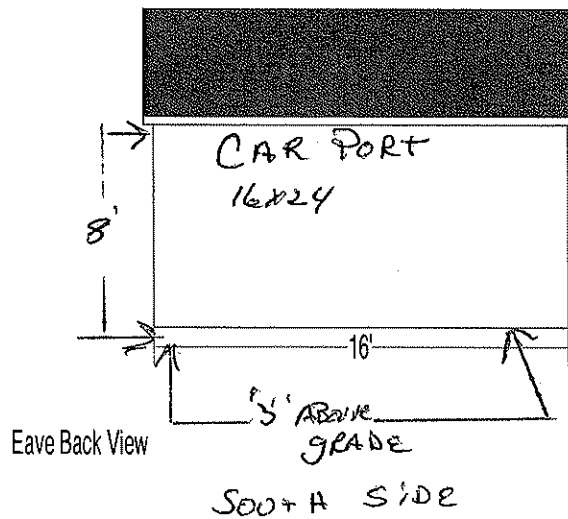
Illustration May Not Depict All Options Selected



Gable Front View



Eave Front View



Eave Back View

16x24x8

Building Size: 24 feet wide X 16 feet long X 8 feet high

Approximate Peak Height: 12 feet 4 inches (148 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

# Residential Pole Barn

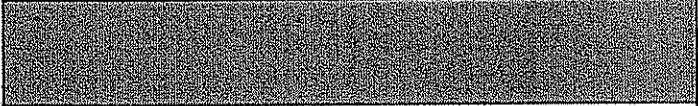
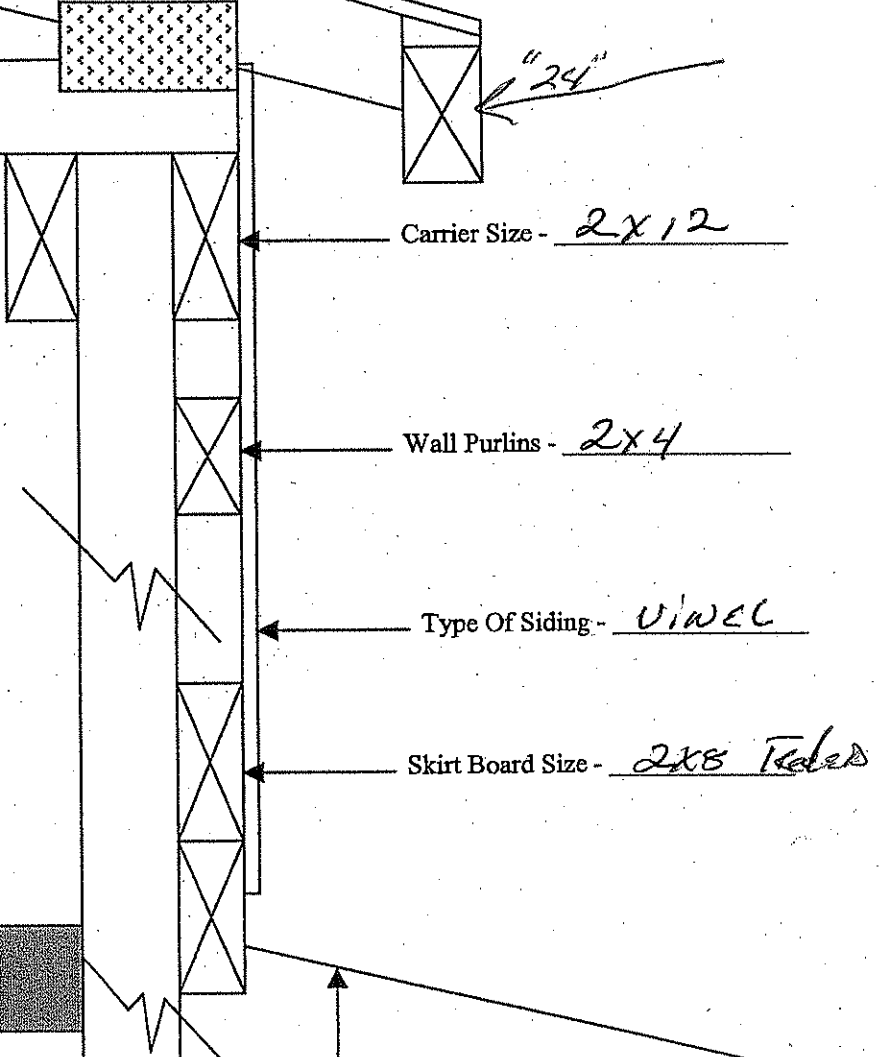
4/12

Roof Covering -  $\frac{1}{2}$  OSB AND SHINGLES

Roof Deck -  $\frac{1}{2}$  OSB 15'x24' with H CLIPS

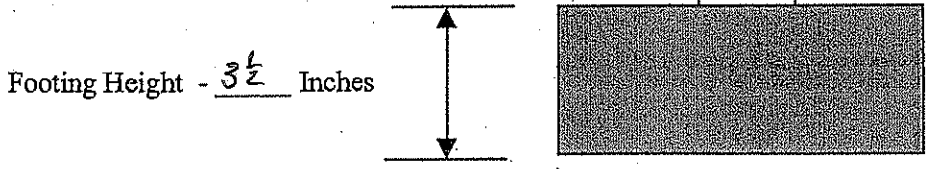
## Truss or Rafter Ties

Trusses: Yes  No   
If no fill out rafter information below  
Truss/Rafter Block Size: 2x6  
Rafter Size: 2x4  
Rafter Spacing: 2 FOOT ON CENTER  
Ridge Size: 12'  
Ceiling Joist Size: 2x4 PLS  
Ceiling Joist Spacing: 2 FOOT ON CENTER  
Pole Size: 4x4  
Pole Spacing: 8 FOOT ON CENTER  
Ceiling Height: 8 FOOT  
Roof Peak Height: 12 FOOT  
Insulation Materials: 2" OSB  
Finish Materials: VINYL SIDING



Concrete Slab Floor Thickness - NONE Inches

All Concrete Footings Shall be Mixed With Clean Water Outside of the Slab



Footing Height - 3 1/2 Inches

Footing Width - 12 Inches

Depth Below Grade - 42 Inches



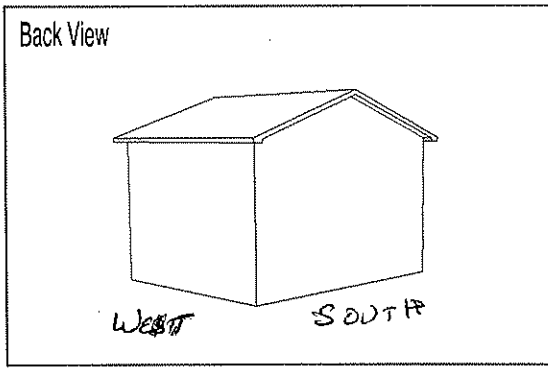
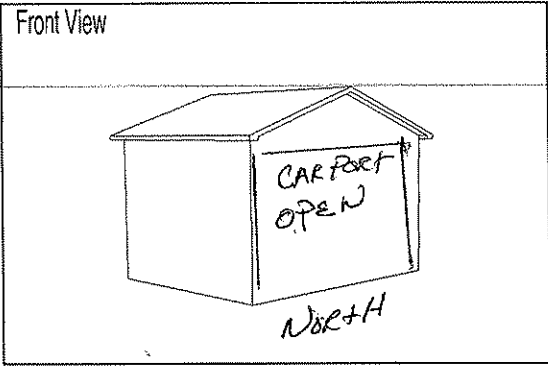
## BOAT PORT

The pontoon boat will be on a trailer, so it will be taller.

**Items Selected:**  
 Gable roof w/ 4/12 pitch, standard trusses 2' O.C.  
 Truss Design Location Zip Code: 48415  
 Residential Post Frame Construction  
 with Concrete Floor (not included)  
 24' Wide X 18' Deep X 14' - 6" High  
 Vinyl Double 4" Lap Siding  
 - White  
 7/16" OSB Wall Sheathing  
 12" gable/12" eave overhangs  
 1/2" OSB Roof Sheathing  
 30 yr. Duration, Harbor Blue Shingles  
 O.C. Ventsure Ridge Vent  
 White Aluminum Soffit & Fascia  
 White Premium Roof Edge

**Options Selected:**  
 The options you have selected are:  
 15 LB Roof Felt

**BOAT PORT  
 NOT ATTACHED  
 STAND ALONE**



Today's estimated base price: \$4,060.70

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials,  
 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx  
 Black Shingles, Pine Fascia, Galvanized Regular Roof Edge,  
 8" Textured Vertical Hardboard Siding, No Service Doors,  
 No Overhead Doors, No Windows, or Any Other Options.

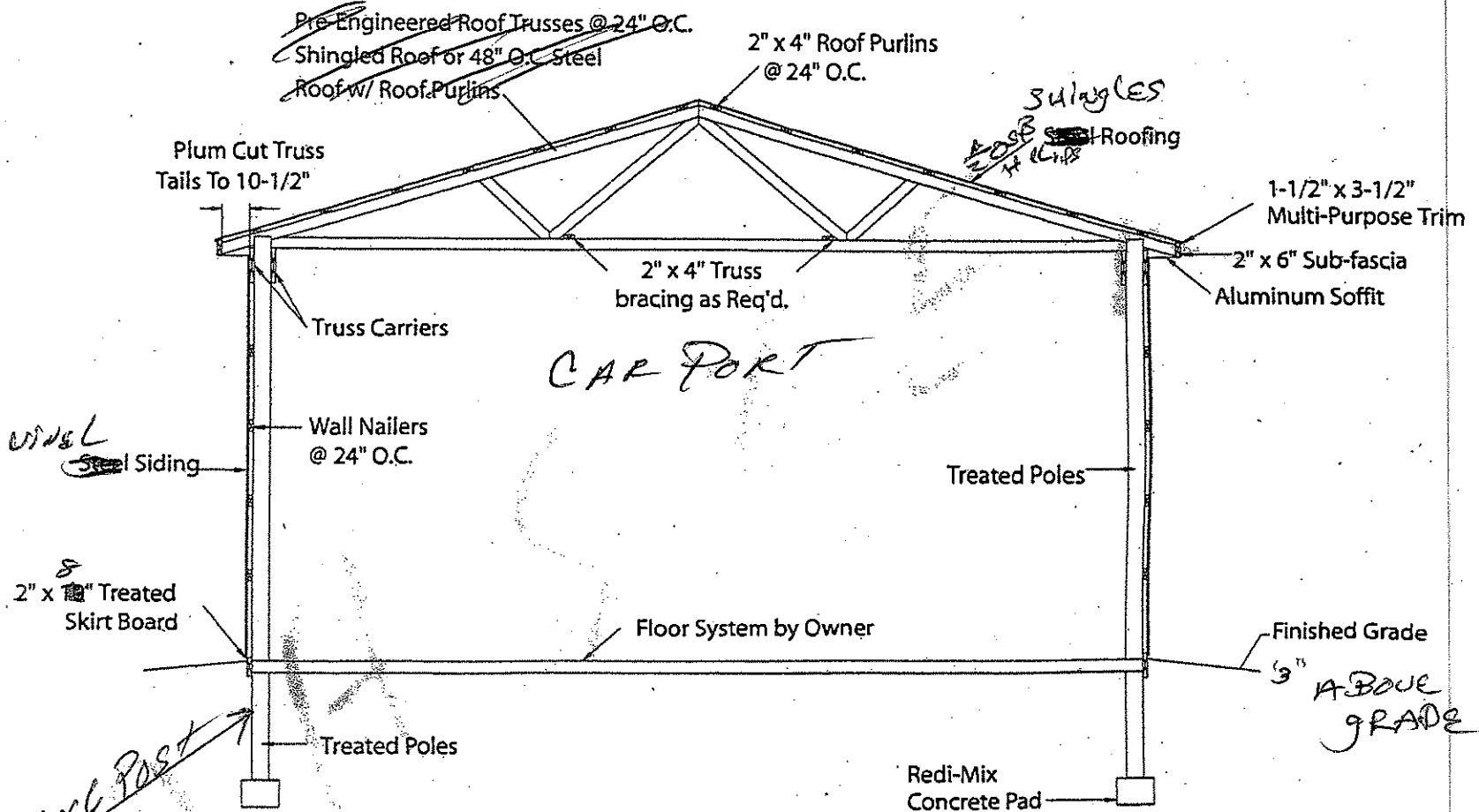
Today's estimated price: \$4,830.69

If purchased today, you save: \$74.03

Monthly BIG Card payment: \$135.66

**\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\***

All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE, THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



# Standard Package

## Typical Section

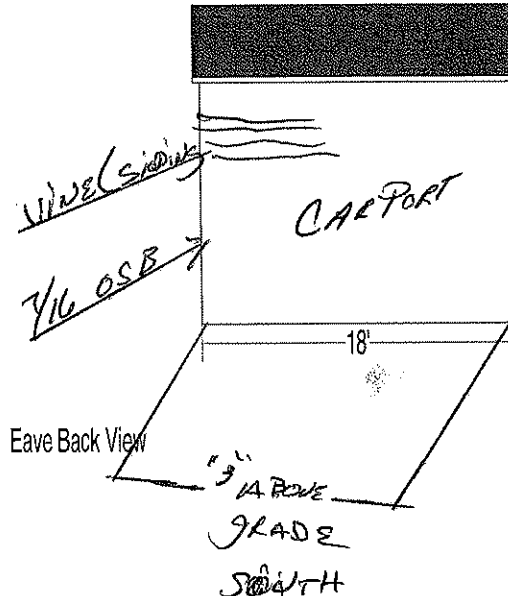
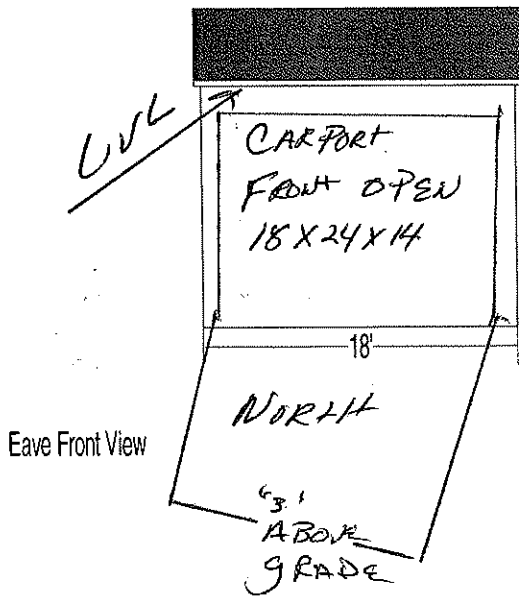
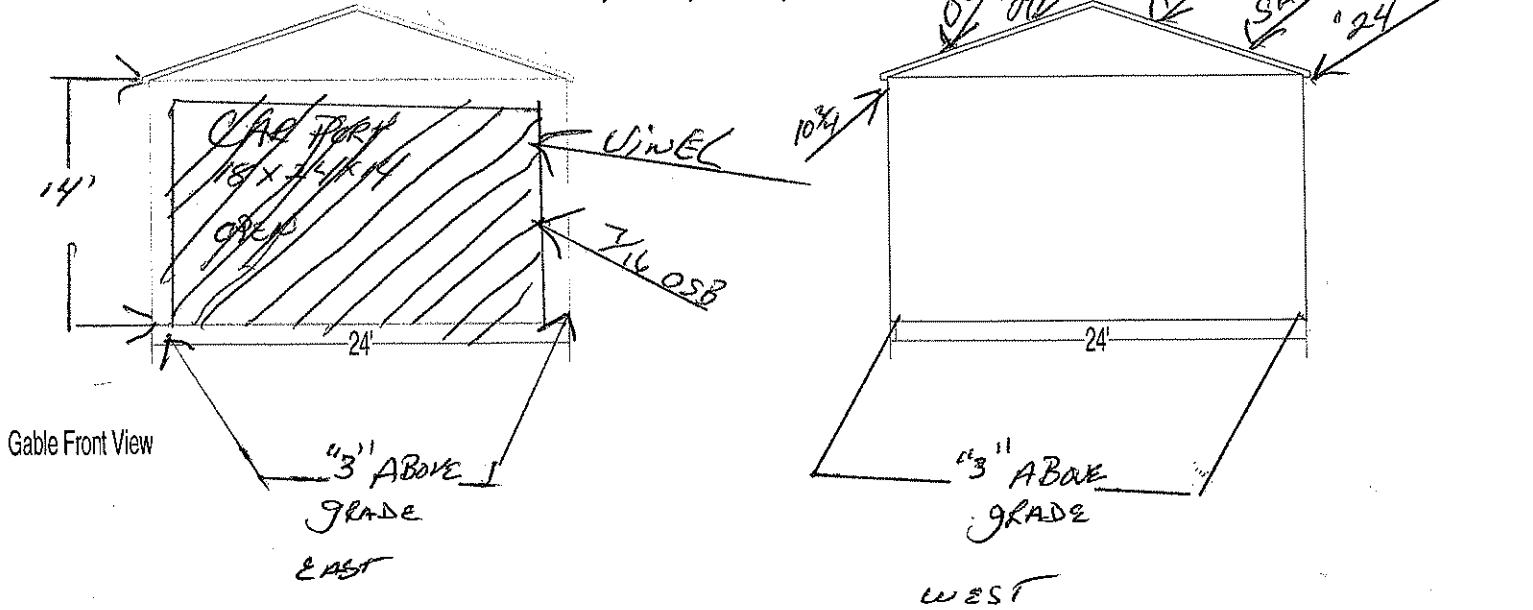
No Scale

# Design # 28232



\*\*\* Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected



18 X 24 X 14

Building Size: 24 feet wide X 18 feet long X 14 feet high

Approximate Peak Height: 18 feet 4 inches (220 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

# Residential Pole Barn

Roof Covering - 15# Felt Shingles  
Roof Deck - 1/2 OSB

4/12

## Truss or Rafter Ties

Trusses: Yes  No

If no fill out rafter information below

Truss/Rafter Block Size: 24"

Rafter Size: 2x4

Rafter Spacing: 2 FOOT OC

Ridge Size: 18

Ceiling Joist Size: 2x4

Ceiling Joist Spacing: 2' 00

Pole Size: 6x6

Pole Spacing: 8 FOOT OC

Ceiling Height: 14 FEET

Roof Peak Height: 18 FOOT

Insulation Materials: 3/16 OSB

Finish Materials: Vinyl Siding

Carrier Size - 2x12 @ 22" CUE

Wall Purlins - 2x4

Type Of Siding - Vinyl

Skirt Board Size - 2x8

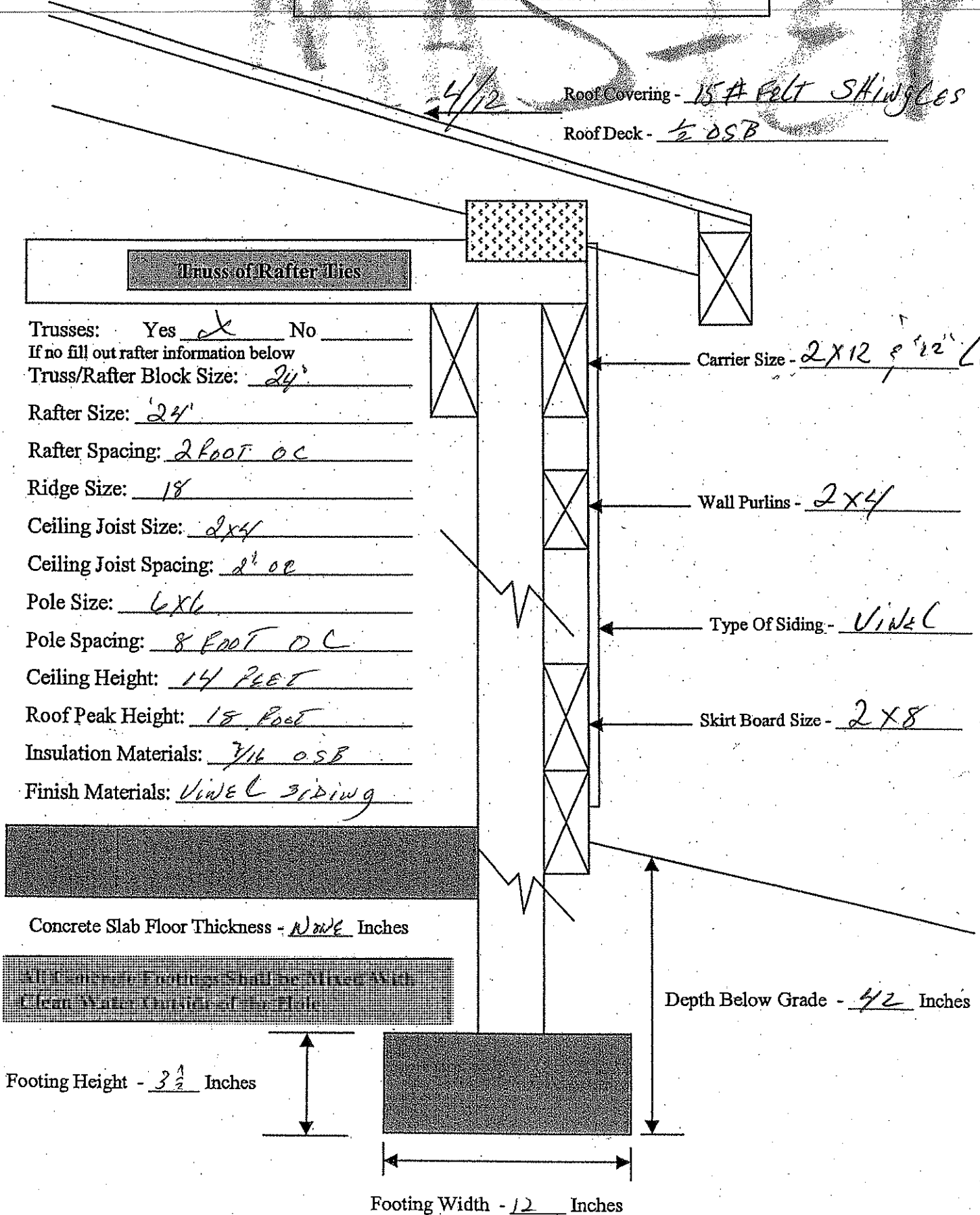
Concrete Slab Floor Thickness - None Inches

All Concrete Footings shall be Mixed with Clean Water Contained in Plastic

Depth Below Grade - 42 Inches

Footing Height - 3 1/2 Inches

Footing Width - 12 Inches





**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**MARCH 20, 2012**  
**CASE #12-04**

**PROPERTY LOCATION:** 4556 Bauer Road

**PETITIONER:** Mike Biliskov

**ZONING:** LDR (Low Density Residential)

**WELL AND SEPTIC INFO:** Well and septic

**PETITIONERS REQUEST:** Requesting a side yard variance to construct an addition.

**CODE REFERENCE:** Table 3.04 – Dimensional Standards - LDR (Low Density Residential)

**STAFF COMMENTS:** Petitioner was denied at the January 18, 2012 ZBA meeting for a variance to allow a detached structure on the lot. Petitioner is now seeking a variance to place a second story addition on an existing non-conforming home.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	50	30	30	60	35	-
Setbacks Requested		25				
Variance Amount		5				

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116  
(810) 227-5225 FAX (810) 227-3420

Case # 12-04

Meeting Date: B-20-12 @ 6:30 p.m.

- PAID Variance Application Fee  
\$125.00 for residential - \$300.00 for commercial/industrial
- Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: John Benfield Home Owner - Mike Bitskov

Property Address: 4556 Bauer Rd Phone: 734-891-9478

Present Zoning: LDR Tax Code: 11-26-400-014

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: Side yard

2. Intended property modifications: Add Second Story Above existing Garage

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) \_\_\_\_\_

b. Other (explain) The existing foundation is less than 30 feet from property line

**Variance Application Requires the Following: (failure to meet these requirements may result in tabling of this petition)**

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than 11 x 17.
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

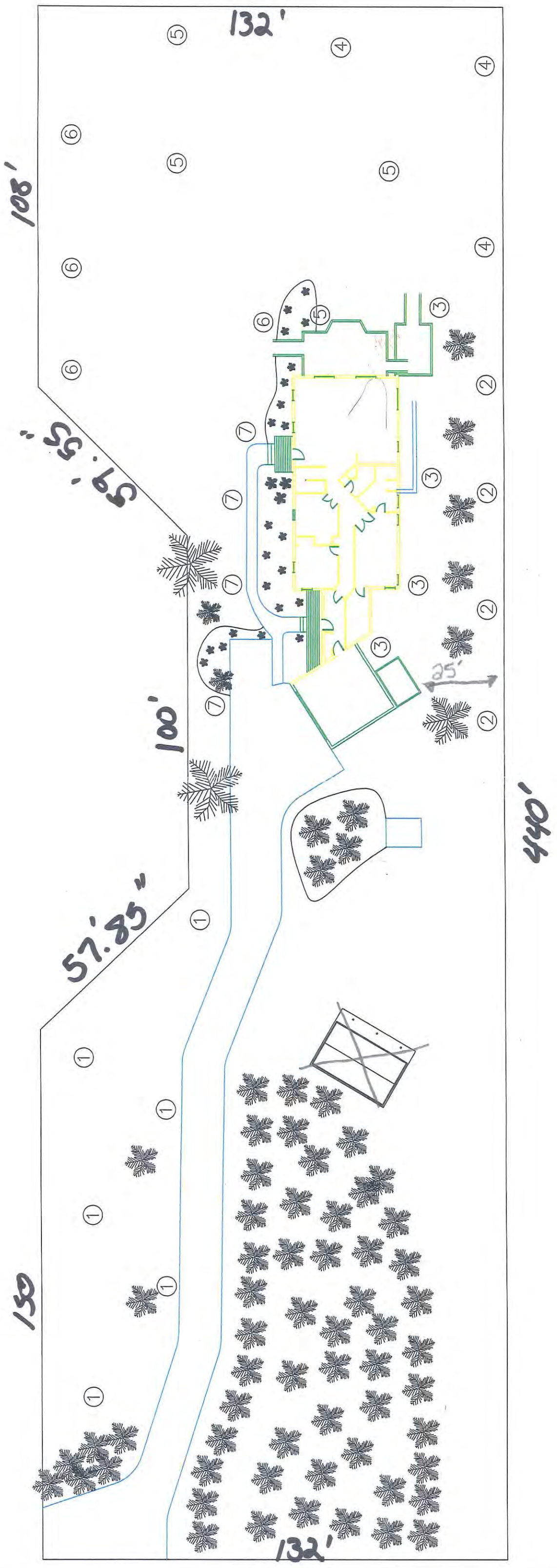
Date: 02-24-12

Signature: [Handwritten Signature]

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.**

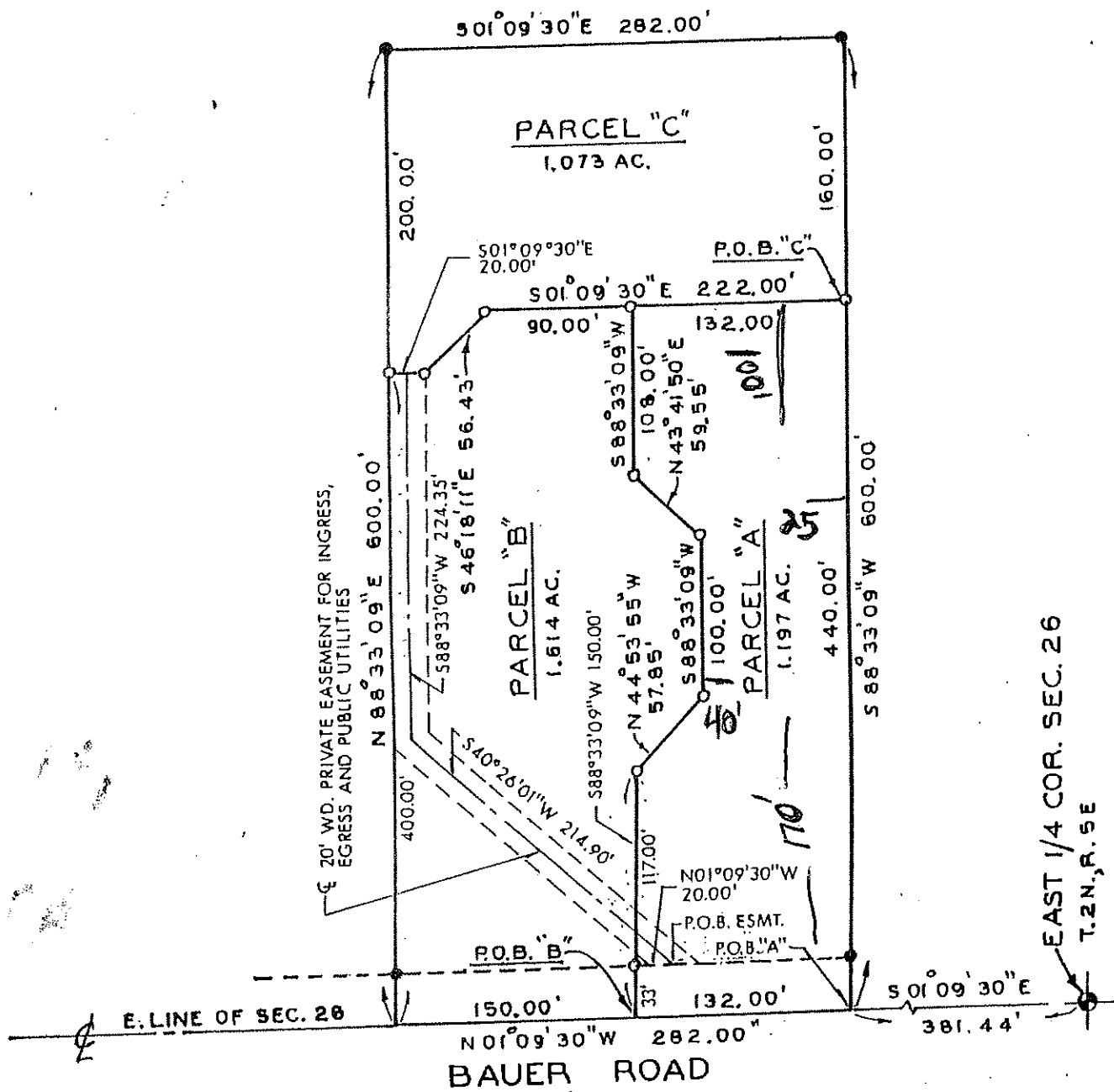
**After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.**





RECEIVED  
 DEC 20 1993 *Revised*  
 App'd. *[Signature]*

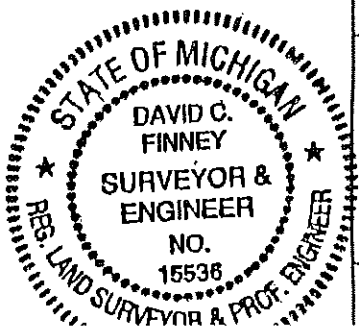
# CERTIFICATE OF SURVEY

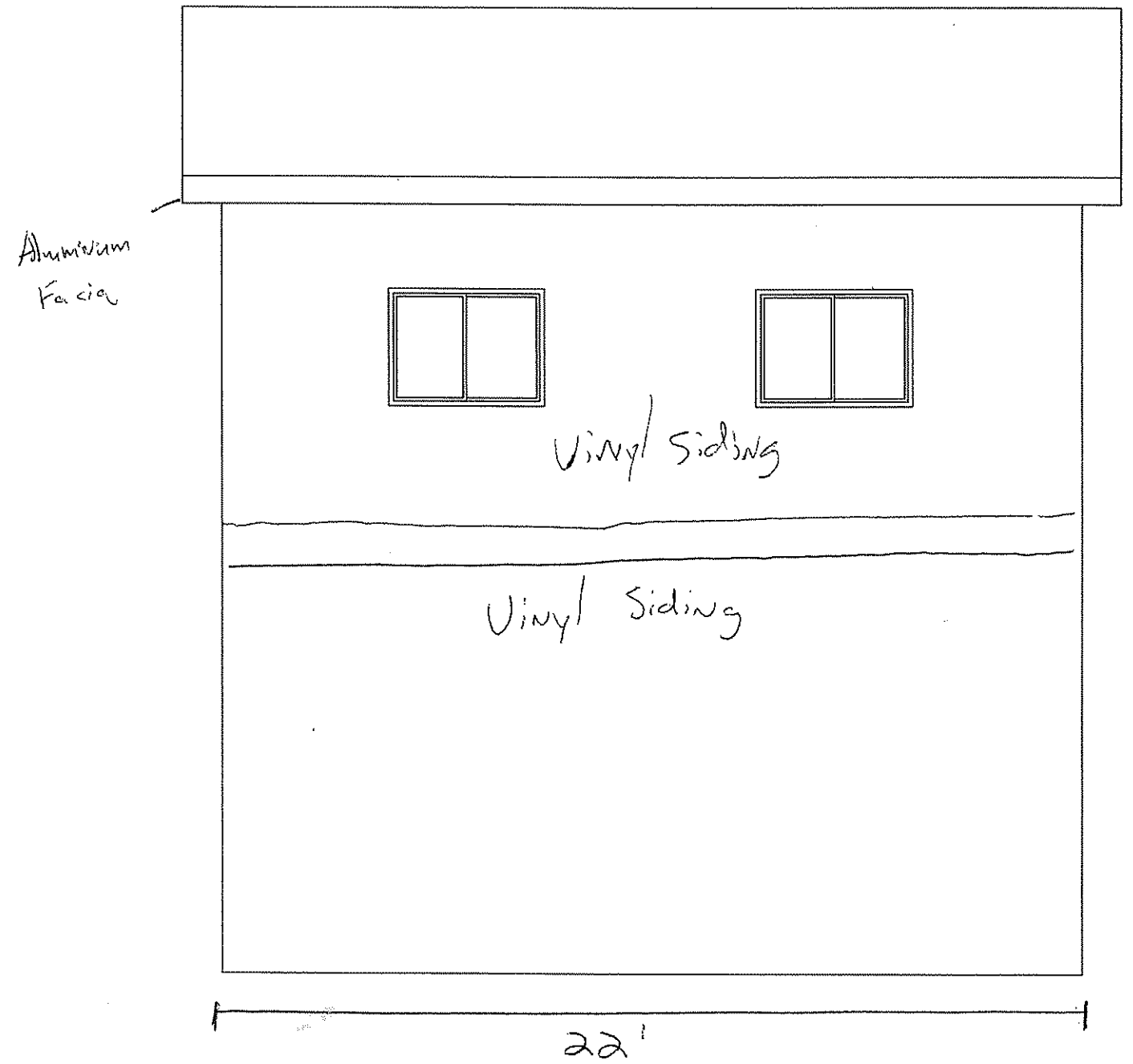
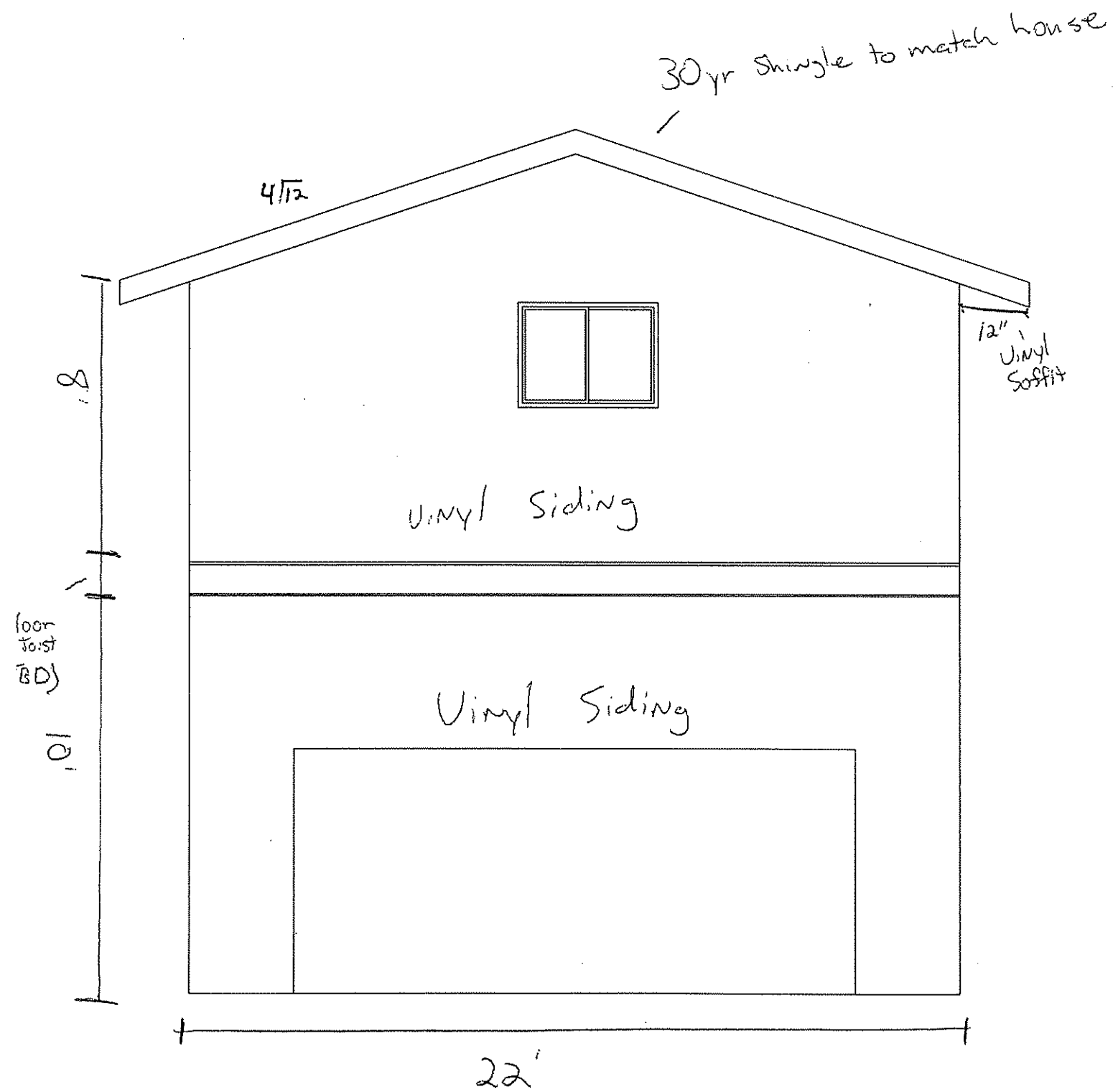


<b>LEGEND</b>	O = Iron Set	• = Iron Found	R = Recorded	M = Measured
<b>BOUNDARY SURVEY FOR:</b> CANDOORE, INC.			<b>LOCATION:</b> Genoa Township	
<b>Scale:</b> 1"=100'		<b>Date:</b> 11-22-93	<b>By:</b> DCF	<b>Job No:</b> 93-6856
				<b>Sheet</b> 1 <b>of</b> 2

I hereby certify that this survey was prepared by me, or under my direct supervision, that the error of closure is 1 in \_\_\_\_\_ and that all of the requirements of P.A. 132, 1970 have been complied with.

*David C. Finney*  
 David C. Finney, R.L.S. No. 15536







**Charter Township of Genoa**  
**ZONING BOARD OF APPEALS**  
**MARCH 20, 2012**  
**CASE #12-05**

**PROPERTY LOCATION:** 6836 Mahinske

**PETITIONER:** John Alder

**ZONING:** LRR (Lakeshore Resort Residential)

**WELL AND SEPTIC INFO:** Well and sewer

**PETITIONERS REQUEST:** Requesting a front and a side yard variance to construct an addition.

**CODE REFERENCE:** Table 3.04 – Dimensional Standards - LRR (Lakeshore Resort Residential)

**STAFF COMMENTS:** None

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	N/A
Setbacks Requested	5		5			
Variance Amount	30		5			

# GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116  
(810) 227-5225 FAX (810) 227-3420

Case # 12-05

Meeting Date: 3/20/12 @ 6:30 P.M.

- PAID Variance Application Fee  
\$125.00 for residential - \$300.00 for commercial/industrial  
 Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: JOHN ALDER

Property Address: 6836 MATHIASKE DR Phone: 734 358 6900

Present Zoning: LPR Tax Code: 14-201-042

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: CONSTRUCT 20' EXTENSION OF EXISTING ATTACHED GARAGE

2. Intended property modifications: \_\_\_\_\_

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land  
(explain) FOR SIGHT LINE REASONS, ROAD COMMISSION DOES NOT ALLOW DRIVE TO EXTEND TO ROAD. FOR SAFETY REASONS, A SIDE ENTRY GARAGE WOULD BE OPTIMAL FOR THIS PROPERTY
- b. Other  
(explain) NEED TO ADD 20' TO ACHIEVE SIDE ENTRY GARAGE

**Variance Application Requires the Following:** (failure to meet these requirements may result in tabling of this petition)

- **PROPERTY MUST BE STAKED SHOWING ALL** proposed improvements 5 days before the meeting and remain in place until after the meeting
- Plot Plan drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: will need 8 copies of any drawings larger than 11 x 17.
- Waterfront properties must indicate setback from water from adjacent homes.
- Petitioner (or a Representative) must be present at the meeting

Date: 2-24-12

Signature: [Signature]

*Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.*

*After the decision is made regarding your variance approval contact Adam or Amy at the township office to discuss what your next step is.*

MORTGAGE SURVEY

Certified to: COMMUNITY FINANCIAL MEMBERS FEDERAL CREDIT UNION

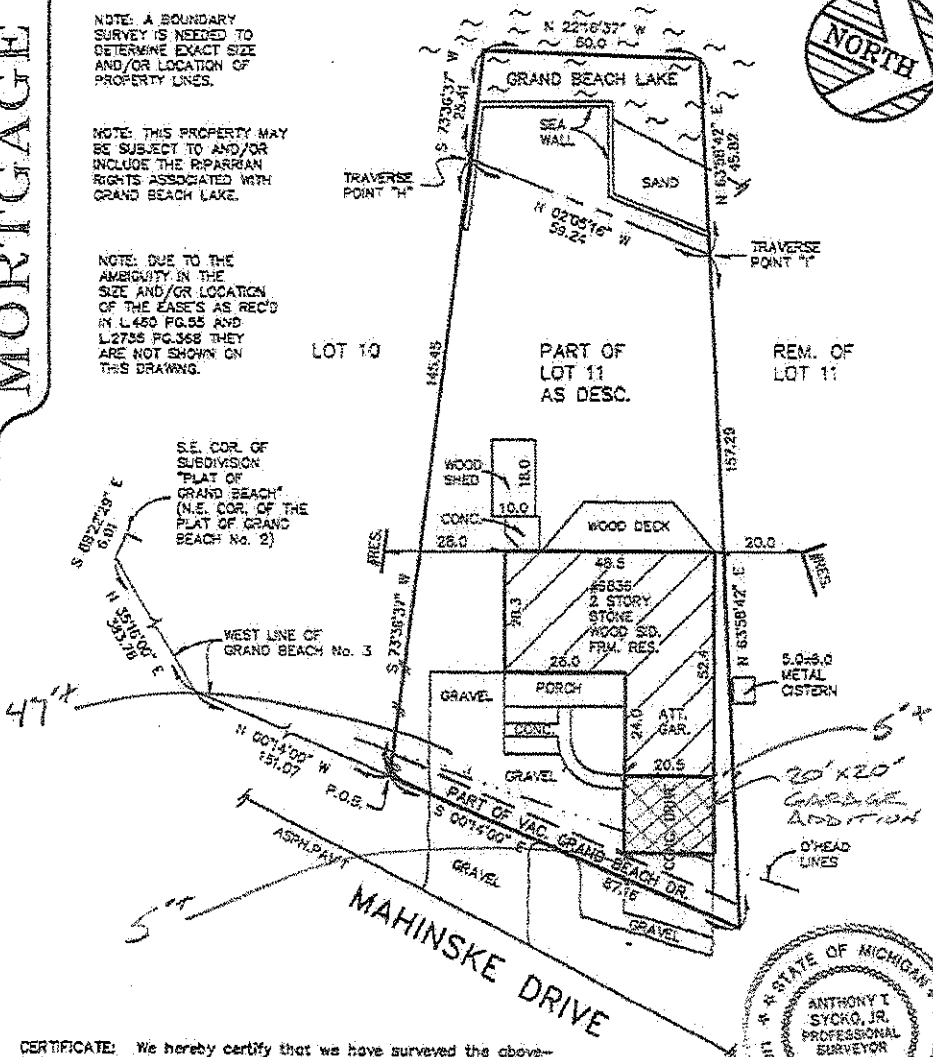
Applicant: JOHN C. ALDER

Property Description:  
SEE PAGE 2 OF 2

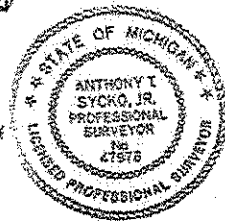
NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: THIS PROPERTY MAY BE SUBJECT TO AND/OR INCLUDE THE RIPARIAN RIGHTS ASSOCIATED WITH GRAND BEACH LAKE.

NOTE: DUE TO THE AMBIGUITY IN THE SIZE AND/OR LOCATION OF THE EASE'S AS REC'D IN L 450 PG.55 AND L 2755 PG.368 THEY ARE NOT SHOWN ON THIS DRAWING.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



PAGE 1 OF 2  
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

*L. T. Syrog, Jr.*

JOB NO: 12-00271 SCALE: 1"=30'  
DATE: 02/06/12 DR BY: LAO/JAL  
REVISED: 02/15/12 (LEGAL DESC. & ADD EASE'S)

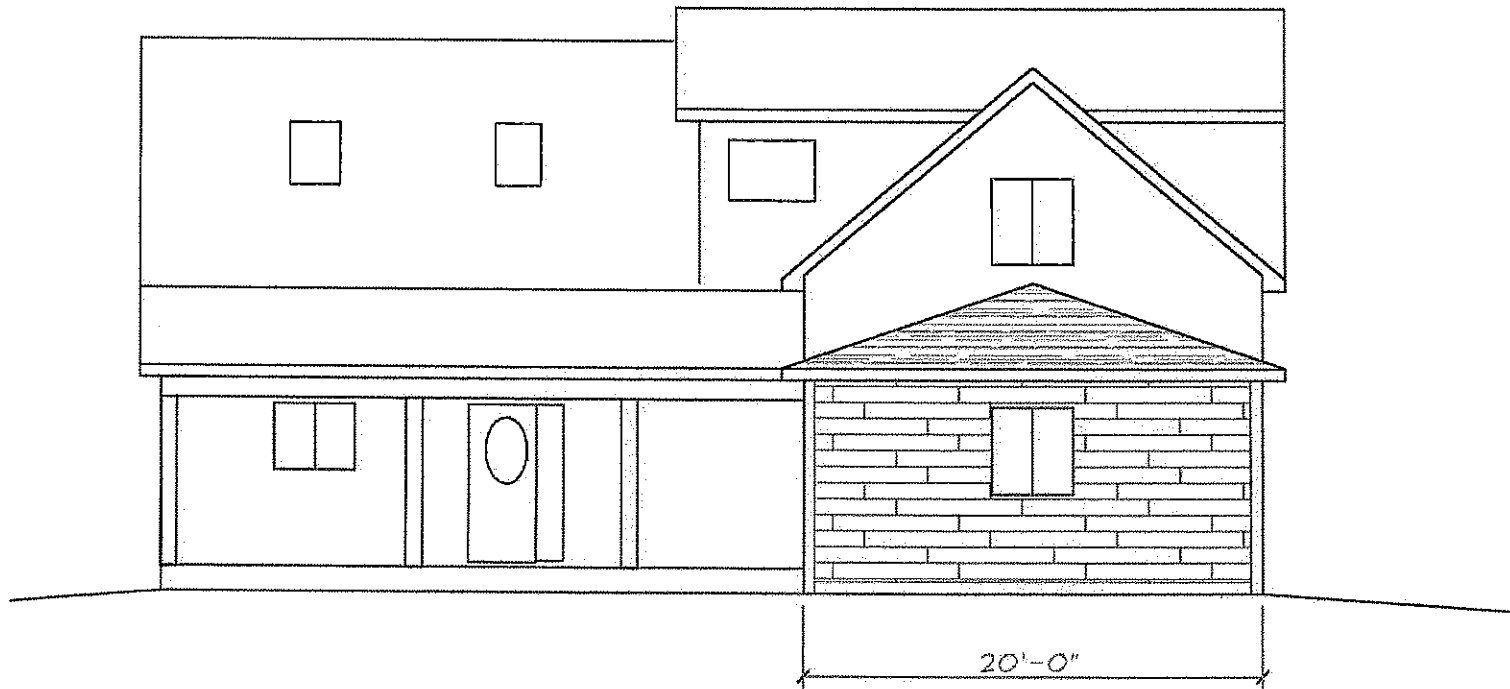
**KEM-TEC** Professional Engineers & Surveyors

Eastpointe (800) 226-7222	Detroit (313) 758-0517	Ann Arbor (734) 994-5899	Grand Blanc (989) 694-2001
FAX (508) 772-6242	FAX (508) 772-4548	FAX (734) 994-0667	FAX (910) 884-9555

www.kemtecsurvey.com

SET BACKS:  
N Side - 5'  
S Side - 47'  
FRONT - 5'

20' x 20' GARAGE ADDITION @ 6836 MAHINSKE







**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 18<sup>th</sup>, 2012  
6:30 P.M.**

**MINUTES**

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski, Steve Wildman and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 6 persons in the audience.

**Moved** by Figurski, supported by Wildman to approve the agenda with the following items to be tabled #1 and #2 until the next meeting. **Motion carried unanimously.**

A call to the public was made with no response.

**12-01...A request by Peter Young, Section 26, 6442 Forest Beach, for a side yard variance to construct an addition.**

A call to the public was made with the following response: Doug Milne, 6501 Forest Beach, questioned with this project was going to be done in a timely manner and that all the necessary permits would be applied for?

**Moved** by McCreary, supported by Wildman, to approve case# 12-01, 6442 Forest Beach, for a side yard variance to 15 feet with a setback of 15 feet to construct a 10 x 16 sunroom off the back of the home. Conditioned upon the addition being guttered and the necessary permits to be applied for. **Motion carried unanimously.**

The finding of fact is the typography of the land and the clarification of the property lines.

**12-02...A request by Michael Biliskov, Sec. 26, 4556 Bauer Road, for a variance to construct a detached accessory structure in the front yard.**

A call to the public was made with the following response: Robert Lelli, 4631 Treasure Lake Road, stated that the ordinance is in affect for the whole community and they are there for a reason.

**Moved** by Wildman, supported by Grajek, to deny case# 12-02, 4556 Bauer, due to the zoning does not allow for the request and there is no practical difficulty. Motion carried unanimously.

**Moved** by Figurski, supported by Wildman to approve the December 13th, 2011 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

**Moved** by Figurski, supported by Wildman to adjourn the Zoning Board of Appeals meeting at 7:13 p.m. **Motion carried unanimously.**

Respectfully submitted:

Amy Ruthig