

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 18, 2012
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. 12-20...A request by John and Carrie Mitter, 5287 Edgewood Shores Drive, Sec. 22, for a side yard variance to construct an addition.
2. 12-22...A request by Gary Bozyk, 3719 Highcrest, Sec. 22, for a side and front yard variance to construct a new home.
3. 12-24...A request by 242 Community Church, 7526 W. Grand River, Sec. 13, for a sign variance to install a new sign.
4. 12-25...A request by Michael Morgan Jr., 6483 Forest Beach Drive, Sec. 26, for an appeal of an administrative order for a fence permit.

ADMINISTRATIVE BUSINESS:

- A. Approval of minutes for the August 21, 2012 Zoning Board of Appeals meeting.
- B. Correspondence
- C. Member Discussion
- D. Adjournment

Charter Township of Genoa
ZONING BOARD OF APPEALS
September 18, 2012
CASE #12-20

PROPERTY LOCATION: 5287 Edgewood Shores Drive

PETITIONER: Mitter, John and Carrie

ZONING: RPUD (Residential Planned Unit Development)

WELL AND SEPTIC INFO: Well and sewer

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

CODE REFERENCE: Northshore Village PUD – principal building setbacks

STAFF COMMENTS: Petitioner was heard at the August Zoning Board of Appeals meeting. Petitioner was tabled to allow time to be heard by the North Shore Architectural Committee.

	Front	One Side	Other Side	Rear	Height	Adjacent building setback
Setbacks of Zoning	40	10	20	50		30
Setbacks Requested			10			
Variance Amount			10			

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-20 Meeting Date: 8-21-12 @ 6:30

- 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 and Carrie Mitter
Property Address: 5287 Edgewood Shores Drive Phone: 517-546-2492
Present Zoning: RPOD Tax Code: 11-22-102-159

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: To move eastside setback to be 10 ft. to put an addition on our house

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) _____
- b. Other (explain) To add an addition on to our house

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 8 1/2 and 14 in size.**
- **Waterfront properties must indicate setback from water for adjacent homes**
- **A Land Use Permit Application to be submitted with ZBA Variance Application.**
- **Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 7/30/12
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.

8-21-12 Unapproved ZBA Minutes

Moved by Wildman, supported by Grajek to grant case#12-19, 4390 Skusa, Robert and Mary Spensley, for a front yard variance of 19 feet with a setback of 16 feet, a rear yard variance of 17 feet with a setback of 28 feet and a waterfront variance of 12 feet with a setback of 28 feet. The practical difficulty is the size of the lot and the typography of the land. Conditioned upon the home being guttered. **Motion carried unanimously.**

At 7:28 Chairman Dhaenans called for a 5 minute break. At 7:32 the meeting was called back to order.

12-20...A request by John and Carrie Mitter, 5287 Edgewood Shores Drive, Sec. 22, for a side yard variance to construct an addition.

John and Carrie Mitter were present as the petitioner.

Call to the public was made with the following responses: Chairman Dhaenans received into record letters received from Timothy and Nadine Mooney, Brian and Jennifer Lynn, Jodi Reighard and Chris Brodie.

Stan Grembo of 5279 Edgewood Shores Drive stated that he lives on the opposite side of the addition and they have no issues with the project.

Kevin Gerkin of 5268 Edgewood Shores Drive stated that he lives across the street and was the senior marketing agent of the Northshore Subdivision. He also stated that one of the things that was allowed is a side entry garage with the minimum of 30 feet between the houses. As a real estate agent he does not believe that the addition will hinder the values of the adjoining homes. His home, the Mooneys, and the Lynns needed variances for their homes. He would like it noted that he is a member of the Homeowners Association Board and he is here as a resident.

Chris Brodie of 529S Edgewood Shores Drive stated she lives next door to the addition and that there are 9 houses in Northshore Village with front entry garages and only 2 are on Edgewood Shores Drive. They like the setbacks in the neighborhood. There are a lot of lots that they can build on. She asked the board members to not approve the variance.

Moved by Figurski, supported by Wildman to grant case # 12-20, John and Carrie Mitter of 5487 Edgewood Shores Drive for a side yard setback of 10 feet with a variance amount of 20 feet to construct a 20 x 55 addition. The practical difficulty is the position of the home being built on an angle and the typography of the land. Conditioned upon the retention of a side entry garage. **Motion failed as follows: Ayes- Figurski, Wildman. Nays- Dhaenans, Grajek, and McCreary.**

Moved by Figurski, supported by Wildman, to table case #12-20, John and Carrie Mitter of 5487 Edgewood Shores Drive until the next Zoning Board of Appeals meeting. **Motion carried unanimously.**

12-21...A request by Roderick Smith, 3773 Highcrest, Sec. 22, for a front and side yard variance to construct a detached accessory structure.

Roderick and Lisa Smith were present as the petitioner.

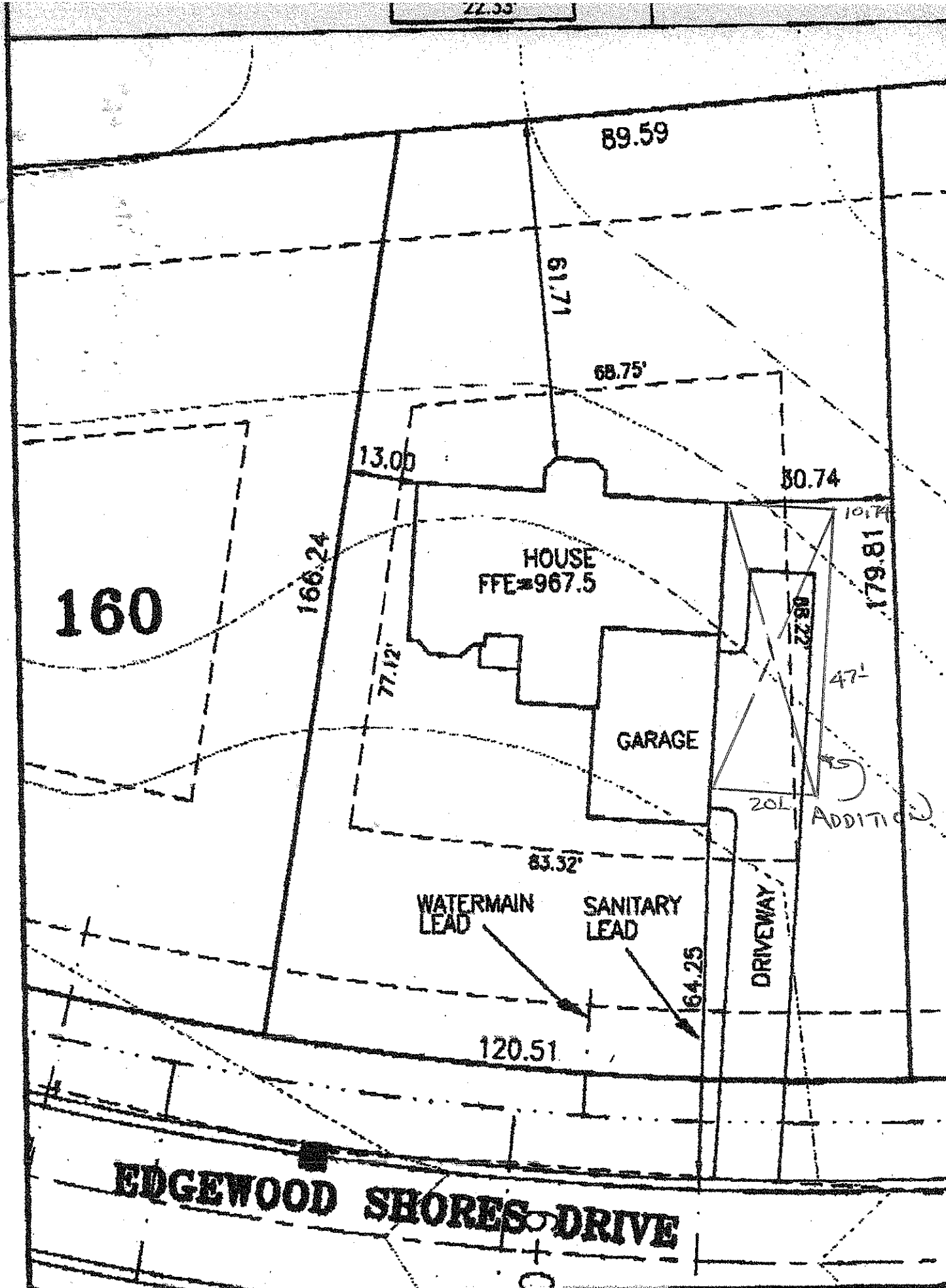
A call to the public was made with the following response: Gary Bozyk of 3723 Highcrest stated that Mr. Smith is doing a great job with the property.

Moved by Wildman, supported by Figurski, to grant case 12-21, Roderick and Lisa Smith of 3773 Highcrest, for a front yard variance of 7 feet with a setback of 3 feet to allow for a 22 x 28 detached garage that is to be guttered. The practical difficulty is the typography of the land. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the July 17th, 2012 Zoning Board of Appeals minutes. **Motion carried unanimously.**

Member Discussion: Chairman Dhaenans stated that the Township Board recently passed the litter ordinance.

Moved by Grajek, supported by Figurski, to adjourn the meeting of the Zoning Board of Appeals at 8:14 p.m. **Motion carried unanimously.**



160

HOUSE
FFE=967.5

GARAGE

WATERMAIN
LEAD

SANITARY
LEAD

DRIVEWAY

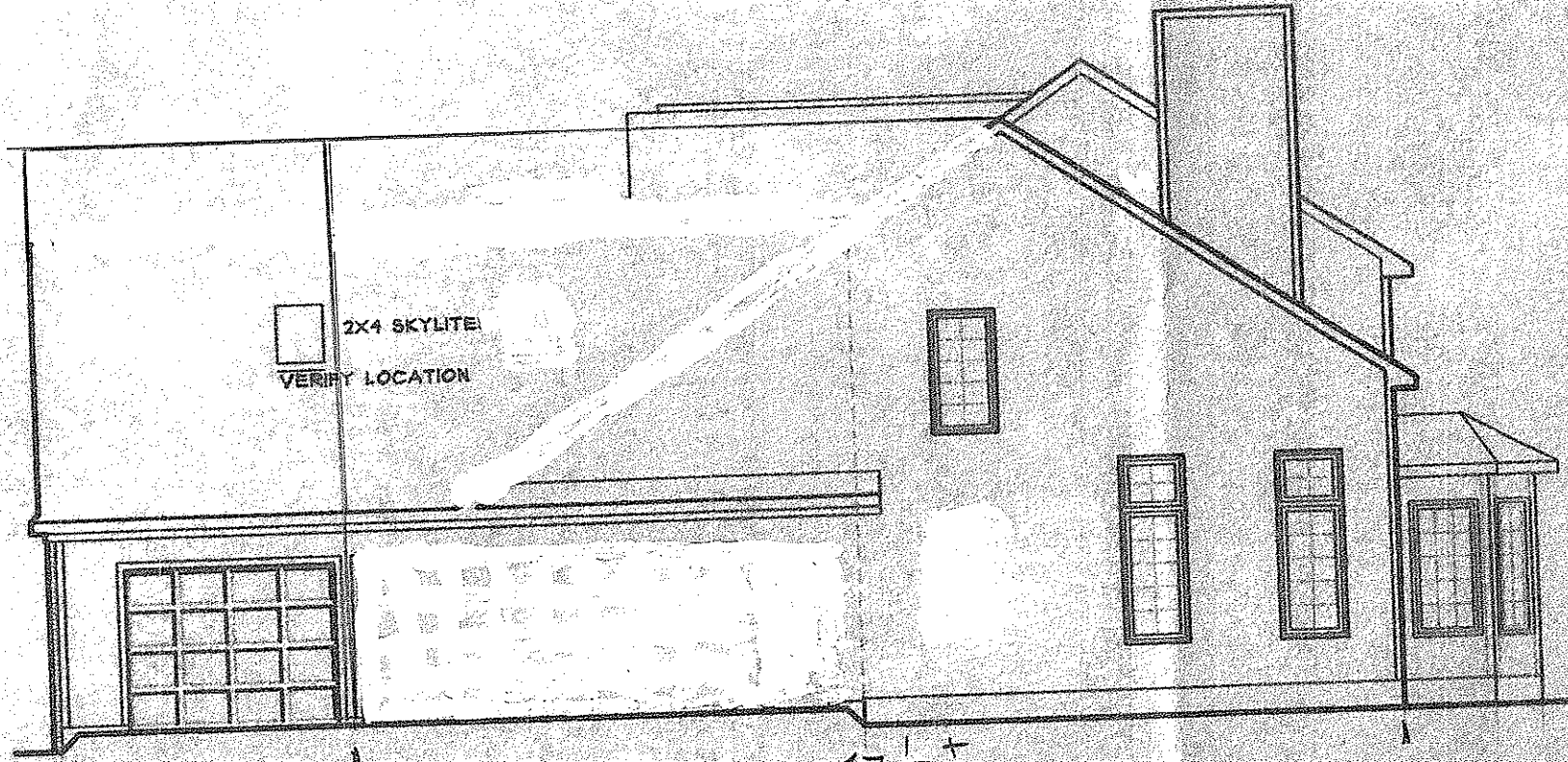
ADDITION

EDGEWOOD SHORES DRIVE

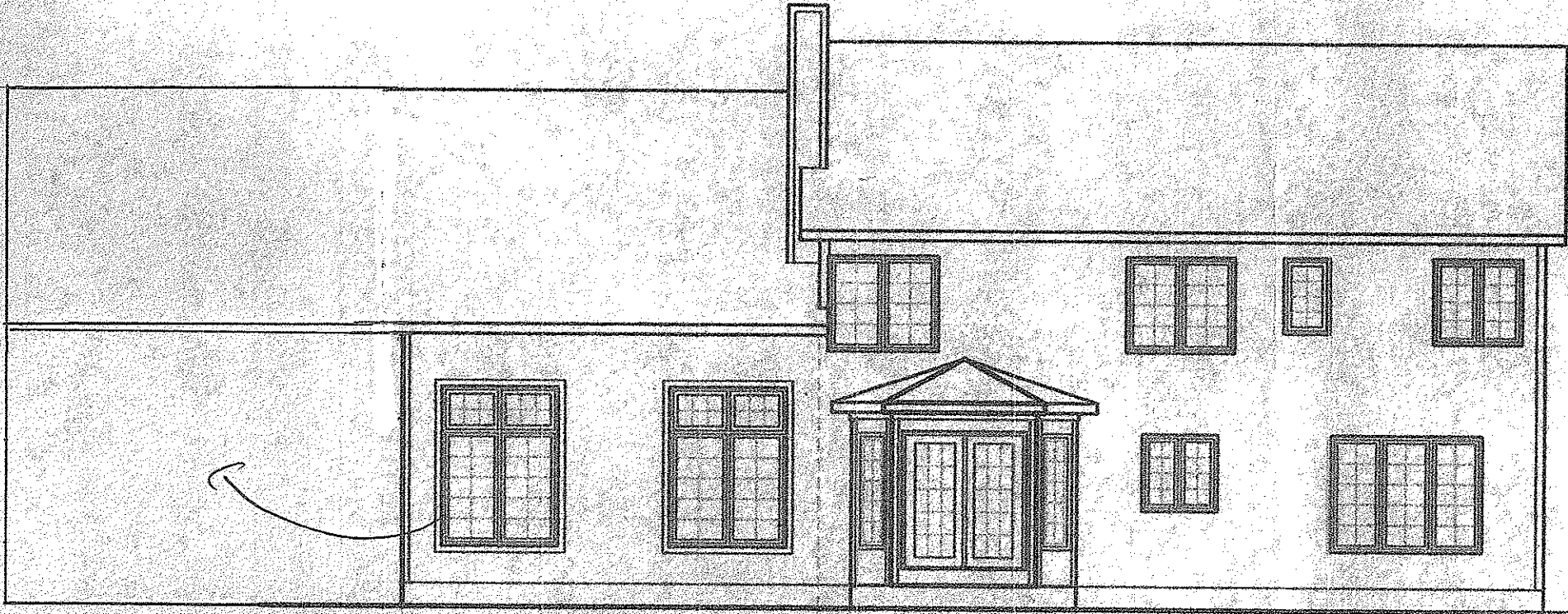
DESCRIPTION:
UNIT 150

ENGINEERING

MAIN OFFICE:
3121 E. GRAND RIV
HOWELL, MICHIGAN



47'-5"
RIGHT SIDE ELEVATION SCALE 1/8" = 1'-0"



201

REAR ELEVATION

SCALE 1/8" = 1'-0"

LOOKING SOUTH

the parking lot be lighted or the walkway? Ferlito - No there will be no lighting. Wolzak - What is the opening between lots 67 and 68? Ferlito - That will provide access to the area to the south. There will be a wood chip construction to the docks.

Robertson - The impact assessment includes a written description of the 14 slip facility. LeClaire - The lake access information is also included in the drawing. Robertson - The lot numbers should be included in the by-laws. Ferlito - They will be included in the master deed and the by-laws. Robertson - With regard to natural features you refer to 20 boats and that should be 14 slips. The impact assessment can be changed.

Wolzak - Will there be water or sewer hook up in that area?
Ferlito - No.

* PLANNING COMMISSION DISPOSITION OF MR. FERLITO'S PETITION.

Moved by Pobuda, supported Litogot, by to recommend approval of an amendment to the PUD agreement with the changing in the side yard setback for homes being built with a side entrance garage with the following conditions:

1. The abutting side yard is 20' so there is a minimum of 30' between buildings.
2. The reduction is to accommodate a side entry garage on the lot with the 10' side yard.

The motion carried unanimously.

- as long as there 30' between each Building

Moved by Litogot, supported by Pobuda, to recommend approval of an amendment to the PUD agreement to allow homes with areas of 950 square feet on first floor and a total of 2000 square feet in area in Phase III of the development. The motion carried unanimously.

A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

Moved by Litogot, supported by Pobuda, to recommend approval of the impact assessment with a revised date 01-25-96, further, correcting item letter C paraphrasing under natural features changing the number of slips from 20 to 14. The motion carried unanimously.

B. DISPOSITION OF SITE PLAN.

Moved by McCririe, supported by Litogot, to approve the site plan conditional upon the following:

- the petitioner will renumber the lots on page 3.
 - That split rail fences will be provided at the entries to the walking paths from the roadways.
 - That an easement be provided between lots 113 and 112 for a pedestrian path which may be eliminated should a bike trail be provided along the road right-of-way.
 - Township Board approval of impact assessment.
- The motion carried unanimously.

From: Tim Mooney <ncmooney@yahoo.com>
Subject: Variance - 5287 Edgewood Shores Dr.
Date: August 20, 2012 10:10:59 PM EDT
To: John & Carrie Mitter <jcmitter@me.com>
Reply-To: Tim Mooney <ncmooney@yahoo.com>



Dear John and Carrie,

I am writing you concerning our discussion regarding the proposed addition to your home and the issue concerning the side yard setback requirement we discussed.

Nadine and I have no issues or reservations with this and support the Genoa Township Zoning Board issuing a variance for the addition to your home.

Please feel free to share this email with the Zoning Board. I can be reached at (248) 640-2662 if they have any questions.

Sincerely,

Tim & Nadine

Timothy & Nadine Mooney
5276 Edgewood Shores Dr.
Howell, Mi 48843
248-640-2662 - Cell

From: Brian Lynn <BLynn@lunaent.com>
Subject: Mitter Variance Letter
Date: August 21, 2012 5:58:38 PM EDT
To: "jcmmitter@ameritech.net" <jcmmitter@ameritech.net>
Cc: "bklg5@yahoo.com" <bklg5@yahoo.com>

1 Attachment, 41 KB

John,

Please find attached a letter from our household stating our approval of any variance required.

Regards,

Brian K. Lynn
Chief Pilot
Luna Entertainment
7445 Astro Drive N.
Waterford, MI 48327
734 735-7838 Cell

Brian & Jennifer Lynn

5292 Edgewood Shores Dr. Howell, MI 48843

Tel: (517) 546-7576 Cell: (734) 735-7838 bklg5@yahoo.com

**Genoa Township
Zoning Board**

Tuesday, August 21, 2012

To Whom it May Concern,

It is our understanding that Mr. & Mrs. John Mitter of 5287 Edgewood Shores Drive are requesting a variance tonight for the purpose of a remodel on their home. We would like to express our thoughts on this endeavor. Mr. Mitter has shown me the area in question, and we have no problems with their proposal from our view. If you have any questions or if anything else is required of our household please do not hesitate to contact us.

Sincerely yours,

Brian K. Lynn

From: Jodi Reighard <jodi@ypmind.com>
Subject: Modification
Date: August 16, 2012 11:08:45 AM EDT
To: jcmitter@me.com

Hello John,

The Village board met and decided that they do not have enough information to approve your request and they would like to first see the decision of the township. Can you please update me once the township has decided on the variance?

Respectfully,

Jodi Reighard
yourpeaceofmind
517-545-3900
Fax 517-552-4476

Zoning Board of Appeals
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

GENOA TOWNSHIP

AUG 20 2012

RECEIVED

Subject: Meeting August 21, 2012
Item #5: 12-20

John and Carrie Mitter

5287 Edgewood Shores Drive

Sec 22, "For a side yard variance to construct an addition

To Whom It May Concern:

This letter is with reference to the request for a "Side Yard Variance" submitted for review by John and Carrie Mitter at 5287 Edgewood Drive.

I have been a resident at NorthShore since 1998 and am concerned with approval of changes that may change the overall appearance and aesthetics of NorthShore Village,

Therefore, I would **recommend against approval** of this request for the following reasons:

- 1) The proposed additional appears contrary to the approved PUD Agreement for NorthShore Village. In general, the intent for North Shore Village was intended to have a look and feel of open spaces and to have less density for residential housing.
- 2) The proposed addition is 20'x55' which would add about 1,100 square feet to the footprint of the house – this is more than double the existing footprint (967.5'). This would significantly reduce the space between houses.
- 3) The initial PUD Agreement for NorthShore Village specified side setbacks on each side of 20'. At the Planning Commission meeting on February 12, 1996, this was amended "**for homes being built with a side entrance garage**". And the approved amendment at that time, provided for a **reduction to accommodate a side entry garage on the lot with the 10' side yard**".
- 4) The elevations provided by the Mitters' indicate that the garage access is being changed from a side entrance to a front entrance (although there may be a small side door, the main two car garage is from the front.
- 5) As a result, the amended Agreement for a 10' side yard setback no longer is applicable.

For these reasons, I would recommend that this request **NOT BE APPROVED**.

Thank You for your consideration

Genoa Township Zoning Board of Appeals,

Regarding Case # 12-20 Genoa charter township application for Variance.

We are the homeowners of 5295 Edgewood Shores Drive and would like to comment on the proposed variance request by John and Carrie Mitter. Lot 159

We would be impacted the most on the proposed change. We believe the requested change would affect the overall aesthetics of the houses on the north side of the street.

1. The proposed addition is not consistent with the surrounding residences or the intent of the developer.
2. We paid a builders premium for lake views. This would eliminate all lake view in the backyard. Although the lots are only approximately ½ acre in size, they feel larger due to the general design created by the developer.
3. We believe that granting the variance would cause an adverse effect on my home's value and possibly prove detrimental in the event we were to sell our home.
4. Lot 159 already has 3,334 square feet. The proposed addition would add over 1,000 square feet, bringing the square footage to approximately 4,300. This would make it inconsistent with all the surrounding houses.
5. The proposed variance shows a front entrance garage. This also is inconsistent with the existing houses on the North side of the street. None of the houses on Edgewood Shores have rooms extending beyond the front face of the garages.
6. Our house has westward facing daylight windows in the basement that provide natural light. This would be greatly affected by the proposed addition.
7. There are no extraordinary circumstances in granting this request. The proposed addition will not enhance the existing or adjacent lots.
8. Mr. Mitter owns lot 133. I feel he needs to build a house that would suit his and his family's needs and is consistent with houses on the south riparian side of Edgewood Shores.

We are asking the building committee to deny this request. We have lived here for more than 10 years and love Genoa Township and North Shore Village.

ASPHALT
SHINGLES

SIDING

SIDING

BRICK

BRICK

SCALE 1/4" = 1'-0"

30% WINDOW 36"X66"

DIMENSIONS ARE STUD TO STUD
4" OUTSIDE
3.5" INSIDE

FRONT
ELEV.

LOOKING
NORTH

20'



Charter Township of Genoa
ZONING BOARD OF APPEALS
SEPTEMBER 18th, 2012
CASE #12-22

PROPERTY LOCATION: 3719 Highcrest

PETITIONER: Gary Bozyk

ZONING: LRR (Low Density Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Request for a front and side yard variance to construct a new home.

CODE REFERENCE: Table 3.04 – Dimensional Standards - LRR (Low Density Residential)
 Table 3.04.02 – Setbacks from Shorelines - LRR (Low Density Residential)

STAFF COMMENTS: Petitioner is seeking a variance to demolish an existing home and construct a new home.

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	5	40	25	72
Setbacks Requested	3.9		3.7			80
Variance Amount	31.1		1.3			n/a

1

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-22 Meeting Date: 9-18-12

- 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: Gary M. Bozyk
Property Address: 3719 Highcrest, Brighton Phone: 810 599 2349
Present Zoning: Residential/LRR Tax Code: 4711-22-301-007

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: road and side
2. Intended property modifications: new construction / demolition

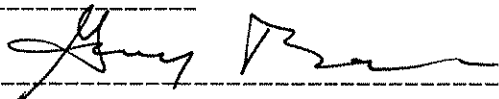
This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) narrow lot, close to road
- b. Other (explain)

Variance Application Requires the Following:

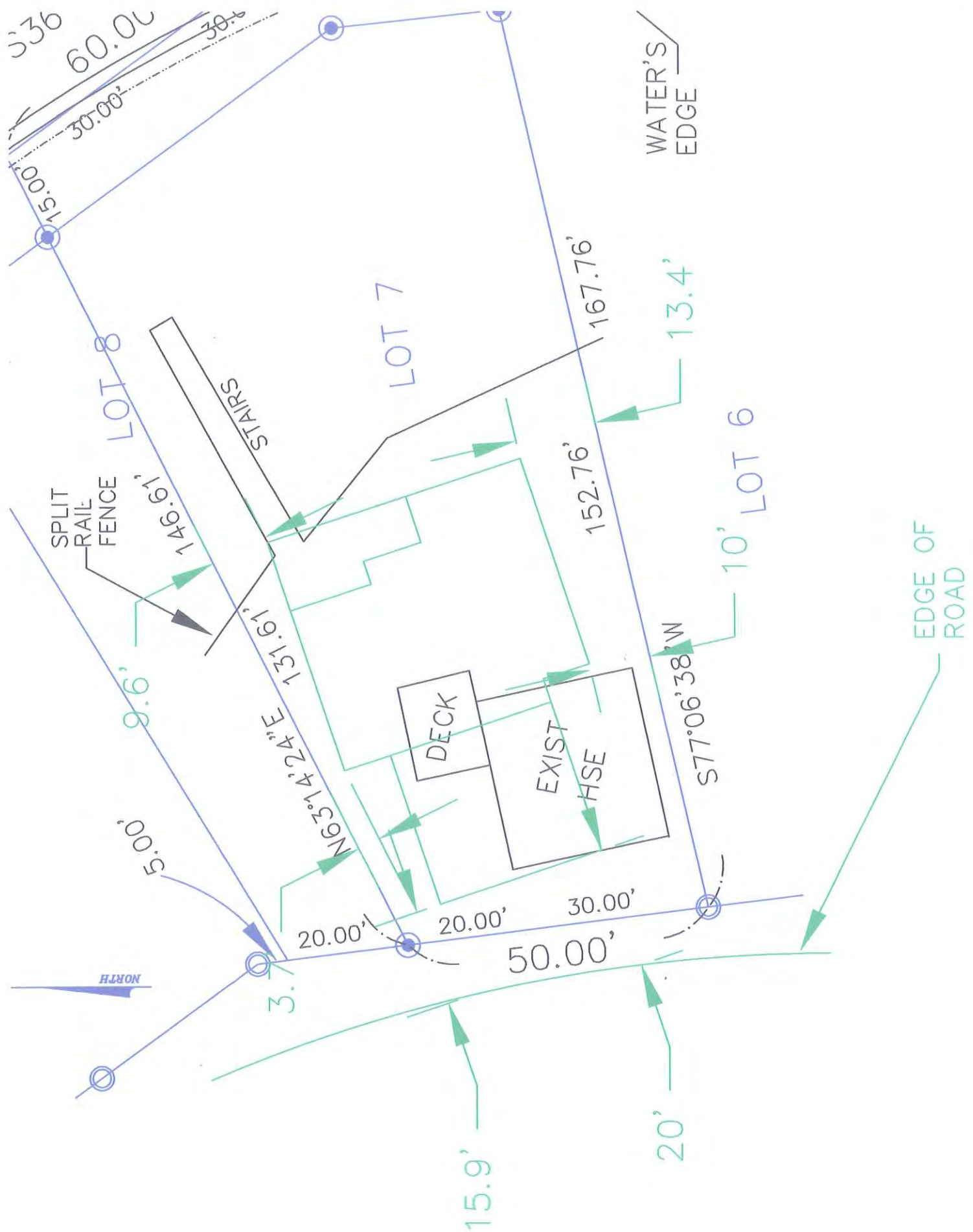
- **Plot Plan Drawings** showing setbacks and elevations of proposed buildings showing all other pertinent information. *Note: Will need 8 copies of any drawings larger than 8 1/2 and 14 in size.*
- **Waterfront properties** must indicate setback from water for adjacent homes
- **Property** must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting
- **Petitioner** (or a Representative) must be present at the meeting

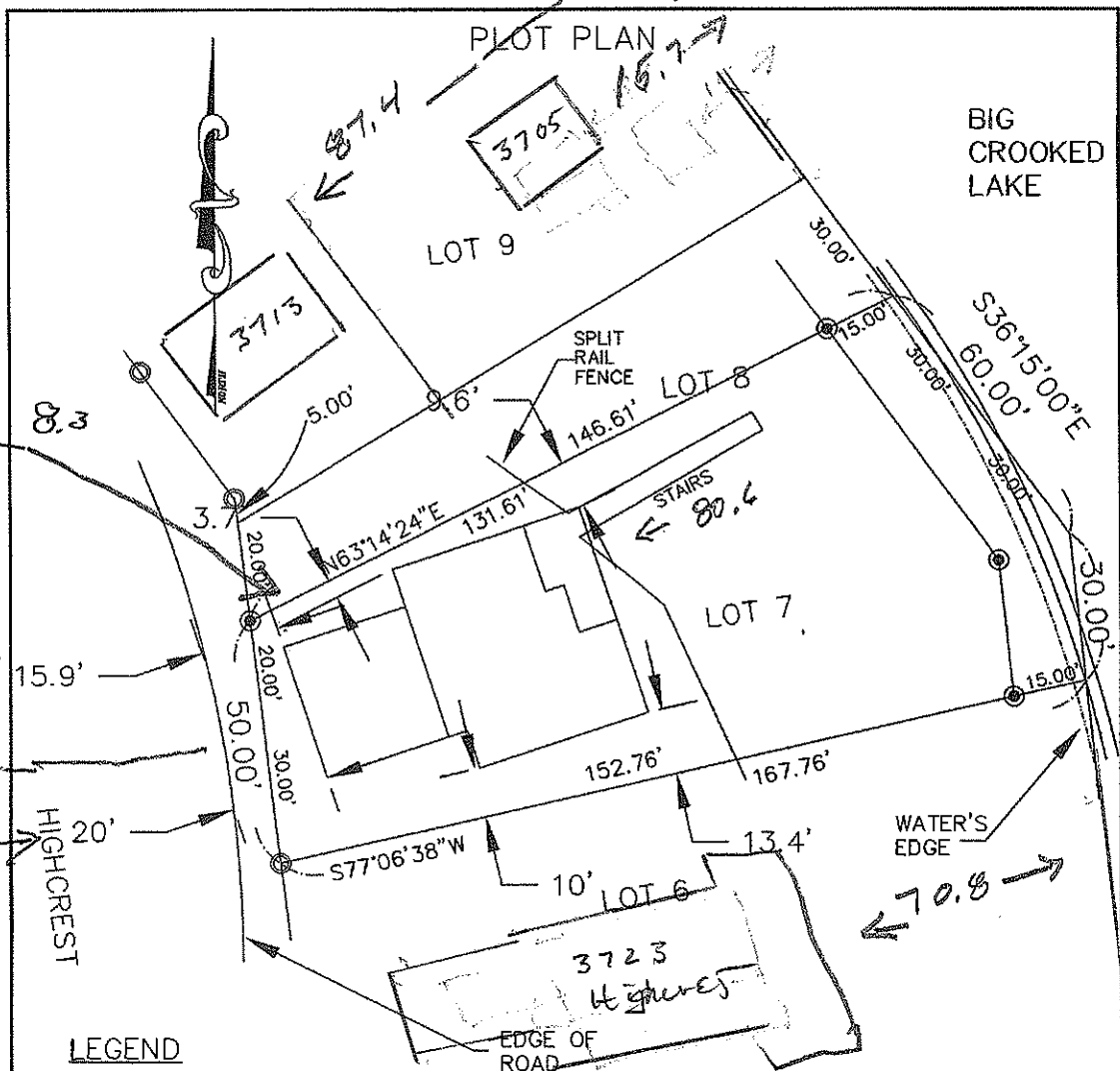
Date: 8-13-2012

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.





LEGEND

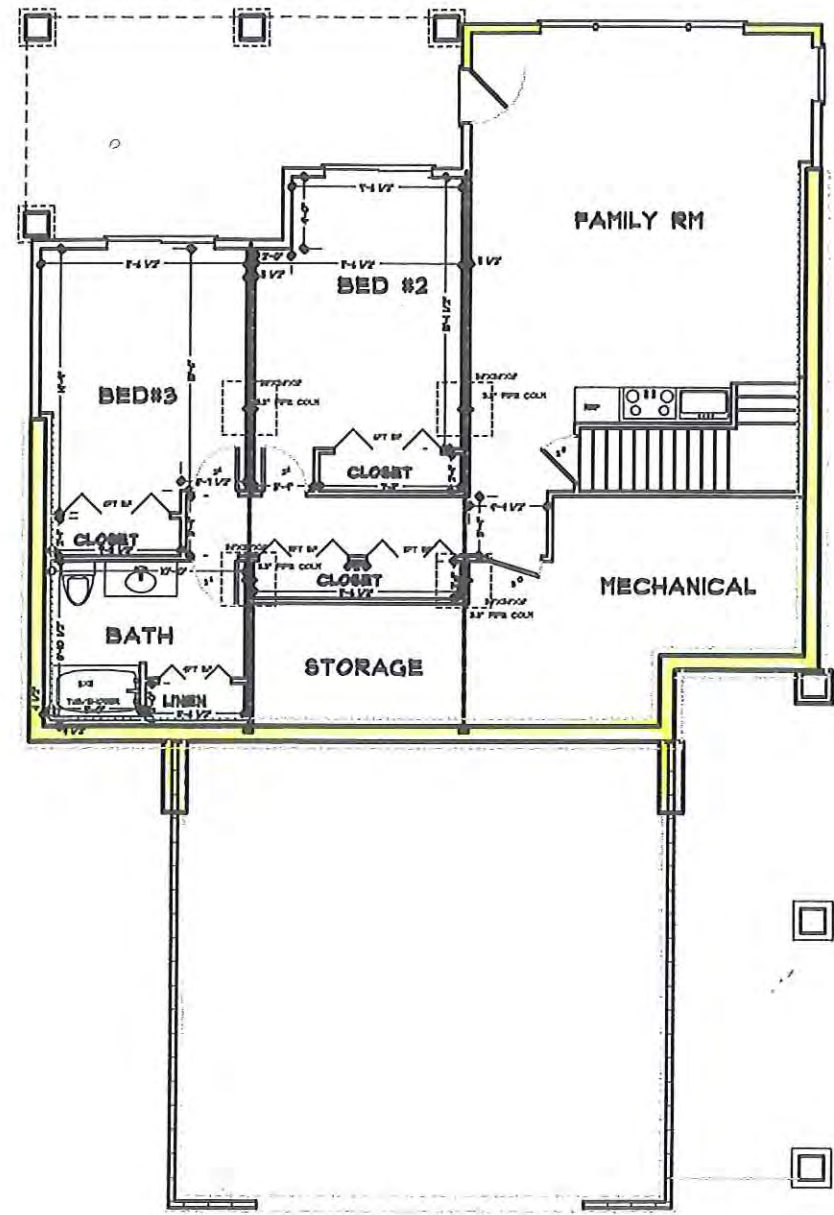
- SET IRON
- FOUND IRON PIPE
- BEARING BASED ON SAID PLAT.

LEGAL DESCRIPTION

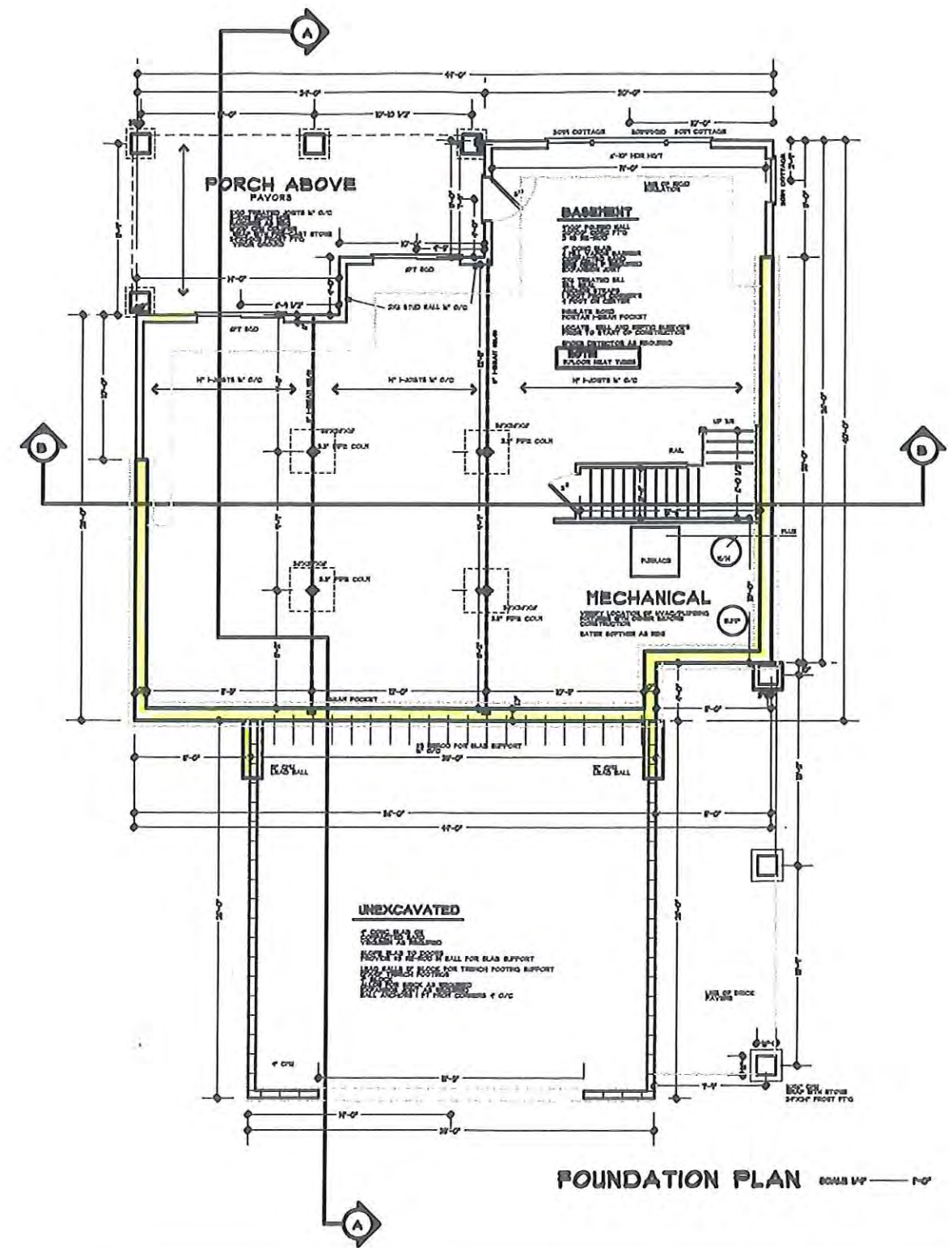
LOT 7 AND 1/2 OF LOT 8 OF "CROOKED LAKE PENINSULAR SUBDIVISION" AS RECORDED IN LIBER 2, PAGE 92 OF LIVINGSTON COUNTY RECORDS.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 10/02/05, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/15,000, AND THAT ALL OF REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN MET.

CLIENT: BOZYK	PROJECT NO. 08-09-12																		
PLOT PLAN OF PROPOSED HOUSE AT 3719 HIGHCREST BRIGHTON, MICHIGAN.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">SCALE 1 INCH = 30 FEET</td> </tr> <tr> <td style="width: 50%;">DRAWN</td> <td style="width: 50%;">LEL</td> </tr> <tr> <td>DATE</td> <td>-</td> </tr> <tr> <td>CHECKED</td> <td>-</td> </tr> <tr> <td>REVISED</td> <td>-</td> </tr> <tr> <td>DATE</td> <td>08/09/12</td> </tr> <tr> <td>CHECKED</td> <td>-</td> </tr> <tr> <td>FIELD BOOK</td> <td>- PG. -</td> </tr> <tr> <td>SHEET</td> <td>1 OF 1</td> </tr> </table>	SCALE 1 INCH = 30 FEET		DRAWN	LEL	DATE	-	CHECKED	-	REVISED	-	DATE	08/09/12	CHECKED	-	FIELD BOOK	- PG. -	SHEET	1 OF 1
SCALE 1 INCH = 30 FEET																			
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DATE	08/09/12																		
CHECKED	-																		
FIELD BOOK	- PG. -																		
SHEET	1 OF 1																		
LEO LAMUS & ASSOCIATES 1299 HEATHERWOOD LANE ANN ARBOR, MI 48104 PH: 734-395-2261 																			
PROFESSIONAL SURVEYOR NO. 41914																			



FUTURE LOWER LEVEL ROOM LAYOUT
SCALE 1/4" = 1'-0"



FOUNDATION PLAN SCALE 1/4" = 1'-0"

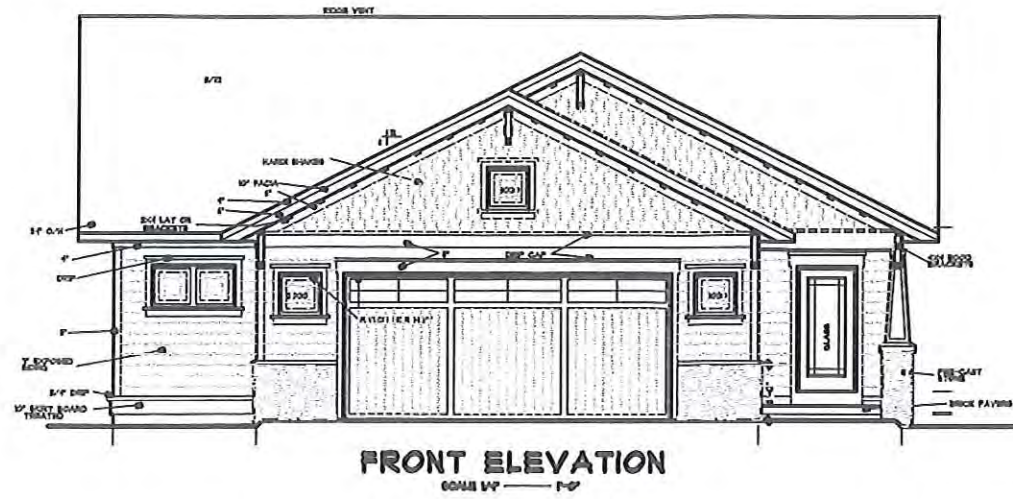
COPYRIGHT
© 2002 Thomas E. Coates, Jr.
All rights reserved.

DESIGN BY THOMAS E. COATES JR.
205 W. MAIN ST.
BRIGHTON, MICH 48116
1-810-229-8916

800-2
28 EMB

DATE
DRAWN BY
CHECKED BY
DESCRIPTION

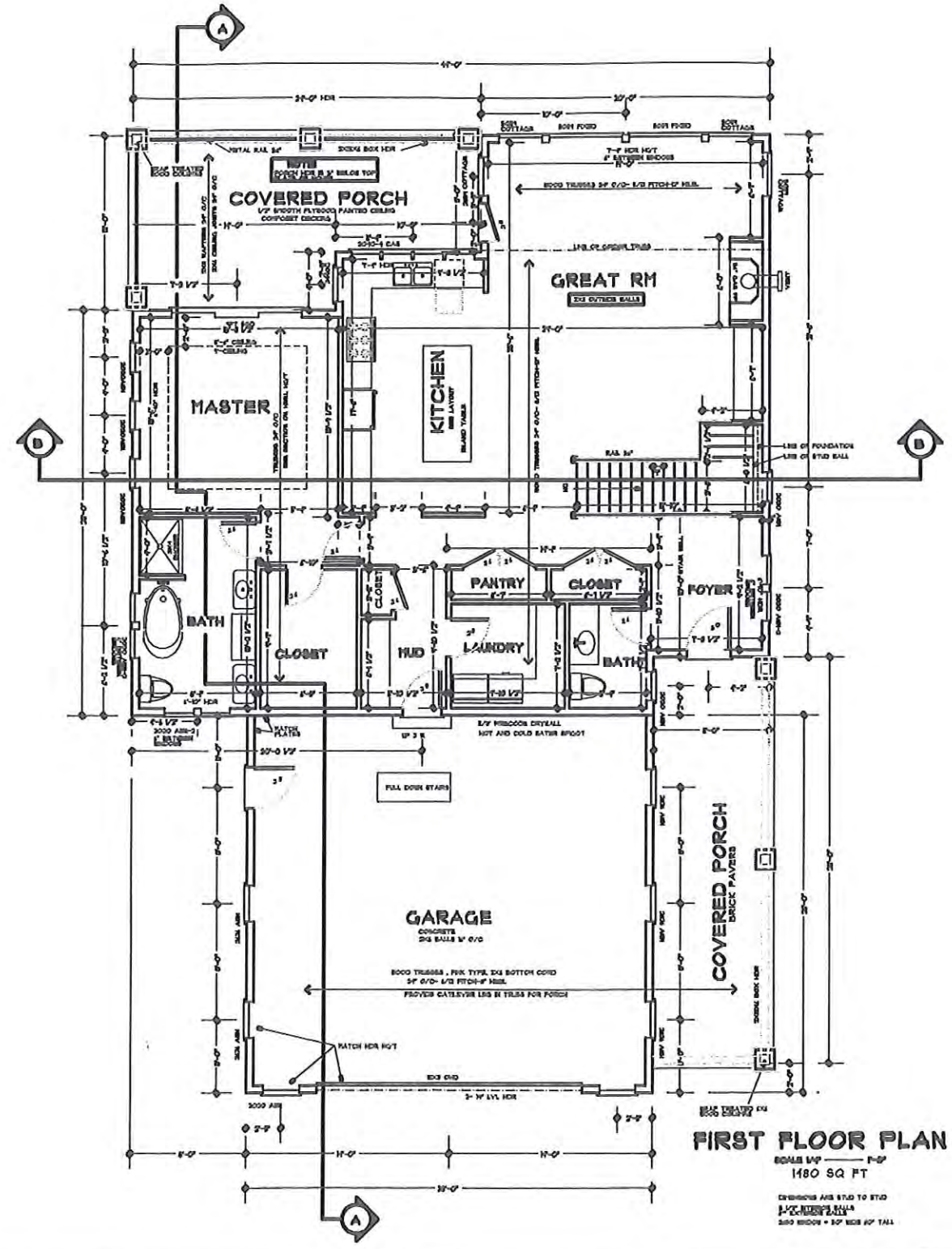
PAGE
FOR



FRONT ELEVATION
SCALE 1/4" = 1'-0"



LAKE ELEVATION



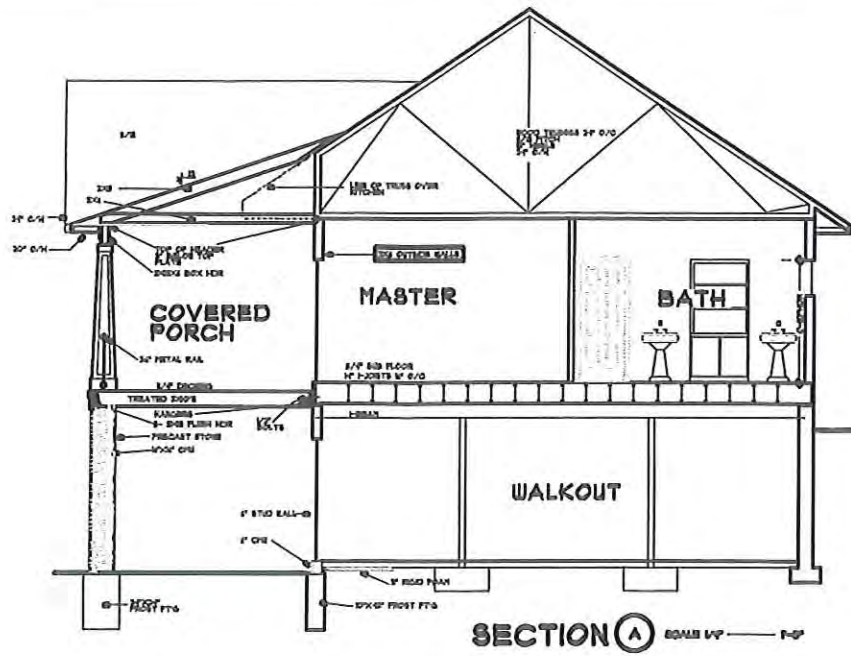
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
1180 SQ FT
DIMENSIONS ARE STUD TO STUD
1/2" = 1'-0" UNLESS NOTED
3/4" = 1'-0" UNLESS NOTED

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© 2002 Thomas B. Coates, Jr.
ALL RIGHTS RESERVED

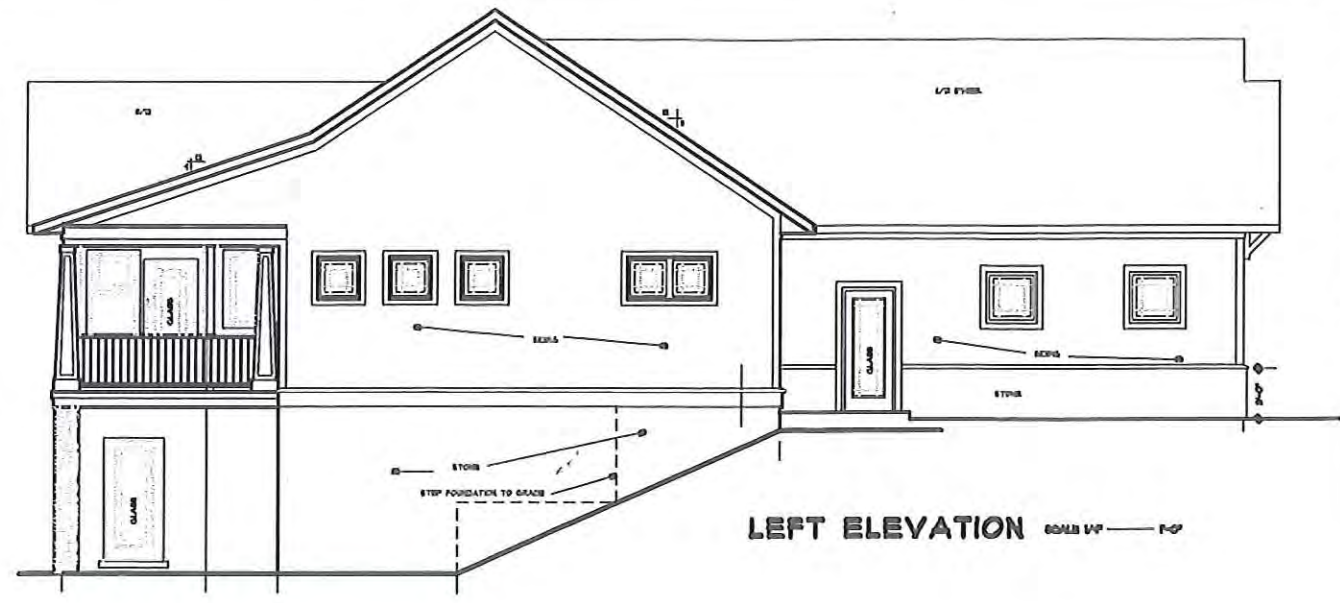
DESIGN BY THOMAS B. COATES JR.
228 W. MAIN ST.
BRIGHTON, MICH 48104
1-800-229-8916

300-3
S.E.E.L.D.

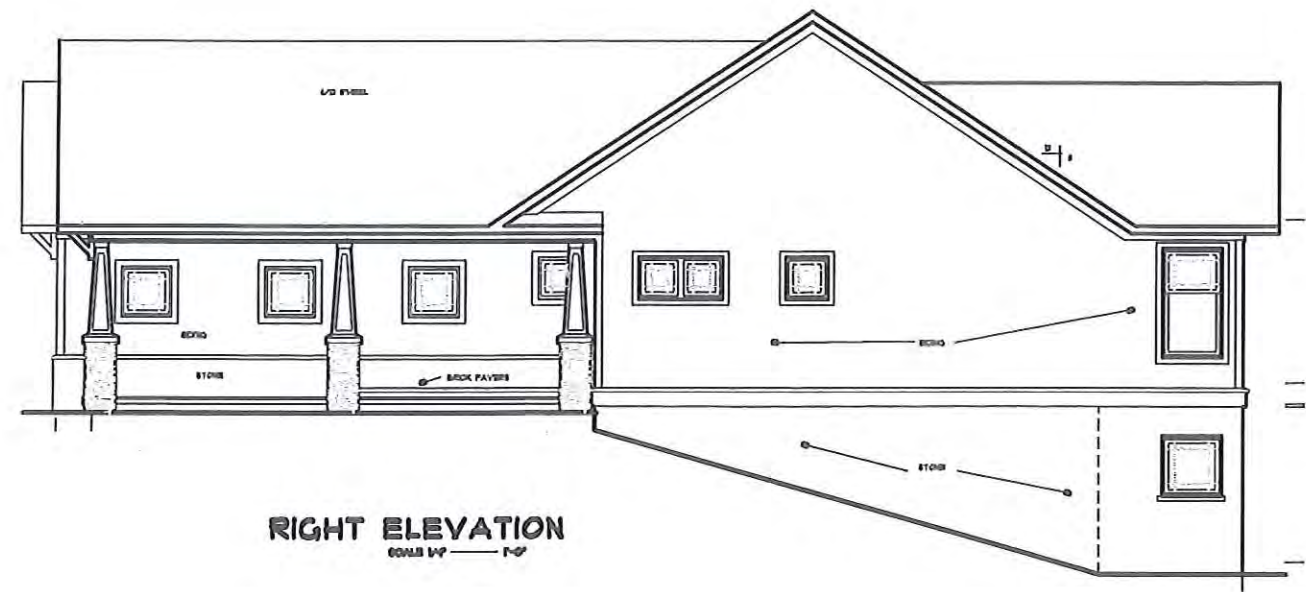
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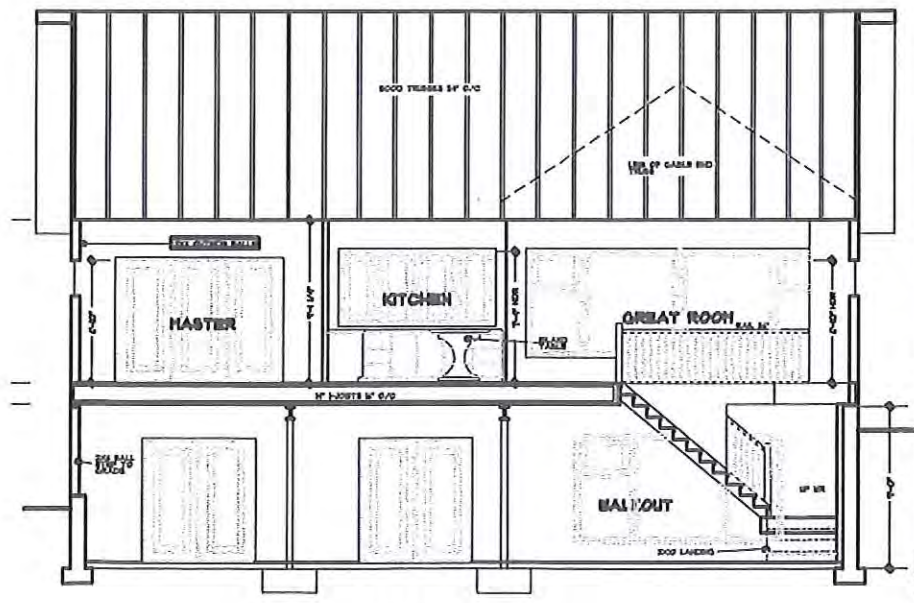
SECTION A SCALE 1/4" = 1'-0"



LEFT ELEVATION SCALE 1/4" = 1'-0"



RIGHT ELEVATION SCALE 1/4" = 1'-0"



SECTION B SCALE 1/4" = 1'-0"

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DESIGN BY THOMAS B. COATES JR.
205 W. MAIN ST.
BIRMINGHAM, AL 35201-1001

300
84 E.
BIRMINGHAM, AL

PAGE
FOR

Charter Township of Genoa
ZONING BOARD OF APPEALS
SEPTEMBER 18th, 2012
CASE #12-24

PROPERTY LOCATION: 7526 W. Grand River

PETITIONER: 242 Community Church

ZONING: GCD (General Commercial District)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Request for a sign variance.

CODE REFERENCE: Table 16.1 – Sing Dimensional Standards - GCD (General Commercial District). Maximum wall signs allowed.

STAFF COMMENTS: Petitioner was approved by the Planning Commission for two wall signs on the north and east sides of the recently renovated building. Petitioner is seeking a variance to allow a third additional wall sign on the east wall facing north.

	R.O.W setback	One Side	Other Side	Sign height	Sign area	Number of Signs
Setbacks of Zoning					0	1
Setbacks Requested					72 square feet	2
Variance Amount					72 square feet	1

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-24

Meeting Date: 9-18-12 @ 6:30

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: 242 Community Church

Property Address: 7526 W. Grand River Phone: 810-231-0190

Present Zoning: GCD Tax Code: 4711-13-400-018

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: Sign Variance for a wayfinding "family entrance" sign (EWO2) that is 12' wide by 6' tall

2. Intended property modifications: None

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) None

b. Other (explain) Unique building orientation and visibility requires entrance designations that are easy to see.

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 8½ and 14 in size.**
- **Waterfront properties must indicate setback from water for adjacent homes**
- **Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 8/22/2012 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.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 12, 2011
6:30 P.M.**

MINUTES

CALL TO ORDER: At 6:30 p.m., the meeting of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Barbara Figurski, James Mortensen, Chairman Doug Brown, Diana Lowe, Lauren Brookins, John McManus, and Dean Tengel. Also present were Tesha Humphriss, Township Engineer, Brian Borden of LSL, and Kelly VanMarter, Township Planner.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve the agenda as submitted. Support by John McManus. **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... Request for approval of special use, impact assessment and site plan for a proposed redevelopment of the former Brighton Athletic Club site into a church and community center located at 7526 W. Grand River Brighton. Sec. 13, petitioned by 2|42 Church.

Wayne Perry of Desine Engineering made a presentation to the Planning Commission. Ms. Yanna Simpson, Architect; Pastor Dave Dummit; Campus Pastor Bob Smith; TJ Likens of Wilcox and Eric Rout of Design were present, as well.

The drawings and writings that refer to Lake Edgewood should be amended to refer to Morse Lake.

Pastor Dummit addressed the Planning Commission and gave a brief overview of the proposed plan.

Mr. Perry gave a more detailed presentation. It was agreed that the site plan, special use permit and environmental impact statements discussed tonight would be based on the 2012 project.

It is proposed that the existing structure remain intact. There will be an addition of approximately 15,000 square feet, so most of the building will be used in its

existing form. Parking will be altered to add 369 parking spaces. There will be a large grassy island installed. There will be an additional access to Grand River. There would be a 5' walkway added along Grand River. The existing gravel loading area will be maintained. The existing detention basin will be expanded and adapted to meet current standards. Substantial landscaping will be installed. Most of the existing wooded area to the south of the building will remain untouched.

James Mortensen asked about the sufficiency of parking and off-site parking. Mr. Perry advised the Planning Commission that off-site parking is being discussed with St. Joseph Hospital (across Grand River) and Osprey (to the east of the property in question).

Ms. Simpson addressed the Planning Commission regarding the appearance of the outside of the building. It is proposed that elements be added to the existing building to break up the façade. She believes this would provide visual interest, as well. She gave a full description of the anticipated indoor plans for the building. She gave a brief overview of proposed materials and described where they would potentially be placed on the building.

Brian Borden of LSL discussed the presentation given by the petitioner. This is not a standard church project and is rather unique. The first thing that requires discussion is the detention basin and that it encroaches into the land use setback. He is of the opinion that the proposed improvements will not adversely affect the property and in fact, would improve it.

Brian Borden also discussed the architectural design and materials as proposed. He believes that the Planning Commission has the ability to approve the unique materials and that they would help the appearance of the building.

Brian Borden discussed the proposed landscape plan. He specifically addressed the area where the petitioner has asked that the existing landscaping remain in lieu of the addition of new plantings. Brian Borden believes this is under the purview of the Planning Commission.

Brian Borden discussed the proposed loading area. He believes that there is a requirement that there be a loading area. He believes there is ample room for maneuvering. However, Mr. Borden believes that the base is maintained if and when it is used. He suggests that there be a generic condition imposed requiring the petitioner to maintain the base.

Chairman Brown asked about a traffic management plan. He indicated he has not seen one. James Mortensen suggested that a traffic management plan agreed to by the Township Engineer be required as part of the package.

Brian Borden indicated that the petitioner is not necessarily proposing signage at this time. However, he does want to know what constitutes the "front" of the building for signage. The petitioner is requesting that the east elevation be considered the front since it is on a large curve on Grand River Avenue. Kelly VanMarter indicated it would be appropriate for the Planning Commission to consider that at this time. Chairman Brown asks why two signs would be appropriate. Pastor Dummit responded by indicating that he would like the sign in front to indicate what uses are available in the building, such as: coffee area, worship center, play areas, fields, etc. He thinks it's important for the community to understand that it's a community center and not merely a church where only congregants would be welcome. Additionally, with the angle of the road, he believes that two signs are warranted.

Chairman Brown asked how many business entities will be in the building. Pastor Dummit indicated it is his hope that the church would own all of the businesses, but believes that it is likely there will be at least one other entity leasing initially. James Mortensen indicated that perhaps two signs should be allowed at this time and thereafter, the sign ordinance would govern. Kelly VanMarter indicated that the request is for two wall signs and one monument sign. The ordinance currently allows for one of each.

Brian Borden indicated that the 5' concrete sidewalk is being installed and there is no issue with that. He thinks pedestrian signals at the traffic light would be a great idea to consider for the future. Tesha Humphriss believes it would be included in the traffic management plan for 2015. Kelly VanMarter indicated that the sidewalk/bike path efforts are now moving to the north side of the Grand River corridor in that area. She indicated a pedestrian bridge has not been considered at this point.

James Mortensen believes that it's significant that a curb cut onto Grand River is being added. He asked if the distance between the curb cuts is safe. Tesha Humphriss indicates it's at Bendix Road and therefore, is not a conflict. Mr. Mortensen believes an easement should be granted by this petitioner to the property to the east of the petitioner's property, such as a cross-access easement. The petitioner indicated they will consider it. The petitioner will agree to do it provided there is reciprocity.

Tesha Humphriss referred to the Tetra Tech letter dated August 21, 2011. Tetra Tech found the traffic study to be in compliance. There will be some modifications required for the traffic signals and that will be done by the Road Commission. The current plan calls for connection to the City of Brighton water system. She believes it should be connected to MHOG instead.

Chairman Brown asks what would trigger another study if the center becomes busy during the week. TJ Likens of Wilcox addressed the Planning Commission regarding this issue. The study that was provided addressed the plans for 2012

as well as 2015. Whether the year be 2012 or 2015, the study was designed to address the traffic of involved with a full 800 seat facility. This was agreed upon by the Road Commission and Tetra Tech. James Mortensen indicated a traffic study is not required under the ordinance when the traffic is as low as is anticipated at this time.

Mr. Perry indicated that the petitioner is willing to maintain the delivery area and that a concrete pad will be installed that will be 12' x 50'.

Mr. Tenge inquired about the requirement of masonry work on buildings. Chairman Brown indicated that the building has been on this site for a long time and given the current state of the building, he'd be willing to waive that requirement. The petitioner indicated that the zoning ordinance allows for the use of like materials to the existing building.

The Brighton Fire Department letter dated September 12, 2011 was read into the record. This letter supercedes the letter of August 4, 2011. The petitioner will comply with anything the Fire Department requires.

The petitioner must pay the permit fee of \$30.00. They committed to paying that. This is payable to the Livingston County Road Commission.

The petitioner explained storm water polishing to Chairman Brown at his request. Forebay was explained, as well.

Chairman Brown addressed parking again. He asked if the community service activities would ever occur on Sunday at the same time as church services. The petitioner indicated it is feasible. Brian Borden indicated that adjustments to parking under the ordinance is permissible.

Mr. Tenge asked what the occupancy goal is. The petitioner is hoping to occupy at the end of summer 2012. He inquired whether the project is funded. The petitioner indicated the church is a stand alone entity and is not fully funded yet.

A call was made to the public. No response was made.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Impact Assessment
- C. Recommendation of Site Plan.

Motion by James Mortensen to recommend to the Township Board approval of the special use permit to encroach slightly into the natural features setback to meet the County requirements for the detention basin subject to:

1. A cross access agreement will be provided by the applicant for the property immediately to the east to be executed if and when a similar cross access agreement is provided by the property to the east, subject to the review of the Township Attorney;
2. Approval by the Township Board of the site plan and environmental impact assessments reviewed by Planning Commission this evening;
3. The applicant will perform a traffic impact study if and when the church expands to permit greater than 800 seats in the auditorium per service reviewed this evening;
4. The applicant will comply with the signalization requirements of the Road Commission;
5. The Planning Commission agrees that the site on which this building sits is unusual in view of the wide bend on Grand River Avenue and therefore, two frontages for sign purposes are permitted;
6. As a condition of this special use permit, the petitioner agrees to comply with all Township Ordinances with particular reference to sound amplification;
7. The requirements spelled out in the Tetra Tech letter dated August 21, 2011, the Fire Department letter dated September 12, 2011 and the County Road Commission letter dated August 25, 2011 will be complied with.

Support by Barbara Figurski. **Motion carried unanimously.**

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

1. That the petitioner must seek Township Approval for outdoor activities by way of permit;
2. Subject to approval by Township Board of Special Use Permit and Site Plan;
3. That the parking will be accurately reflected in the impact assessment;
4. Remove reference to outdoor events exceeding noise ordinance.

Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the Site Plan, subject to:

1. Review and approval by the Township Board of the special use permit and environmental impact assessments reviewed this evening;
2. The construction materials reviewed this evening are acceptable and will become the property of the Township;

3. The landscaping plan as contained on the site plan is acceptable and the Planning Commission is approving preserving the existing growth, trees and shrubbery, as part of the zoning requirements for landscaping;
4. The applicant will be required to request from the Township Board sign approval although two frontages on the building are recommended for approval;
5. The gravel in the loading area will be maintained so that it will not create dust and other impacts on other residential properties and the concrete pad in the loading area will be replaced;
6. The recommendations of the Township Engineer, Fire Marshall, and Livingston County Road Commission as referred to in the special use permit will be complied with.

Support by Diana Lowe. **Motion carried unanimously.**

Administrative Business:

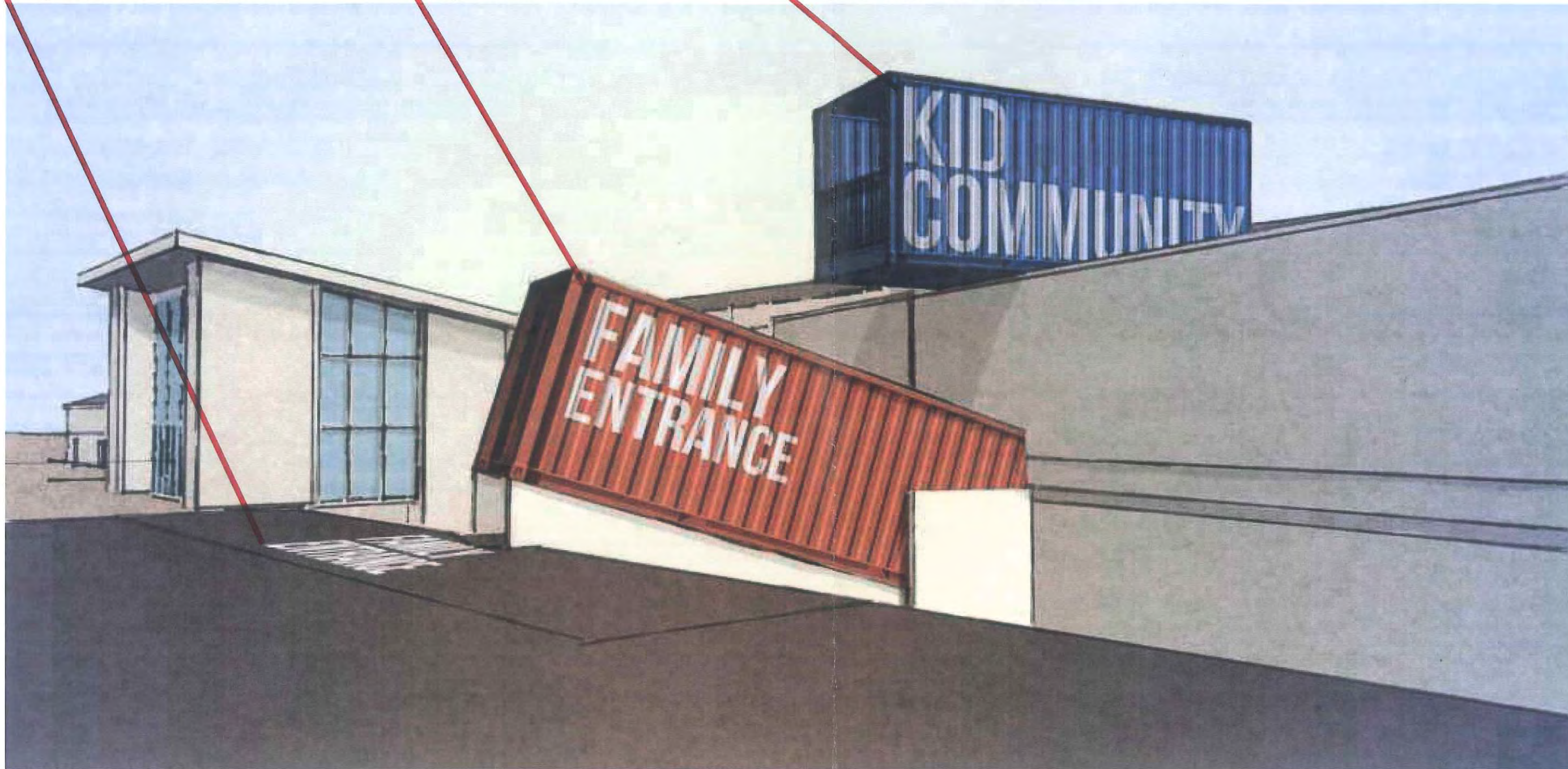
- *Staff report. There will be an October meeting. It will be Tuesday October 11, 2011.*
- *Approval of July 11th, 2011 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the meetings as amended. Support by Diana Lowe. **Motion carried unanimously.***
- *Member Discussion. Chairman Brown indicated everyone should download the new ordinances.*

Adjournment. **Motion** by Barbara Figurski to adjourn. Support by John McManus. **Motion carried unanimously.**

Image: EW03
Size: 96" x 60"
Material: As paint
Note: Finalized sizes pending budget and field measurements

Image: EW02
Size: 144" x 72"
Material: As paint
Note: Finalized sizes pending budget and field measurements

Image: EL01
Size: 192" x 108"
Material: As paint
Note: Finalized sizes pending budget and field measurements



signature (client)

date

Charter Township of Genoa
ZONING BOARD OF APPEALS
SEPTEMBER 18th, 2012
CASE #12-25

PROPERTY LOCATION: 6483 Forest Beach Drive

PETITIONER: Michael Morgan Jr.

ZONING: LDR (Low Density Residential)

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: An appeal of an administrative order for a fence permit.

CODE REFERENCE: Section 11.04.04 - Fences

STAFF COMMENTS: Petitioner is seeking to an administrative appeal of the Township's decision to approve a permit to build a fence at 6471 Forest Beach Drive.

Petitioner maintains that the fence is actually being constructed in the front yard of 6471 Forest Beach Drive.

The Township has determined that the private access easement is not a public street or private road easement as required by the definition of Front Lot Lines (Definitions, page 25-18). Therefore the Township interprets the front lot line as the line abutting the private road Forest Beach Drive to the east (see attached plat), as it would for the other lots along this private access easement.

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-25 Meeting Date: 9-18-12

- PAID Variance Application Fee No fee per Mike
\$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: Michael G. Morgan Jr.
Property Address: 6493 Forest Beach Phone: 517. 404. 0109
Brighton, MI 48116
Present Zoning: LDR Tax Code: 11-26-301-015

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: I am appealing an administrative decision to grant a permit to erect a fence at 6471 Forest Beach (Adjacent Neighbor) I request that the members of the zoning Board of Appeals physically visit and review the site & permit application in regards to the specifications of the
2. Intended property modifications: Fences, Wells and screens in section 11.04.04

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) The application for fence permit did not show the relationship of a 6' privacy fence to the front yard and home at 6493 Forest Beach Dr., and that it is also in the front yard/entrance to the property at 6471 Forest Beach. If permitted to be installed at the proposed location, the fence will be in violation of
- b. (explain) the specifications layed out in 11.04.04 zoning requirements, and also in a 5' easement on the property of 6471 Forest Beach. The fence posts were installed on the property of 6493 and have since been removed, leaving concrete footings currently on 6493 property.

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 8 1/2 and 14 in size
- * Waterfront properties must indicate setback from water for adjacent homes
- Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting
- Petitioner (or a Representative) must be present at the meeting

Date: August 29, 2012

Signature: Michael G. Morgan Jr.

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.



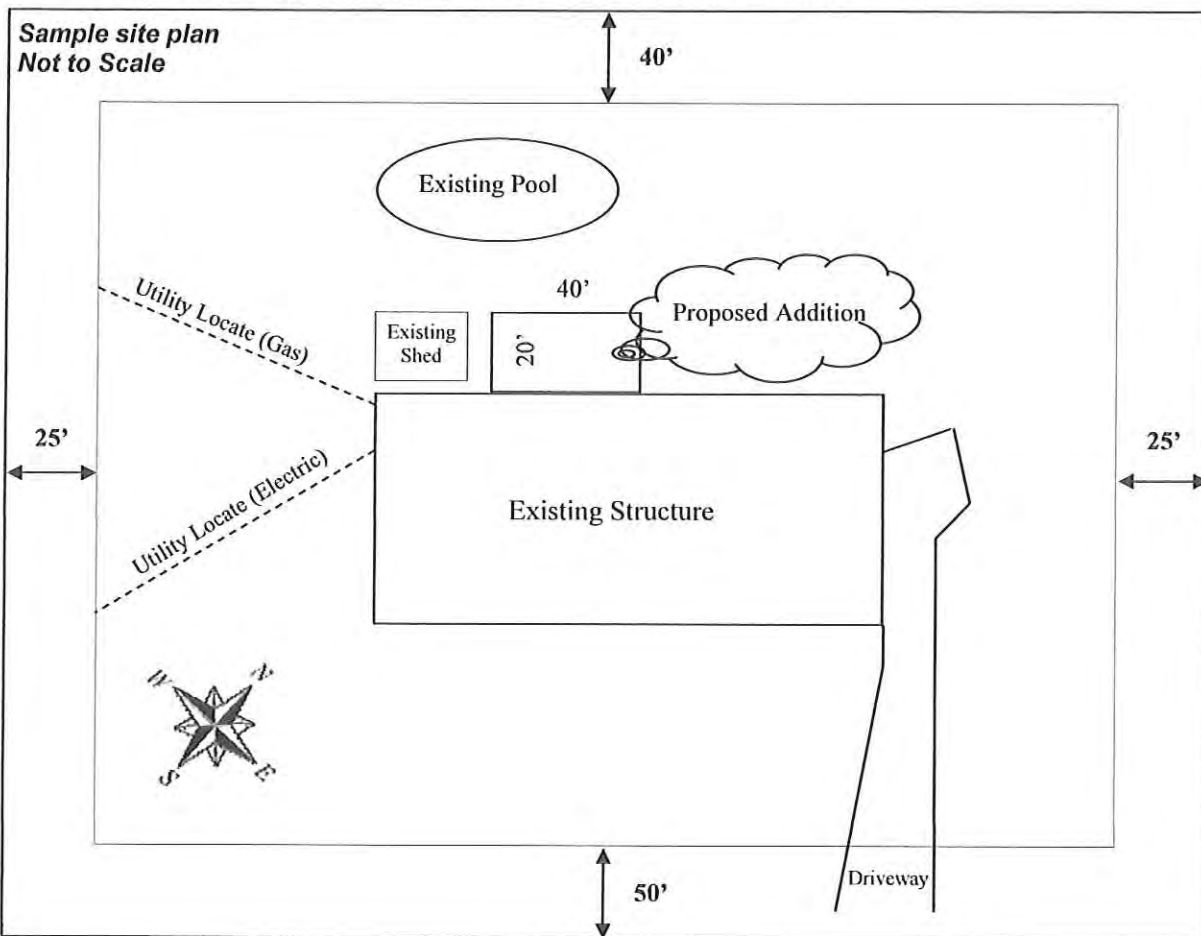
2911 Dorr Road
Brighton, MI
48116

www.genoa.org
(810)227-5225

Site Plans Building Guides for Homeowners

What is a Site Plan?

A site plan is a detailed drawing of your property, also known as a survey of your land. These are usually drawn by a land surveyor. The site plan will show the dimensions of your project and its relationship to existing setbacks, easements, utilities, wetlands, lakes, streams, other structures on the property, and distance to your property lines. If your project will require moving any utilities (gas, water, sewer/septic, electric, etc.), show where those meters will be relocated.



Notes:

1. Structures shall not be permitted to be built over setback lines, easements, or property lines.
2. If your property is on a slope, you may be required to install silt fence to keep the dirt on your property.
3. If you do not know the location of your utilities, contact Miss Dig 1-800-482-7171. Remember to call 3 days in advance of digging. This is a free service.

- (b) For condominiums, the placement of decks shall be stipulated in the Condominium Master Deed and Exhibit B Site Plan, in conformance with the regulations of this section. Where there are no property (site condominium) lines between the two condominium units, decks shall be setback a minimum of four (4) feet from the halfway point between the two units, provided the decks are separated a minimum of eight (8) feet (combined four (4) foot setback of both decks).
- (c) Shoreline Lots: Decks without roofs on a waterfront lot shall extend a maximum fifteen (15) feet from the rear building line of the principal structure. A minimum fifteen (15) foot wide open space greenbelt shall be provided between the deck and the closest edge of the shoreline. A separate deck or patio of one hundred (100) square feet or less shall be permitted along the shoreline, with a maximum length along the shoreline of ten (10) feet and a maximum height of six (6) inches above the mean grade.
- (d) Gazebos/Pergolas: Decks may include a covered or enclosed pergola or gazebo with a maximum size of one hundred fifty (150) square feet and a maximum height of fourteen (14) feet (see Article 25 for calculation of building height). (as amended 5/13/05 and 3/5/10)

11.04.03 **Swimming Pools**

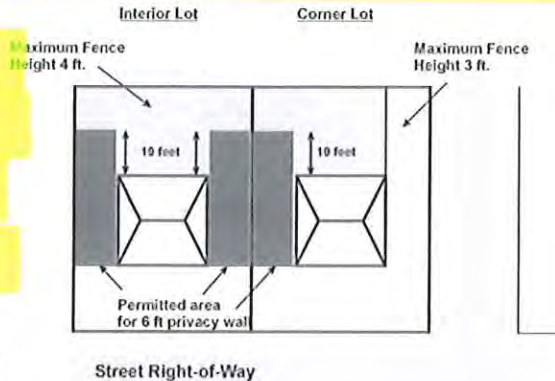
- (a) Requirement for Fence: Every person owning land on which there is located a swimming pool, spa, hot tub, or similar device (below ground or above ground) which contains twenty-four (24) inches or more of water in depth at any point, shall erect and maintain thereon a fence or enclosure approved by the Building Official surrounding the device sufficient to make such device inaccessible to small children. Such fence or enclosure, including the gates, shall not be less than four (4) feet or greater than (6) feet above grade. All gates shall be self-latching with latches placed no less than four (4) feet above grade or otherwise made inaccessible from the outside to small children. A hot tub with a locking cover shall not require a fence.
- (b) Relationship of Height to Setback: Swimming pools, spas, hot tubs, similar facilities and surrounding decks with an elevation measured from the mean grade at any point adjacent to such facility of three (3) feet or less shall be at least ten (10) feet from any lot line. Where the elevation is greater than three (3) feet above grade at any point, the setback shall be at least fifteen (15) feet from any lot line.
- (c) Restriction from Front Yard: Swimming pools, spas, hot tubs and similar devices shall not be located in any front yard.

11.04.04 **Fences, Walls and Screens**

- (a) Unless specifically authorized elsewhere in this Ordinance, fences, walls or screens located within the front yard in any residential zoning district shall not exceed three (3) feet in height, or be in excess of forty nine (49) percent (%) solid or impervious.
- (b) Chain link fences shall not be erected in any front yard within a residential district, unless enclosing a retention pond that has been approved by the Planning Commission. Fences shall not be permitted in the required waterfront yard.

(c) Unless specifically authorized elsewhere in this Ordinance, fences, walls or screens located within the required side yard or required rear yard in any zoning district shall not exceed a height of four (4) feet, except the Zoning Administrator may approve the following:

(1) A privacy fence or wall up to six (6) feet high within the required side yard provided the wall does not extend beyond the front building line or more than ten (10) feet beyond the rear building line;



(2) A six (6) foot high dog run or pet enclosure enclosing a maximum of twenty percent (20%) of the required rear yard or two hundred (200) square feet maximum area within the required rear yard, whichever is less

(3) A six (6) foot high fence in an Agricultural or Country Estate District, which does not exceed forty nine percent (49%) solid or impervious area except as provided for in 11.04.04(c);

(4) An eight (8) foot high security fence of a permitted essential public service building, essential public service storage yard, towers, commercial use or industrial use, which may also include a maximum of one (1) additional foot of barb wire.

(d) Fences, walls or screens shall not be erected within any public right-of-way or maintained in such a way as to obstruct the vision of motorists exiting driveways or within the triangular area formed by the intersection of the street right-of-way lines and a line connecting two points located on those intersecting right-of-way lines twenty-five (25) feet from the point of intersection with the right-of-way lines.

(e) The use of electric current or charge on any fence or part thereof is prohibited, except for low voltage fences in the Agricultural and Country Estate Residential District, intended to enclose permitted livestock, or electronic fences buried beneath the ground. (as amended 12/31/06 and 3/5/10)

11.04.05 **Waterfront Accessory Structures:** Waterfront structures and appurtenances are permitted structures on waterfront property, subject to the requirements of this section. The following requirements apply to all structures and appurtenances within the required waterfront yard (i.e. the minimum required setback from the ordinary high water mark.) in all zoning districts.

(a) Only the following structures and appurtenances shall be permitted within the required waterfront yard:

(1) docks and mooring apparatus;

View from driveway to 6483
and 6471 Forest Beach as you
approach front yards/front
doors



Front yard of 6483 Forest
Beach





Survey work done after fence posts remove from 6483 Forest Beach



Fence posts installed completely on the property at 6483 Forest Beach Dr. before surveying done by 6471 Forest Beach property owner. Posts have been taken down and survey stakes/work done. Concrete footing material currently still below grade on property of 6483 forest Beach.



6' high fence posts erected in the front yard of both 6483 and 6471 Forest Beach Drive, Brighton, MI 48116



Front of 6471 Forest Beach



Residential Land Use Permit

Genoa Charter Township • 2911 Dorr Rd. • Brighton MI 48116
Phone (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

RECEIVED

1. OBJECT INFORMATION	
Site Address: 6471 FOREST BEACH DRIVE BRIGHTON MI 48116	Acreage: 1

2. OWNER/APPLICANT INFORMATION			
Owner Name: DOUGLAS HANAFORD	Phone No.: 248 444 9978	<input type="checkbox"/>	
Owner Address: 6471 FOREST BEACH DR	City: BRIGHTON	State: MI	Zip: 48116
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee/Renter <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:			
Applicant name:		Phone No.: <input type="checkbox"/>	
Applicant Address:		City:	State: Zip:

3. TYPE OF IMPROVEMENT			
A. Principal Structure			
<input type="checkbox"/> New Single Family	<input type="checkbox"/> New Multiple Family	<input type="checkbox"/> Addition to Existing Building	<input type="checkbox"/> Grading/Site Work
<input type="checkbox"/> Other:			
B. Accessory Structure			
<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Detached Accessory (garage, shed, pole barn)	
<input type="checkbox"/> Pool/Hot Tub			
<input type="checkbox"/> Other:			

4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION					
A. Proposed Principal Structure Setbacks (in feet)					
Front: (measured from front property line, right-of-way line or private road easement, whichever is less)					
R	Least Side:	Side:	Water/Wetland:		
B. Proposed Accessory Structure Setbacks (in feet)					
Front:	Least Side:	Side:	Rear:	Water/Wetland:	Distance from Principle Structure: 0 FT
C. Proposed Building/Improvement Dimensions					
Size of Building/Improvement: _____ square feet			Height: _____ feet		

5. SIGNATURE OF APPLICANT		
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and agree to conform to all applicable ordinances of Genoa Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.		
Signature of Applicant: <i>Douglas B. Hanaford</i>	Printed Applicant name: DOUGLAS B HANAFORD	Date: 7-23-12

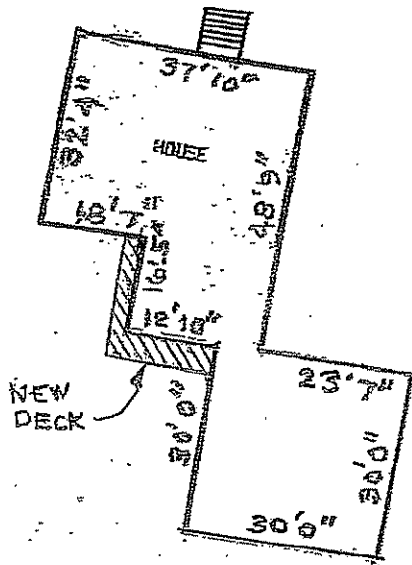
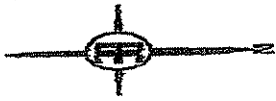
FOR OFFICE USE ONLY		
FLOODPLAIN		
Floodplain: N/A	Panel #:	Zone #:

ASSESSING APPROVAL		
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Approved by: Jimmy Lindberg	Date: 7/24/12
ZONING APPROVAL		
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Parcel LD. No.: 11-26-301 8013	Zoning: LDR
Approved by: <i>Alan Van Tassel</i>		
Date: 7-24-12		

Comments/Conditions: Not to project into required waterfront yard		
ZBA	Case #/Approval date:	Conditions:

3. FEES			
Land Use:	\$ 570.00	Water/Sewer:	\$ /
Meter:	\$		

MORTGAGE REPORT

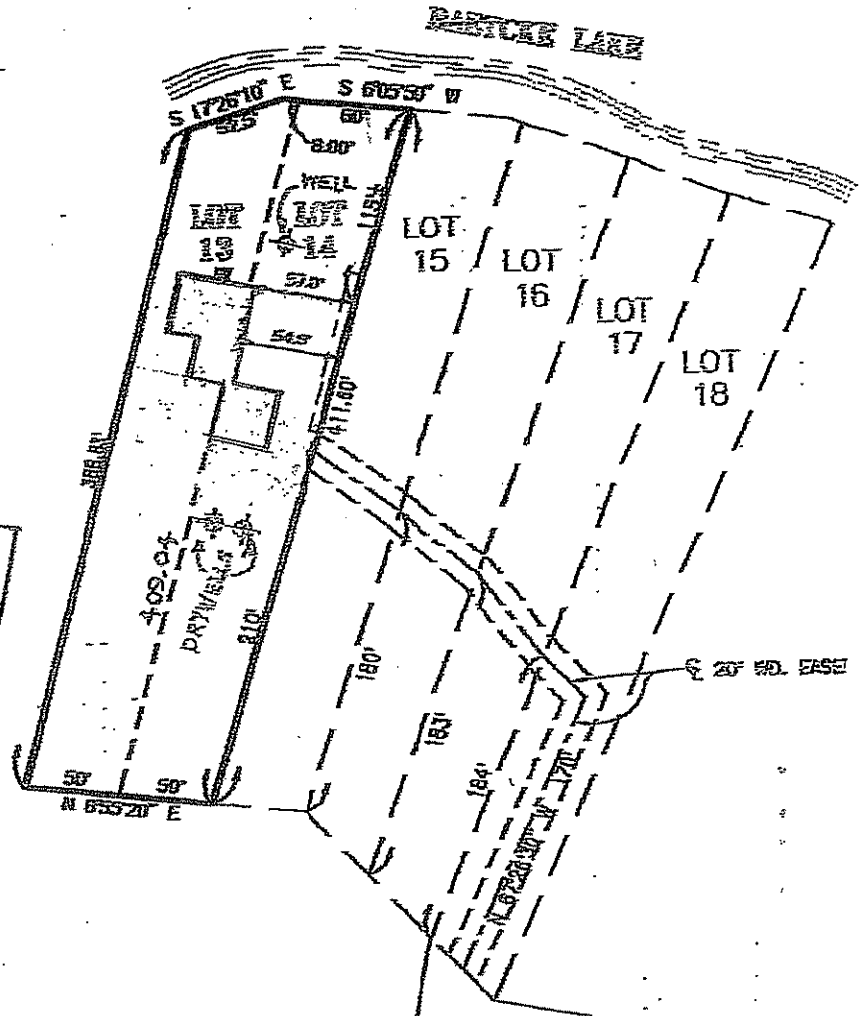


SCALE: 1" = 80'

HOUSE NO. 6471

1-STORY
WOOD FRAME
WOOD EXTERIOR
WALKOUT BASEMENT
GRAVEL DRIVE

DRY WELLS



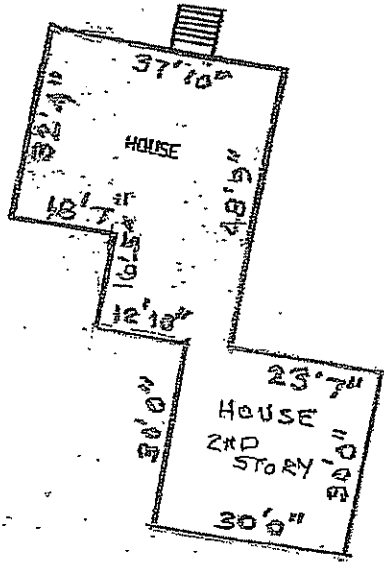
GENOA TOWNSHIP
JUL 24 2012
PERMIT APPROVED

3121 E. GRAND RIVER AVE.
MOTT, MICHIGAN 48849
(517)546-4636 PHONE
(517)548-1670 FAX

INVALID FOR PERMITS OR TOWNSHIP APPROVALS

JOB #: M-40926
SCALE: 1" = 100'
© PAGE 2

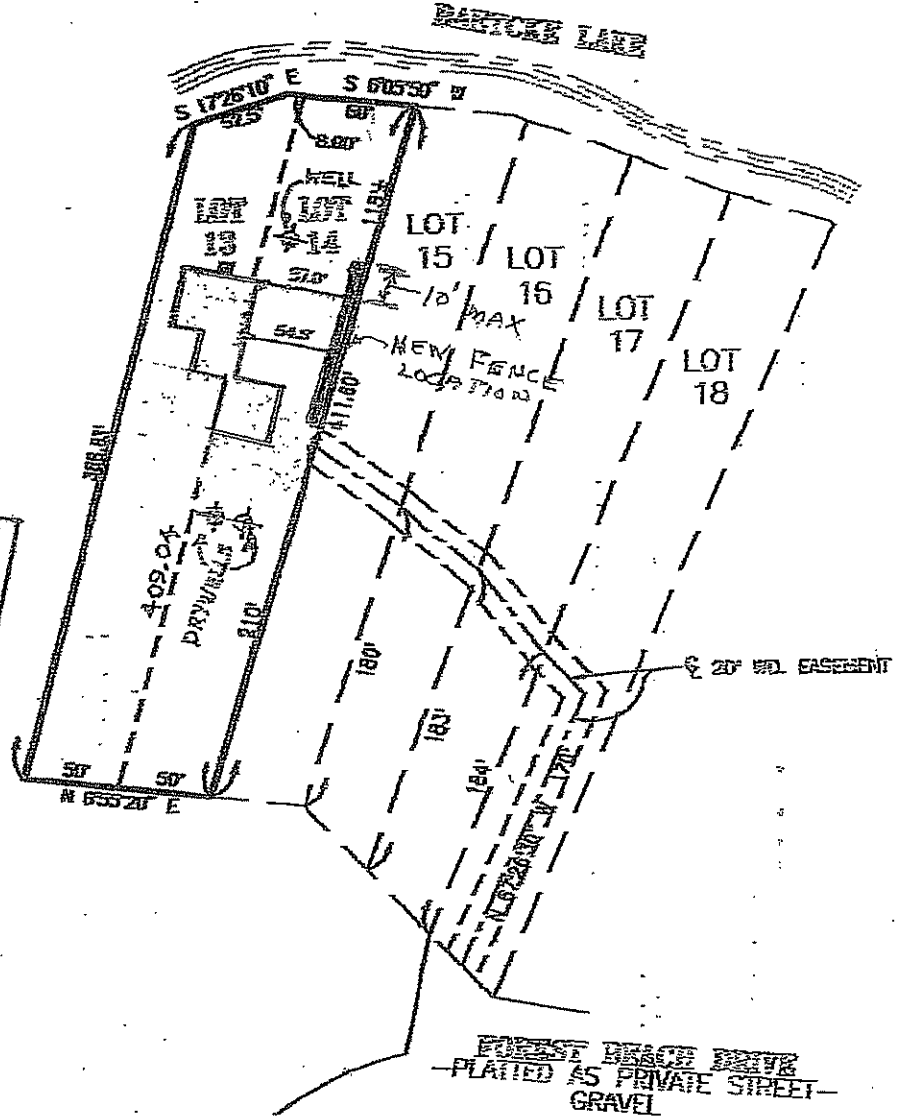
MORTGAGE REPORT



SCALE: 1" = 30'

HOUSE NO. 6471

1-STORY
WOOD FRAME
WOOD EXTERIOR
WALKOUT BASEMENT
GRAVEL DRIVE



GENOA TOWNSHIP
JUL 24 2012
PERMIT APPROVED

3121 E. GRAND RIVER AVE.
HOWELL, MICHIGAN 48943
(517)548-4836 PHONE
(517)548-1670 FAX

INVALID FOR PERMITS OR TOWNSHIP APPROVALS



JOB # M-40926
SCALE: 1" = 100'
PAGE 2

Vinyl Fencing

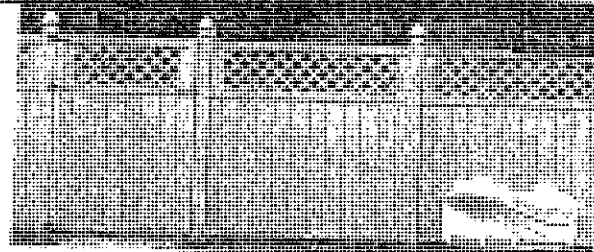
Cerca de vinilo

Style Series 1

VERANDA

6x6 Lattice Top Wicker

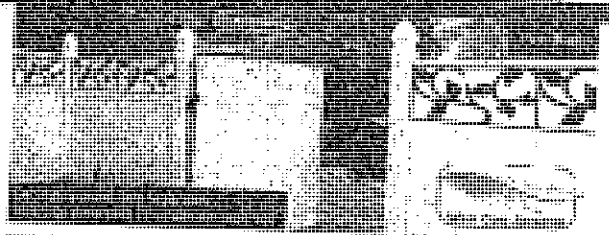
6" boards with no spacing (1" boards with no spacing)



6x6 Lattice Top Wicker (6" boards with no spacing) (1" boards with no spacing) (6" boards with no spacing) (1" boards with no spacing)

6x6 Windham

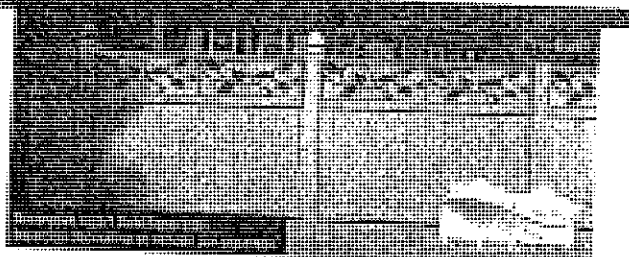
6" boards with no spacing (1" boards with no spacing)



6x6 Windham (6" boards with no spacing) (1" boards with no spacing) (6" boards with no spacing) (1" boards with no spacing)

6x6 Windham Wicker

6" boards with no spacing (1" boards with no spacing)



6x6 Windham Wicker (6" boards with no spacing) (1" boards with no spacing) (6" boards with no spacing) (1" boards with no spacing)

Benefits of Vinyl Fencing

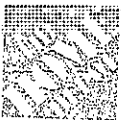
1. Long-lasting

2. Low maintenance

3. Eco-friendly

4. Versatile

5. Affordable



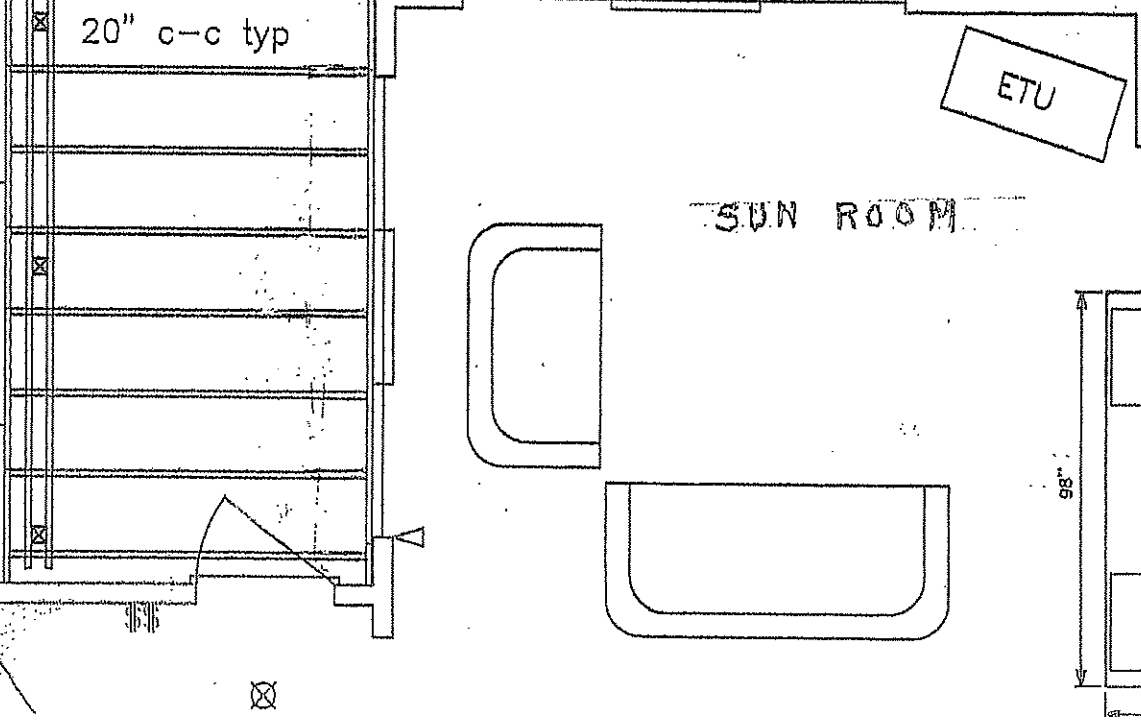
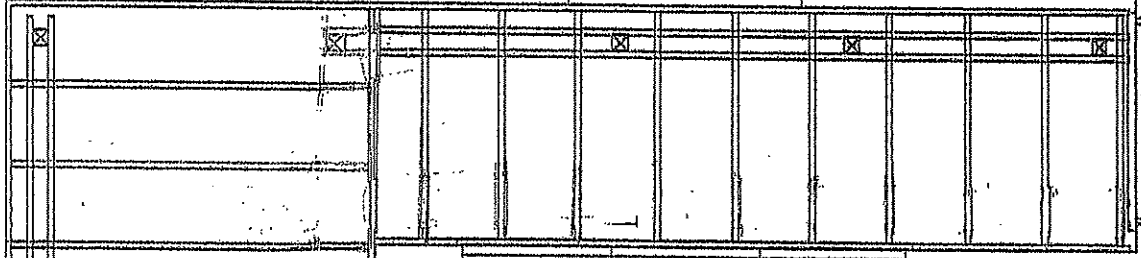
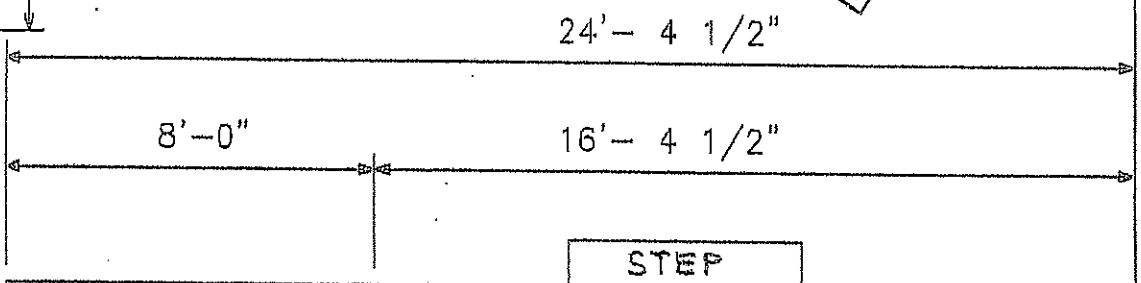
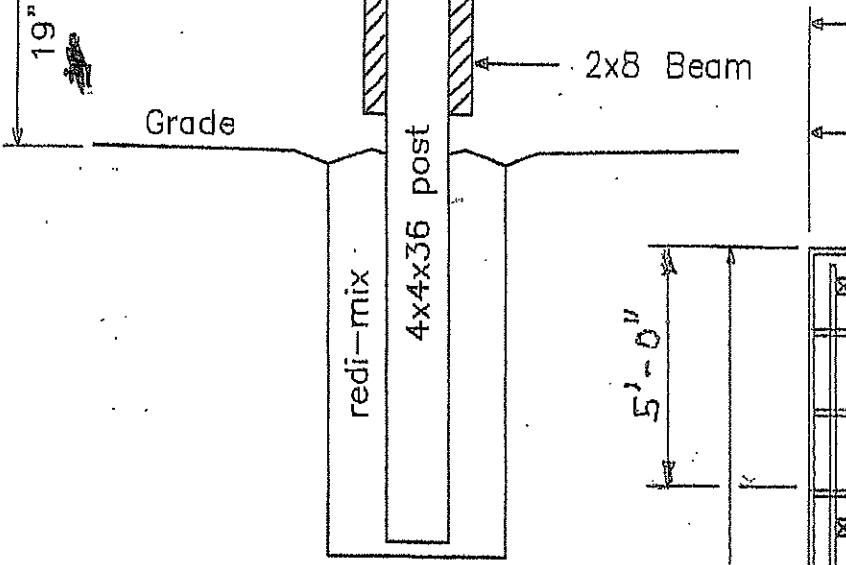
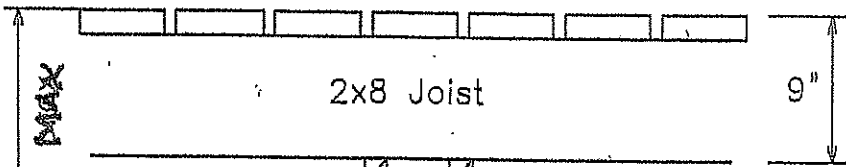
Special Order

GENOA TOWNSHIP
 JUL 24 2012
 PERMIT APPROVED

6x
 (Ac

PERMIT APPROVED
JUL 24 2012
GENOA TOWNSHIP

2x6 decking (AT LEAST 1/2" below door sill)



September 12, 2012

Michael Archinal
Township Manager
Genoa Township

Mr. Archinal

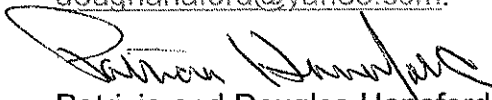
Due to recent developments that we have become aware of that involve Corey Waggoner bringing a personal painful issue of ours into the fence debate, we are choosing not to attend the September 18 meeting regarding the ZBA review of our fence request.

We would appreciate your sharing our thoughts with the Zoning Board of Appeals. We were made aware at the last meeting that any personal hardships are not taken into account when it comes to ordinances and variances. So, we are well aware that the junk on Mr. Morgan's property and porch, which was cleaned up in preparation for the ZBA visit does not matter. Nor, will it matter to the board that we cannot walk out of our house without Mr. Waggoner staring, singing, or whistling at top volume.

We want the fence to provide us with some relief from looking out the side windows of our house and seeing Mr. Morgan's junk, or his workers coming and going, or his dog defecating on our property. We would also like to be out of sight of Mr. Waggoner's noise making behavior by having a fence to protect us. It is called a privacy fence. We badly need privacy from these 2 neighbors.

We have enclosed a list of the facts we think are pertinent to our fence request and subsequent granted permit, as well as a picture of the front yard that Mr. Morgan professes to care so much about. We would appreciate it if you could provide the fact sheet and picture to the Zoning Board of Appeal members.

Thank you for your time. Please advise us as to the outcome of the September 18 meeting by calling Doug at 248-444-9978. Or, emailing him at doughanaford@yahoo.com.


Patricia and Douglas Hanaford



Douglas and Patricia Hanaford Comments Regarding Mr. Morgan's
Challenge to Our Fence Permit

We received a permit to install a fence on our side yard.

We installed posts based on a survey that another neighbor recently had done of the easement/our property line.

Mr. Morgan objected. He felt the posts encroached on his property by 2-3 inches.

We took out the posts and had our own survey done.

We paid for the survey, the labor to install the fence posts, and all fence materials, totaling thousands of dollars. We bought the posts, cement and vinyl fence panels. They are now sitting there waiting to be installed.

Upon receiving the notification of Mr. Morgan's challenge, we stopped work on the fence.

We have a side yard. We desire a privacy fence as we have many windows on the side of our house and do not want to view Mr. Morgan's property. We have no privacy unless we keep our window treatments closed. We would like to have privacy and be able to keep our windows open so light can come in.

Mr. Morgan's house has no windows on the side that faces our property. He has no view from his house that a fence will preclude him from seeing. His driveway where our side fence will be placed now faces our garage. The only view that will be blocked is his view of our garage and our sunroom. Without the privacy fence, he looks directly into our house from his driveway and front yard.

We followed the process in order to gain a permit for our fence. It is our side yard. The ordinance says we are entitled to a privacy fence in our side yard. Our privacy fence would mask views of Mr. Morgan's property and porch that we do not want to view from our house. It would also provide us relief from Mr. Waggoner's antics several doors down. It will provide us with privacy.

We want and need a privacy fence. It will be a barrier between us and our neighbors which is much needed.

We have invested thousands of dollars in this fence.



GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
AUGUST 21, 2012
6:30 p.m.

MINUTES

Chairman Dhaenans 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 members and staff of the Zoning Board of Appeals were introduced. The Board members in attendance were as follows: Chris Grajek, Marianne McCreary, Barbara Figurski, Steve Wildman, and Jeff Dhaenens. Also present was Township staff member Adam Van Tassell and 19 persons in the audience.

Moved by Figurski, supported Grajek, to approve the agenda as presented. **Motion carried unanimously.**

A call to the public was made with no response.

12-16...A request by Charles and Linda Szafran, 7584 McClements, Sec. 12, for a size variance to rebuild and increase the size of a non-conforming structure.

Charles Szafran was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski supported by Wildman to grant case #12-16 by Charles and Linda Szafran, 7584 McClements for a size variance to rebuild and increase the size of a nonconforming structure with the size being 40 x 48 and to reestablish the non-conforming height. The practical difficulty is the property being rezoned from CE (Country Estates) to LDR (Low Density Residential) without the applicant's knowledge and the property is consistent with this size of building. **Motion carried unanimously.**

12-17...A request by Scott Sherman, 3743 Westphal, Sec. 20, for a side yard variance to construct an addition to an existing non-conforming structure.

Scott Sherman was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman supported by Figurski to grant case #12-17, 3743 Westphal, for Scott Sherman for a variance of 24 feet with a setback of 16 feet to construct an addition. The practical difficulty is the position of the old barn and the retaining wall and typography of the land. **Motion carried unanimously.**

12-18...A request by James and Emma Seger, 5715 Cherokee Bend, Sec. 3, for a front yard variance to construct an addition.

Joe Terry, James and Emma Seger were present for the petitioner.

A call to the public was made with the following response:

Moved by Wildman, supported by Grajek to grant case#12-18, James and Emma Seger, 5715 Cherokee Bend, for a west front yard variance of 23 feet with a 12 foot setback and a south front yard variance of 11 feet with a 24 foot setback. The practical difficulty is the house was placed in a manner that brought it too close to the corner and the corner was brought back too far per the plat for road right of way. **Motion carried as follows: Ayes: Dhaenans, Wildman and Grajek. Nays: McCreary and Figurski.**

12-19...A request by Robert and Mary Spensley, 4390 Skusa, for a front, rear and waterfront variance to construct a new home.

Mr. Dennis Dinser of Arcardia Design was present for the petitioner.

Call to the public was made with no response.

8-21-12 Unapproved ZBA Minutes

Moved by Wildman, supported by Grajek to grant case#12-19, 4390 Skusa, Robert and Mary Spensley, for a front yard variance of 19 feet with a setback of 16 feet, a rear yard variance of 17 feet with a setback of 28 feet and a waterfront variance of 12 feet with a setback of 28 feet. The practical difficulty is the size of the lot and the typography of the land. Conditioned upon the home being guttered. **Motion carried unanimously.**

At 7:28 Chairman Dhaenans called for a 5 minute break. At 7:32 the meeting was called back to order.

12-20...A request by John and Carrie Mitter, 5287 Edgewood Shores Drive, Sec. 22, for a side yard variance to construct an addition.

John and Carrie Mitter were present as the petitioner.

Call to the public was made with the following responses: Chairman Dhaenans received into record letters received from Timothy and Nadine Mooney, Brian and Jennifer Lynn, Jodi Reighard and Chris Brodie.

Stan Grembo of 5279 Edgewood Shores Drive stated that he lives on the opposite side of the addition and they have no issues with the project.

Kevin Gerkin of 5268 Edgewood Shores Drive stated that he lives across the street and was the senior marketing agent of the Northshore Subdivision. He also stated that one of the things that was allowed is a side entry garage with the minimum of 30 feet between the houses. As a real estate agent he does not believe that the addition will hinder the values of the adjoining homes. His home, the Mooneys, and the Lynns needed variances for their homes. He would like it noted that he is a member of the Homeowners Association Board and he is here as a resident.

Chris Brodie of 5295 Edgewood Shores Drive stated she lives next door to the addition and that there are 9 houses in Northshore Village with front entry garages and only 2 are on Edgewood Shores Drive. They like the setbacks in the neighborhood. There are a lot of lots that they can build on. She asked the board members to not approve the variance.

Moved by Figurski, supported by Wildman to grant case # 12-20, John and Carrie Mitter of 5487 Edgewood Shores Drive for a side yard setback of 10 feet with a variance amount of 20 feet to construct a 20 x 55 addition. The practical difficulty is the position of the home being built on an angle and the typography of the land. Conditioned upon the retention of a side entry garage. **Motion failed as follows: Ayes- Figurski, Wildman. Nays- Dhaenans, Grajek, and McCreary.**

Moved by Figurski, supported by Wildman, to table case #12-20, John and Carrie Mitter of 5487 Edgewood Shores Drive until the next Zoning Board of Appeals meeting. **Motion carried unanimously.**

12-21...A request by Roderick Smith, 3773 Highcrest, Sec. 22, for a front and side yard variance to construct a detached accessory structure.

Roderick and Lisa Smith were present as the petitioner.

A call to the public was made with the following response: Gary Bozyk of 3723 Highcrest stated that Mr. Smith is doing a great job with the property.

Moved by Wildman, supported by Figurski, to grant case 12-21, Roderick and Lisa Smith of 3773 Highcrest, for a front yard variance of 7 feet with a setback of 3 feet to allow for a 22 x 28 detached garage that is to be guttered. The practical difficulty is the typography of the land. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the July 17th, 2012 Zoning Board of Appeals minutes. **Motion carried unanimously.**

Member Discussion: Chairman Dhaenans stated that the Township Board recently passed the litter ordinance.

Moved by Grajek, supported by Figurski, to adjourn the meeting of the Zoning Board of Appeals at 8:14 p.m. **Motion carried unanimously.**