

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 16, 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. 12-23...A request by Transtar Autobody Technologies, 2040 Heiserman Drive, Sec. 13, for variances regarding size and setback for above ground storage tanks.
3. 12-26...A request by James Thornton, 2412 Prado Vista Lane, Sec. 19, for a side yard variance to construct a detached accessory structure.
4. 12-27...A request by Joseph Aguis, 5311 Brighton Road, Sec. 27, for a sign variance.

ADMINISTRATIVE BUSINESS:

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

Charter Township of Genoa
ZONING BOARD OF APPEALS
OCTOBER 16th, 2012
CASE #12-23

PROPERTY LOCATION: 2040 Heiserman

PETITIONER: Transtar Autobody

ZONING: IND (Industrial)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting variances regarding size, and setback for above ground storage tanks.

CODE REFERENCE: Section 13.07.01 – Above ground storage tanks (hazardous materials)
– not to exceed 300 gallon capacity
Section 13.07.01 – Above ground storage tanks (hazardous materials)
– not located less than 75 feet from any occupied building or lot line.

STAFF COMMENTS: Petitioner is seeking to install hazardous materials tanks in the pre-existing storage area of the site. Petitioner was before the October 9, 2012 Planning Commission and was recommended for approval for Township Board review pending ZBA variances.

Please see the attached minutes and LSL Planning Review.

				Building/Lotline setback	Capacity
Setbacks of Zoning				75	300
Setbacks Requested				0	24000
Variance Amount				75	23700

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-23

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: TRANSTAR AUTOBODY TECHNOLOGIES

Property Address: 2040 Heiserman Drive, Brighton, MI Phone: _____

Present Zoning: PID Tax Code: 13-100-030

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: Increase the number and size of above ground tanks allowed by ordinance.

They also need variance from "occupied building" setback requirement. (KKV)

2. Intended property modifications: Add six (6) 2000 gallon solvent storage tanks.

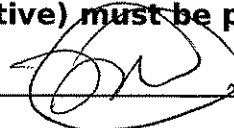
This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) _____

b. Other (explain) The amounts of solvents used on annual bases in manufacturing process.

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: 8-8-12 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.

OPEN PUBLIC HEARING#1... Review of a special use application, impact assessment and site plan for proposed storage of hazardous materials in above ground storage tanks within existing outdoor storage area, petitioned by Transtar Autobody Technologies.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment dated 9-5-12.
- C. Recommendation of Site Plan dated 9-24-12.

Mike Westrick, Vice President and Charlie Fuqua, President along with Rick Coy, Jim Wxzola and Barbara Kapusniak, Site Engineer were present to represent the petitioner.

Mr. Westrick gave a company overview and a project overview Transtar Autobody has a great history of growth. The overall safety is quite good. The reason behind this effort is due to manual efforts to dispose of solvents. They would like to make it automated which is safer and more efficient.

Mortensen questioned the height of the fence. Mr. Westrick advised the fence is 8 feet tall and the wall is 9 ½ to 10 feet tall and the tanks are 10 feet tall. If someone is looking at the tanks from the front of the building they would not be able to see them.

Kelly VanMarter was presenting for LSL Planners. Ms. VanMarter summarized the planner's letters. The applicant is aware that they require two variances for their tank sizes and setback from the building from the Zoning Board of Appeals. It was noted that the applicant must obtain any outside permits that may be required in accordance with Township Ordinance Section 13.07.05 and provide all documentation of compliance with federal and state regulations.

Landscaping information was not provided. It is heavily wooded however there were no details included. Mr. Mortensen agreed that there is no need for a buffer zone. Tengel stated that the property lines do need to be shown on a site plan to verify that they are on Transtar's property. Ms. VanMarter agreed that the landscaping on the south side is sufficient.

The waste receptacle that is on site needs to be relocated and or put in an enclosure. It can not be visible from a public street or a masonry enclosure is needed. Mr. Westrick stated that they could move the receptacle to the rear of the building where it can not be seen from any public street. The Planners were unable to determine if the lighting met the Township Ordinance due to details not being submitted.

Ms. VanMarter stated that the applicant provided a truck turning movement template. It showed that the truck would have to stop on Heiserman Drive. Mr. Westrick stated that Transtar is the only property using Heiserman Drive and is located on their property. Mr. Mortensen stated that they would need to have a site plan showing that Heiserman Drive is located on Transtar's property. Ms. VanMarter stated that the Livingston County Road Commission would have information on Heiserman Drive and if it was dedicated or not.

Ms. VanMarter stated that the Engineer has requested that an as-built plan be provided when the project is complete.

There was discussion on amending the Township Zoning Ordinance as this is the Township's second request in regards to the tank being larger than 300 gallons which is allowed in the ordinance now.

Mr. Tengel questioned why the tanks need to be set close to the building in regards to the 75 foot setback variance that the applicant will be asking for at the Zoning Board of Appeals. Mr. Westrick replied that the Fire Department requested that the tanks be located 10 feet from the building. If the tanks had to be located 75 feet from the building, pipes would have to be run to the tanks.

The tanks are double walled and the containment system is curbed and can handle the largest tank if there were to be an issue. It was demonstrated to get into the containment yard someone would have to drive over the curb and down into the yard. Mr. Tengel questioned how long it would take for a tanker to get to the facility to pump if there was a leak. Mr. Westrick stated that within one day.

The applicant explained the underground drainage system that is in place at the site. If there is water in the tank, it is sent to an analytical department and tested before it is release into the retention pond.

A call to the public was made at 7:37 p.m. with the following response: Terry Croft- I am a retired fire marshal and this is an improvement. He stated that the Brighton Area Fire Department will get it straightened out and will do a good job. They are trying to make their operation safer and this should be encouraged. The call to the public closed at 7:39 p.m.

Motion by Mortensen to recommend to the Township Board approval of the special use application for Transtar Autobody Technologies to construct 6 solvent tanks with 4 at 3,500 gallons and 2 at 5,000 gallons for containment, subject to:

1. Township Board approval of Impact Assessment and Site Plan.
2. Approval by Zoning Board of Appeals for tank size and setback. The Planning Commission recommends approval due to the following:
 - a. Tanks improve the safety by virtually eliminating storage onsite and in the building.

- b. The practical difficulty for the setback is that transmission lines would have to be put underground with further safety complications.

The Planning Commission finds that this proposal by the applicant is consistent with Special Use conditions in section 19. 03 of the Township Zoning Ordinance and moreover is consistent with uses in the area which is presently zoned Industrial.

Support by Lowe. Motion carried unanimously.

Moved by Mortensen to recommend to the Township Board that the Impact assessment be approved with the addition of PIP materials and subject to Township Board approval of the Special Use and Site Plan and Zoning Board of Appeals approval of the variances. Support by Mortensen. Motion carried unanimously.

Motion by Mortensen to recommend to the Township Board approval of the Site Plan dated September 24, 2012, subject to:

1. Township Board approval of Special Use Application and Site Plan;
2. Zoning Board of Appeals approval of the two variances that are required;
3. Documentation provided to Township staff verifying that the wooded area to the North is on Transtar's property and verifying that Heiserman Drive is available for continued use by applicant;
4. Engineer requirements in their September 28, 2012 review letter will be met;
5. Brighton Area Fire Department requirements in their September 25, 2012 will be met;
6. Waste Receptacle will be moved to the loading dock area and shown on revised site plan prior to Township Board meeting. An enclosure will not be required;
7. Submit proof to Township staff that the lighting meets the ordinance;
8. Copies of permits from outside agencies will be given to the Township.

Support by Tengel. Motion carried unanimously.

Administrative Business:

- *Staff report*
- *Approval of August 13th, 2012 Planning Commission meeting minutes. **Motion** by Figurski to approve the minutes with corrections. Support by McManus. **Motion carried unanimously.***
- *Member Discussion*

Adjournment. **Motion** by McManus to adjourn the meeting. Support by Brookins. **Motion carried unanimously.** Meeting adjourned at 8:00 p.m.



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

September 25, 2012

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Transtar Autobody – Storage Tanks
2040 Heiserman
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The revised plans were received for review on September 25, 2012 and the drawings are dated September 24, 2012. The project is based on an approximately 1,000 square foot above ground storage tank "farm" containing (4-3,500, & 2-5,000) gallon flammable liquid storage tanks. This plan review is based upon the requirements of the International Fire Code (IFC) 2012 edition.

The Brighton Area Fire Authority met with representatives from Transtar Autobody on August 20th, 2012 and went through the site plan and additional documents of the proposed site plan changes. Based upon the content provided within the original submittals and a special meeting, the site plan is conditionally approved, contingent upon the following revisions are made, in addition to all revisions prior to and including this letter.

1. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.
2. Resubmit calculations for the tank displacement listed in Section D Specific Use Standards.
3. Proper labeling and signage of tanks and all appurtenances shall be identified on plans. Identification shall include: tank capacity, hazard placard, chemical names. Revise and resubmit SARA Title III reporting materials prior to operation of tanks.
4. All equipment and materials used, shall be listed for its intended use (ASTM, NFPA, IFC, MBC, OSHA, UL requirements apply). Provide listing and details regarding tank construction, containment and safety requirements.
5. All planning and construction shall meet the requirements set forth in Chapters 50 & 57 if the International Fire Code 2012 Edition.

6. All exterior and interior plumbing shall be listed and approved for its intended use.
7. All plumbing and mechanical plans shall be submitted for permit approval to the Livingston County Building Department, in addition to construction plans.
8. Design drawings and specification sheets for storage tanks do not correspond. Resubmit with proper documentation. Provide tank detail drawing that indicates proper required tank construction, include material thickness appropriate for application and called out in summary.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read 'R. Boisvert', with a stylized flourish at the end.

Richard A. Boisvert
Lieutenant - Fire Inspector



LSL Planning, Inc.

Community Planning Consultants

October 3, 2012

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Attention:	Kelly Van Marter, AICP Planning Director
Subject:	Transtar Autobody Technologies above ground storage tanks – Special Land Use and Site Plan Review #3
Location:	2040 Heiserman Drive – northeast corner of Heiserman and Pless Drives
Zoning:	IND Industrial District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal requesting authorization for the installation of above ground storage tanks at the existing facility for Transtar Autobody Technologies. The site is located at the northeast corner of Heiserman and Pless Drives, within the industrial park north of Grand River Avenue.

The site and properties within the industrial park are zoned IND Industrial District, while the properties to the north are zoned CE Country Estate. The request has been reviewed in accordance with the Genoa Township Master Plan and Zoning Ordinance.

A. Summary

1. The project is generally in keeping with the standards for a special land use; however, any issues identified by Engineering or Fire must be addressed.
2. The size of the tanks proposed greatly exceeds the 300-gallon maximum allowed by Ordinance.
3. The proposed tanks are located along the side of the existing building and, therefore, do not meet the 75-foot spacing requirement from an occupied building.
4. The applicant has noted they are aware of items 2 and 3 and intend to petition the ZBA for variances.
5. The applicant must provide documentation of compliance with federal and state regulations, per Section 13.07.03. There is also a typo under the applicant's description of secondary containment that must be corrected.
6. The applicant must obtain any outside permits that may be required in accordance with Section 13.07.05.
7. The applicant must provide details on proposed landscaping.
8. A buffer zone "A" is required along the northerly property line. This requirement may be satisfied by the existing wooded area north of the building.
9. Additional screening may be needed to fully screen the proposed tanks.
10. The Township may wish to request details of existing landscaping, waste receptacles, and exterior site lighting to determine whether additional improvements are warranted as part of a new special land use request for a developed site.
11. The truck turning diagram shows a movement that could disrupt Heiserman Road.



View of site and surroundings (looking north)

B. Proposal

The applicant requests special land use and site plan approval for the installation of 6 above ground storage tanks within the existing outdoor storage area. As noted in the “Project Overview” of the revised submittal, the proposal includes a total of 6 tanks, 4 of which have a capacity of 3,500 gallons and the remainder of which are 5,000 gallon tanks. The tanks will contain chemical solvents used in day-to-day operations of the facility.

The Zoning Ordinance lists “accessory fuel storage and use or storage of hazardous materials” as a special land use in the IND. Such uses are also subject to the specific requirements of Section 13.07 of the Township Zoning Ordinance.

Generally speaking, the request for a new special land use on a developed site provides the Township with an opportunity to review the entire site and require needed improvements.

C. Special Use Review

As described below, the project has been reviewed in accordance with the general special land use standards of Section 19.03.

- 1. Master Plan.** The Master Plan and Future Land Use Map identify the site and adjacent properties within the industrial park as Planned Industrial, while the properties to the north are shown as Large Lot Rural Residential.

The Master Plan states that the Planned Industrial classification is intended for “a light industrial/R&D/office park” with high quality buildings and landscaping. The existing use of the property is generally consistent with this description, although the building itself appears to be more of a standard industrial building that does not entirely meet the intent for “high quality building architecture.”

With that being said, this is a developed site and no changes are proposed to the building itself – the project entails above ground storage tanks within an existing outdoor storage yard.

Provided the specific use standards are met, the proposal is generally in keeping with the intent of the Township Master Plan for this area; however, should the site undergo a substantial redevelopment in the future, the applicant should be aware that building/architectural improvements may be necessary to fulfill the goals of the Master Plan.

- 2. Compatibility.** The surrounding land uses are generally industrial in nature, although the properties to the north are zoned for and developed with large lot single-family residences. It is worth noting that the residences are quite a distance away from the site and are buffered by a relatively large wooded area.

As noted above, the Zoning Ordinance includes specific use requirements that are intended to ensure compatibility of land uses. So long as these standards are met and the project meets with the satisfaction of the Township Engineer and Fire Department, the proposal is generally anticipated to be compatible with surrounding land uses.

- 3. Public Facilities and Services.** As a developed site within an industrial park off of Grand River, we anticipate the property is currently served by all necessary facilities and services. Given the nature of the proposed project, the main concern under this standard will be any comments provided by the Township Engineer and Fire Department. Any issues identified must be addressed to their satisfaction and may be included as conditions if the Township considers approval.
- 4. Impacts.** Provided the specific use requirements of Section 13.07 are met and the any issues identified by Engineering and Fire are addressed, the proposal is not expected to adversely impact nearby properties.
- 5. Mitigation.** The Township may require that the applicant provide mitigation necessary to minimize or prevent any other negative impacts. The Township may also wish to consider requiring additional site improvements to bring the site closer to compliance with current standards. Common improvements could include additional landscaping, improved site lighting, and dumpster enclosures (if deemed necessary).

D. Specific Use Standards

Section 13.07 identifies specific standards for the installation of storage tanks for hazardous materials, as described below:

- 1. Above Ground Storage Tanks.** The Ordinance limits the capacity of such tanks to not more than 300 gallons. Such tanks are also to provide a setback of at least 75 feet from any lot line or occupied building. As noted above, the project proposes 6 tanks with capacities of 3,500 and 5,000 gallons.

In the revised submittal, the applicant states that they intend to seek variances from the Zoning Board of Appeals (ZBA) to allow larger tanks; however, we would like to note that the proposal requires rather extensive variances. The applicant should be prepared to address why they need such large tanks.

In addition, the proposed tanks comply with the setback requirement from all lot lines, but do not provide the required 75-foot spacing from the existing building. This will be another matter for the ZBA's consideration.

- 2. Secondary Containment.** The revised submittal notes that a secondary containment area will be provided within the outdoor storage yard along with separation from the stormwater collection. Section 13.07.03 requires that documentation be provided noting compliance with federal and state requirements. It should also be noted that the applicant's comments on this criterion indicate the use of 6,000 gallon tanks, which is not consistent with the rest of the submittal. This is likely a typo, but should be corrected to avoid any confusion.

3. **Below Ground Fuel Storage Tanks.** This standard is not applicable.
4. **Pollution Incident Prevention Plan.** A prior version of the revised submittal included a PIP Plan as required by Section 13.07.04 of the Township Zoning Ordinance.
5. **Permits.** The applicant must obtain any and all necessary permits for this project. Given the quantities proposed, the Section requires a permit from the State Police Fire Marshal Division.

E. Site Plan Review

1. **Dimensional Requirements.** The only dimensional requirement applicable to the proposal is the required 75-foot setback described in Section D(1) above.
2. **Landscaping and Screening.** The revised submittal includes a marked-up aerial photo identifying existing and proposed trees. That proposed includes "multiple" deciduous trees. The applicant must specify the quantity, size and type of tree proposed.

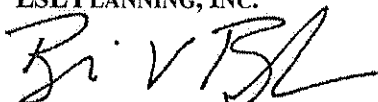
Additionally, a buffer zone "A" is required along the northerly property line adjacent to the residential district. Review of aerial photos identifies a large wooded area north of the building, which may satisfy the buffer zone requirements; however, no details have been provided to confirm whether this is the case.

Lastly, given their size/height, additional landscape screening may be necessary to fully conceal the proposed tanks. The Township standard for outdoor storage is that the height of items stored cannot exceed the height of the screening provided.

3. **Waste Receptacle and Enclosure.** Photos included with the previous submittal showed a large dumpster on the south side of the building that does not appear to be within a required enclosure. The Township may wish to require improvements for compliance with the standards of Section 12.04.
4. **Exterior Lighting.** The submittal does not identify any existing site lighting. The Township may wish to request lighting details to determine whether improvements may be warranted to bring the site into compliance with Section 12.03.
5. **Vehicular Circulation.** The proposed tanks are to be located within the existing outdoor storage area. In accordance with our prior comments, the revised submittal provides a truck turning diagram showing how tanker trucks will enter and exit the area. Our only potential concern is the need to for trucks to stop and back up while still on Heiserman Road as part of the turning movement. Typically, loading and delivery is to be accommodated on site without impacting roadways.
6. **Impact Assessment.** An Impact Assessment (dated 9/5/12) was previously provided. The Assessment notes that the project is not anticipated to create any adverse impacts upon public services, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com.

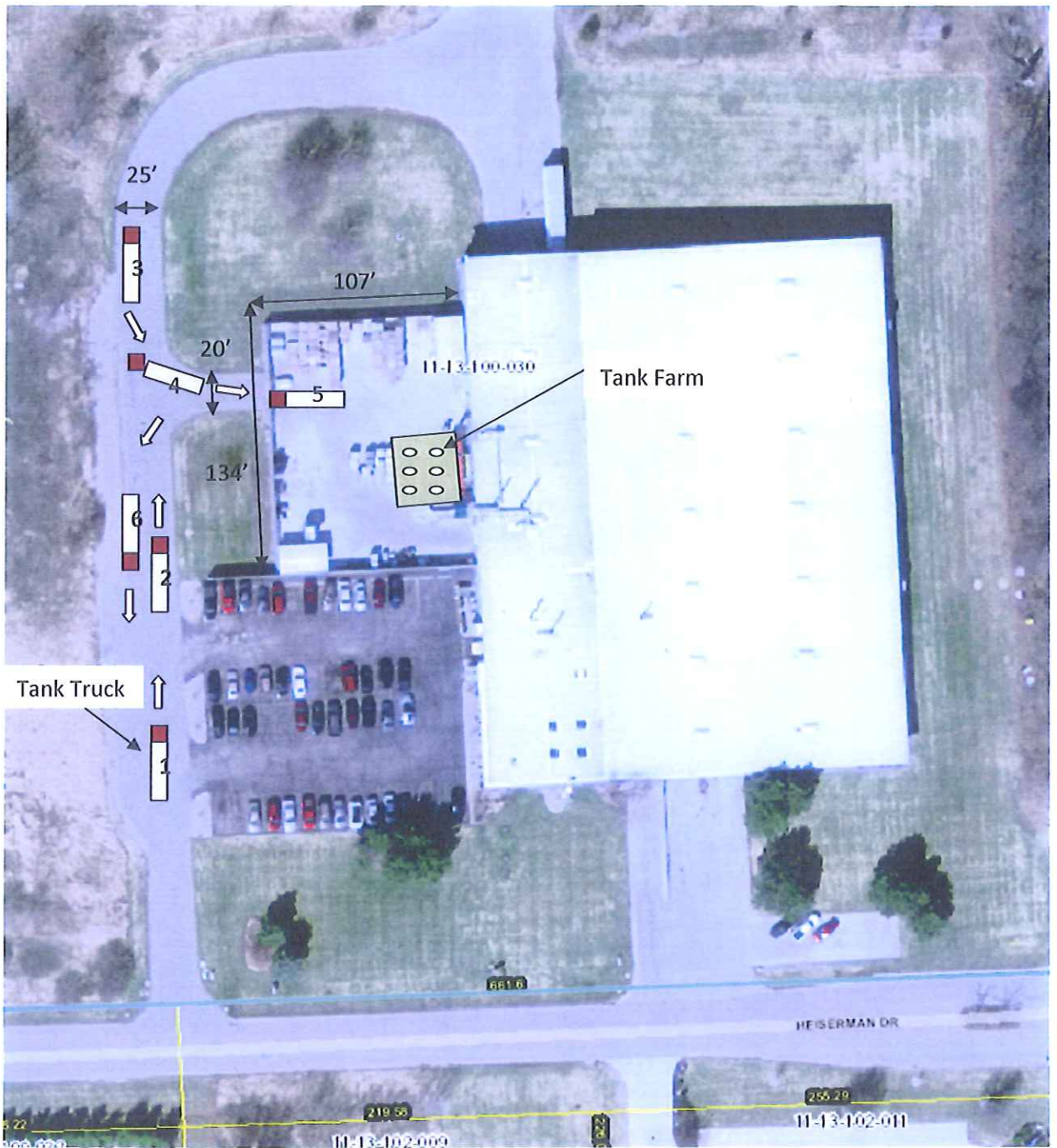
Sincerely,
LSL PLANNING, INC.


Brian V. Borden, AICP
Senior Planner

1.Landscaping Plans.

Proposed project will not change existing landscape. However, per recommendation of Planning Commission, Transtar Autobody Technologies may plant multiple deciduous trees, along Heiserman Road to provide additional screening from off site.





25'

3

107'

20'

5

11-13-100-030

Tank Farm

134'

6

2

Tank Truck

1

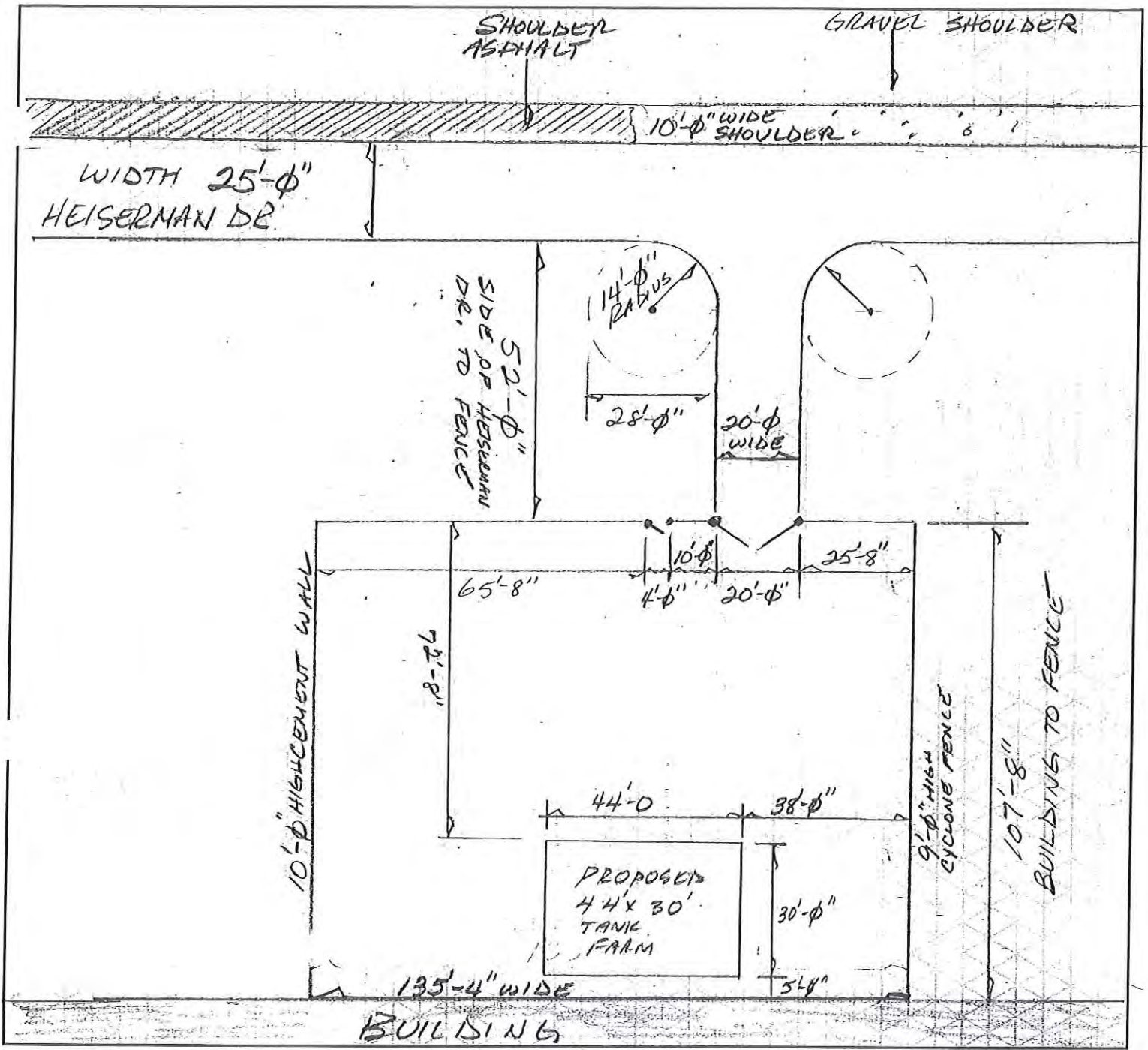
HEISERMAN DR

219.58

255.29

11-13-102-009

11-13-102-011



FABRICATION TITLE	QUANTITY
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JOB NAME ABOVE GROUND STORAGE TANKS	
JOB ADDRESS 2040 HEISERMAN	
SUBMITTED BY	DATE
CONTACT NUMBER	FAX NUMBER

SYSTEM	DATE NEEDED
MATERIAL ORDERED BY <input type="checkbox"/> FIELD FOREMAN <input type="checkbox"/> SHOP FOREMAN <input type="checkbox"/> PURCHASING	
NOTES	

WJO W. J. O'NEIL COMPANY
MECHANICAL CONTRACTORS & PIPE FABRICATION

35457 INDUSTRIAL LIVONIA, MI 48150 OFFICE (734) 458-2300 FAX (734) 458-2305

FABRICATION WORK ORDER

JOB NUMBER	SHEET NUMBER	REVISION	COST CODE
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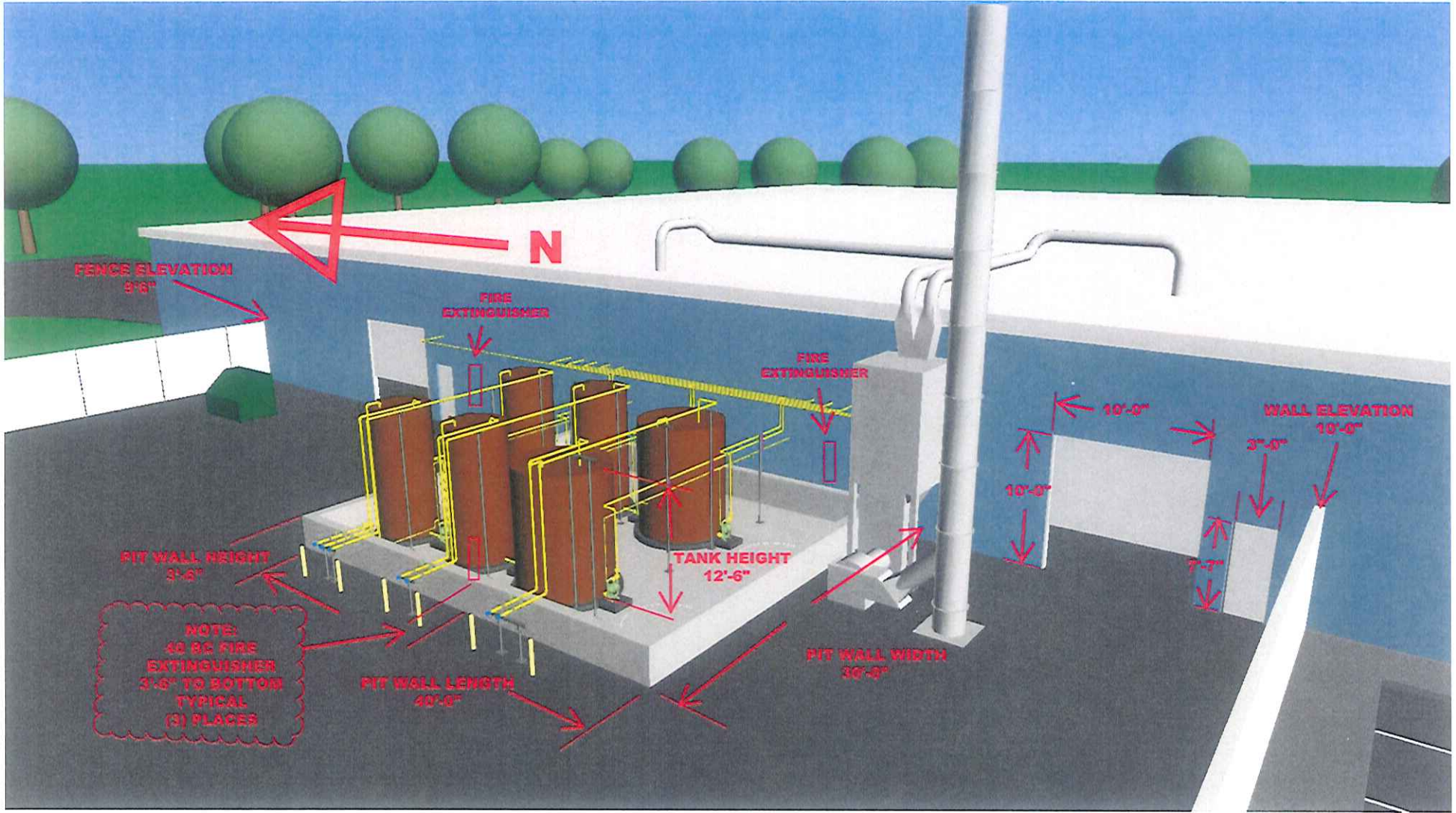
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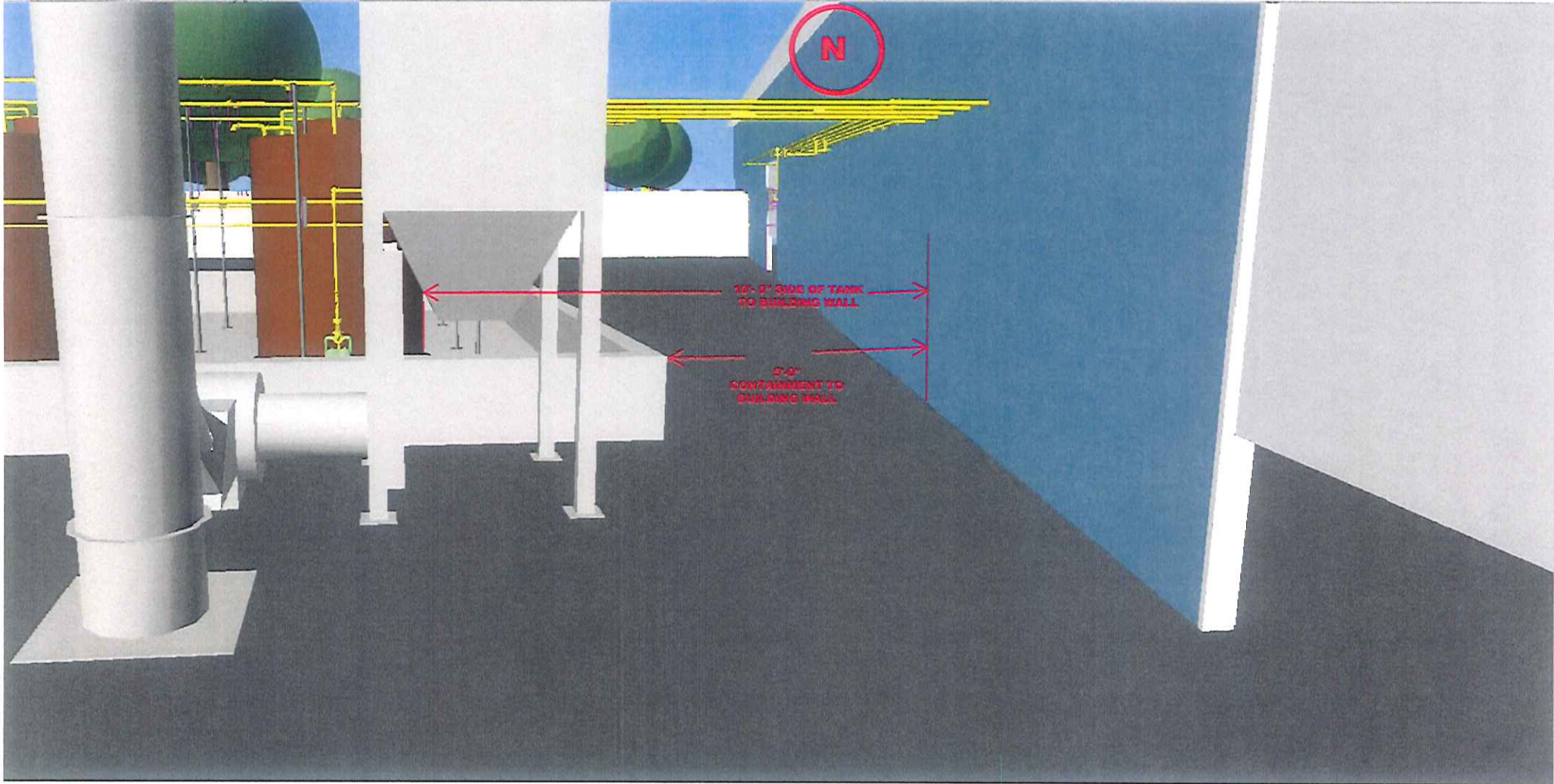
TRANSRAT AUTOBODY TECHNOLOGIES

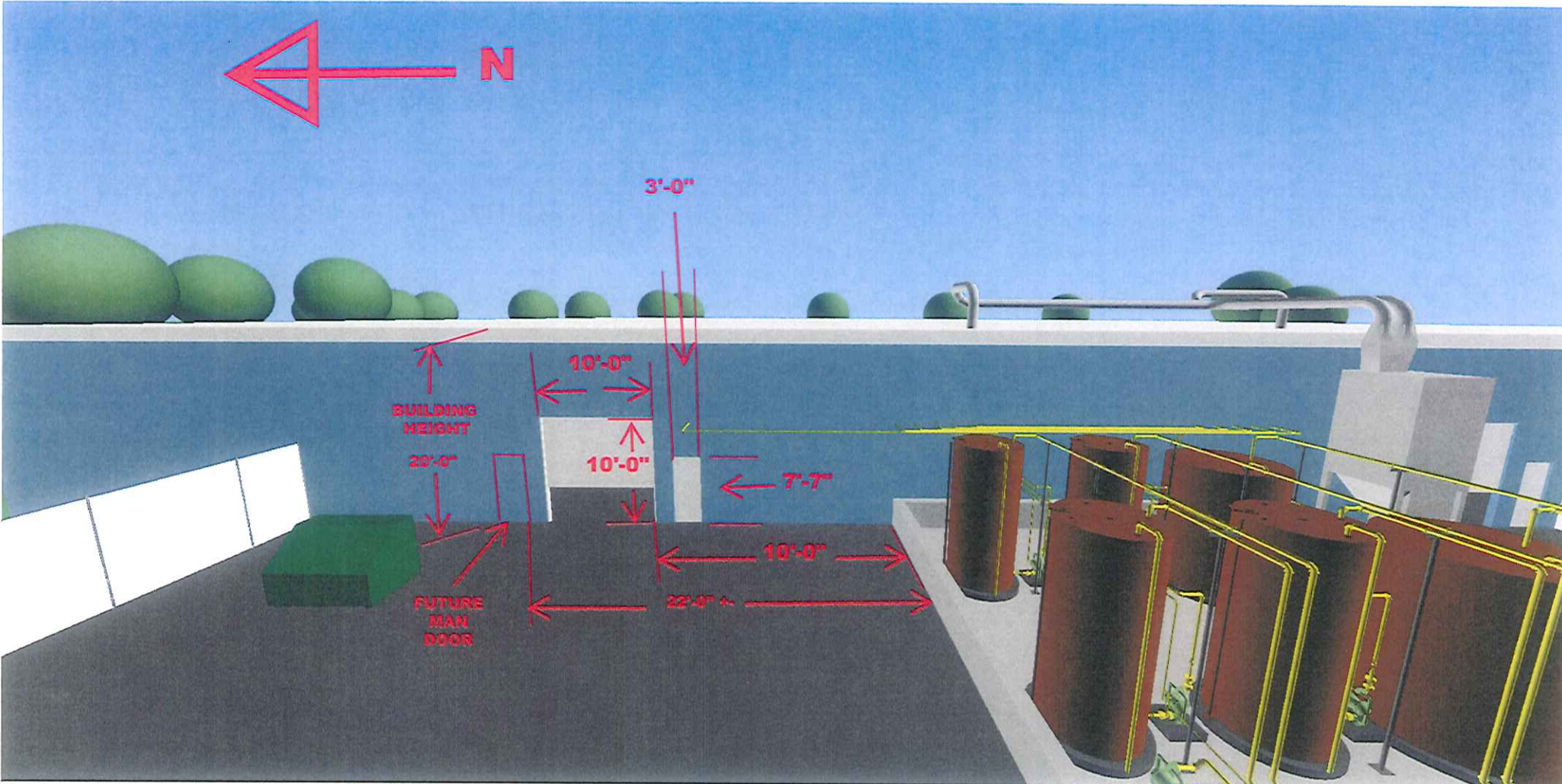
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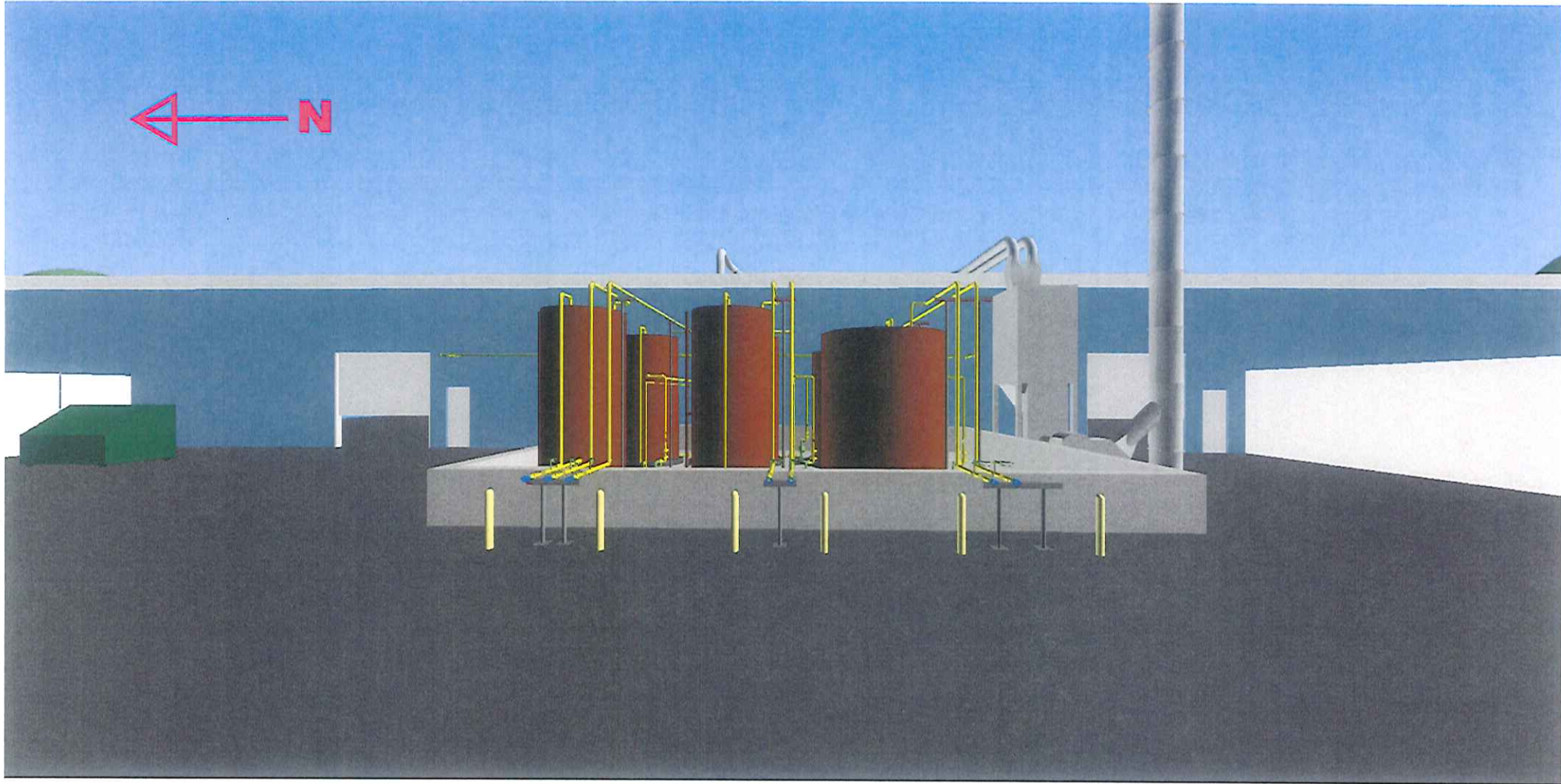
BRIGHTON, MI

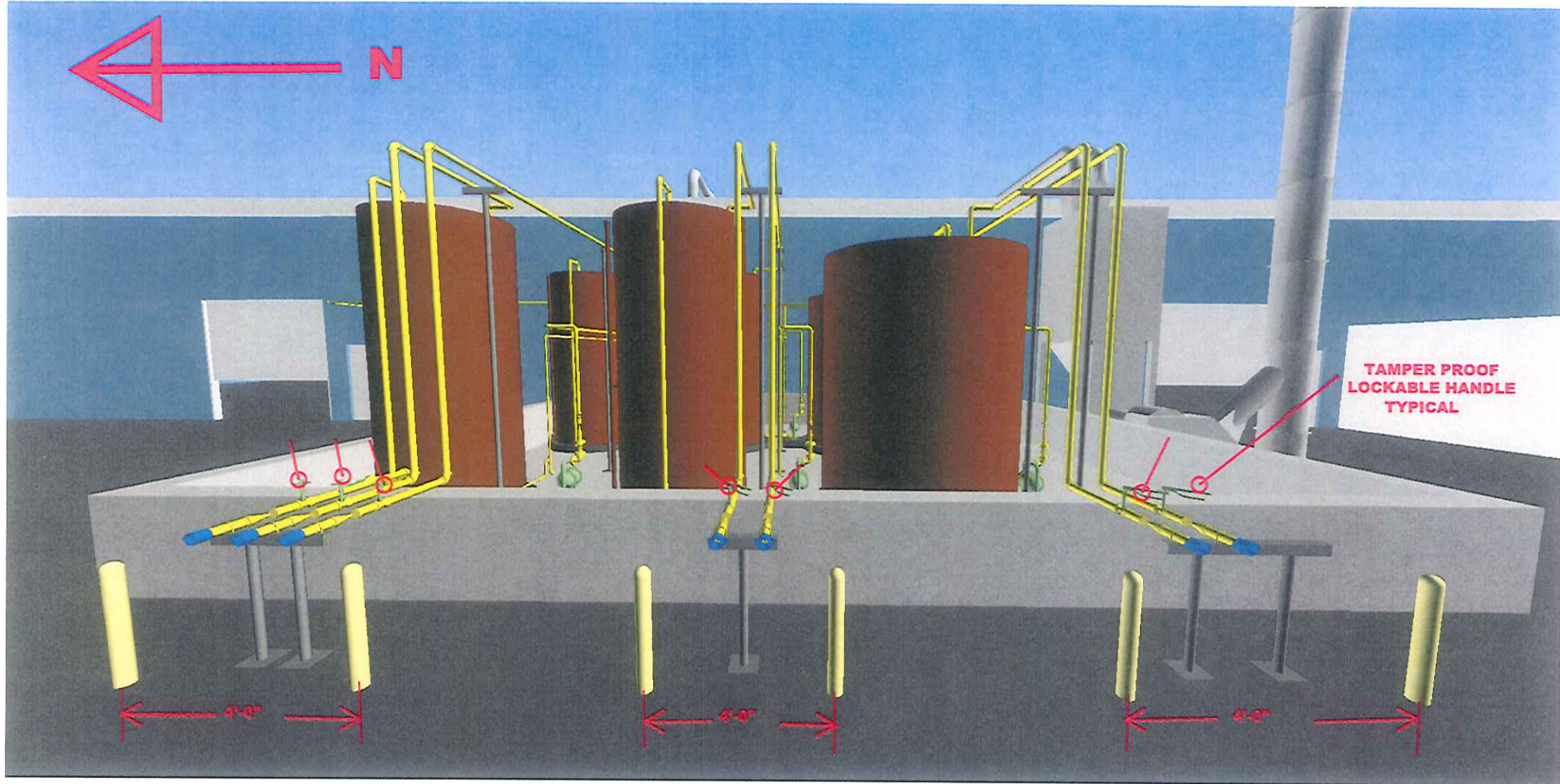
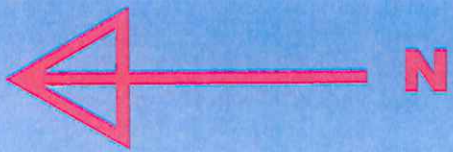










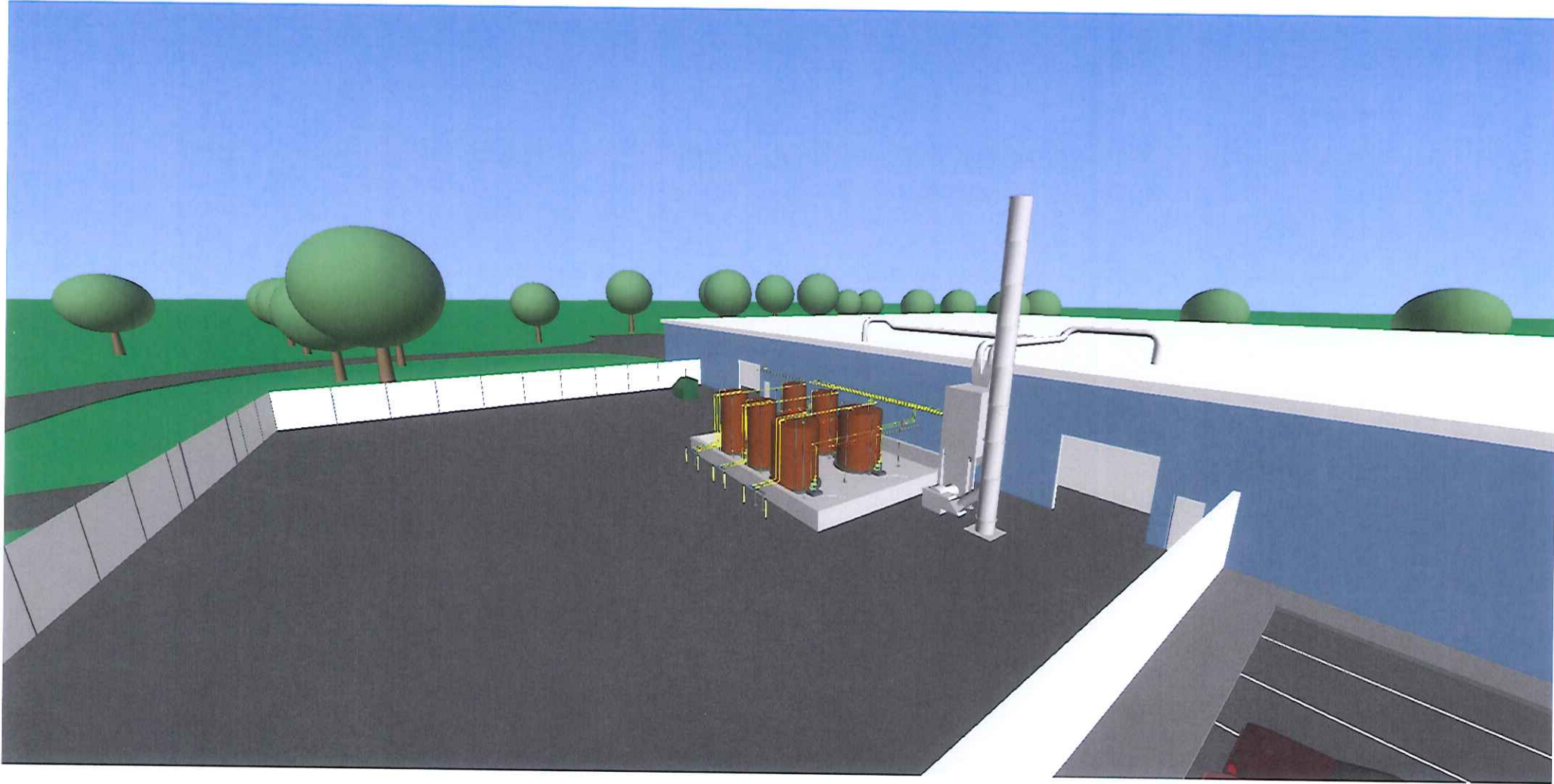


TAMPER PROOF
LOCKABLE HANDLE
TYPICAL

4'-0"

4'-0"

4'-0"





Charter Township of Genoa
ZONING BOARD OF APPEALS
OCTOBER 16th, 2012
CASE #12-26

PROPERTY LOCATION: 2412 Prado Vista

PETITIONER: James Thornton

ZONING: Rural Residential

WELL AND SEPTIC INFO: Well and septic

PETITIONERS REQUEST: Requesting a side yard variance to construct a detached accessory structure.

CODE REFERENCE: Table 3.04 – Dimensional Standards – RR (Rural Residential)

STAFF COMMENTS: None

DETACHED ACCESSORY STRUCTURE	Principal building setback	One Side	Other Side	Rear	Size	Height
Setbacks of Zoning		30				
Setbacks Requested		22				
Variance Amount		8				

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-26

Meeting Date: 10/16/12 @

- PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial 6:30p.m.
- 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: James Thornton
Property Address: 2412 Prado Vista Ln Phone: 517-548-5921
Present Zoning: Howell Rural Tax Code: 4711-19-100-020

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: Please see attached sheets for all responses.

2. Intended property modifications: _____

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) _____

b. Other (explain) _____

Variance Application Requires the Following:

Plan, Elevation, and Section Drawings showing setbacks and elevations of proposed improvements. All drawings must be submitted with all other pertinent information. *Note: Will need 6 copies of all drawings.*

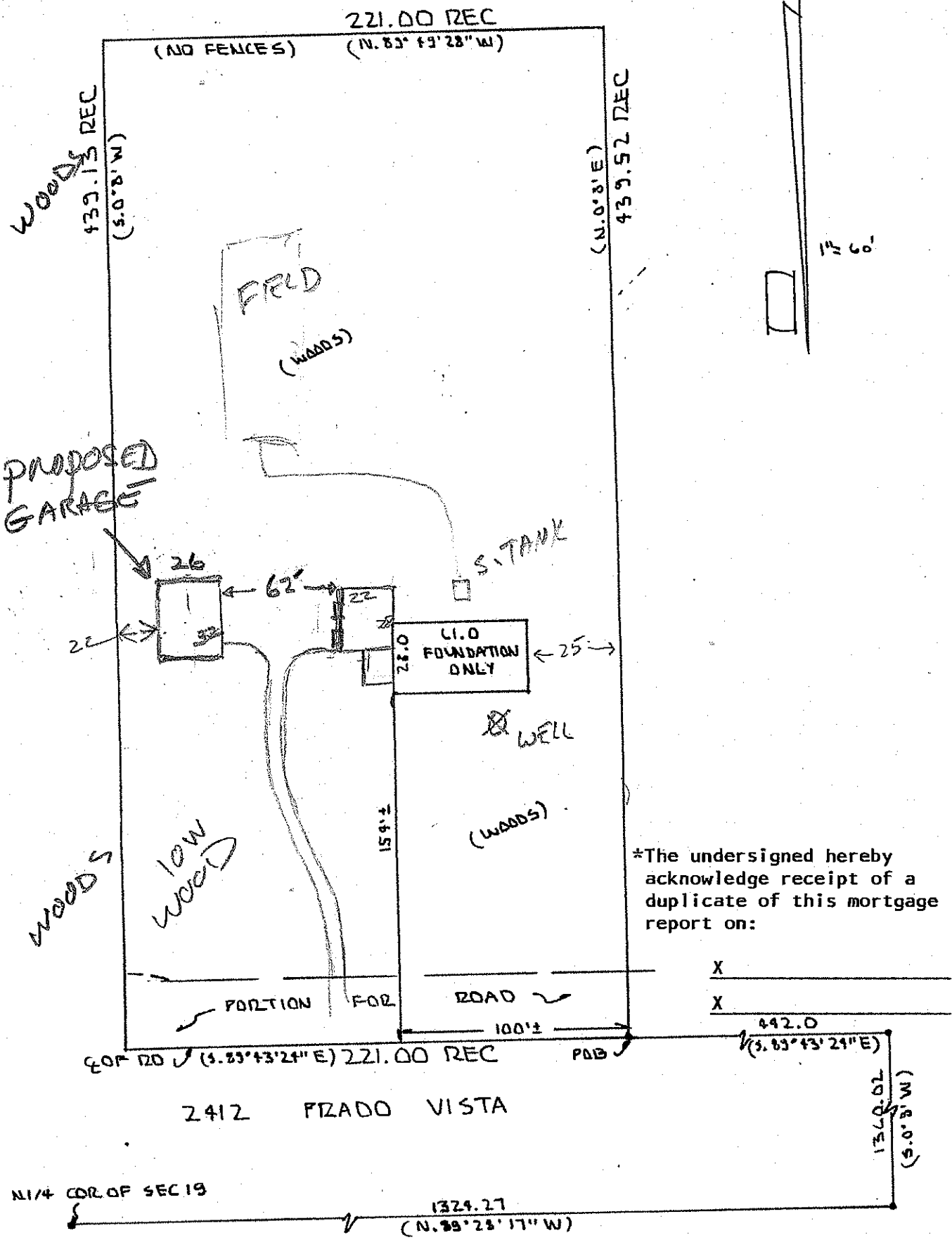
- **Waterfront properties must indicate setback from water for adjacent homes**
- **Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting**
- **Petitioner (or a Representative) must be present at the meeting**

Date: 9/12/12

Signature: James A. Thornton

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.



*The undersigned hereby acknowledge receipt of a duplicate of this mortgage report on:

X _____
X _____

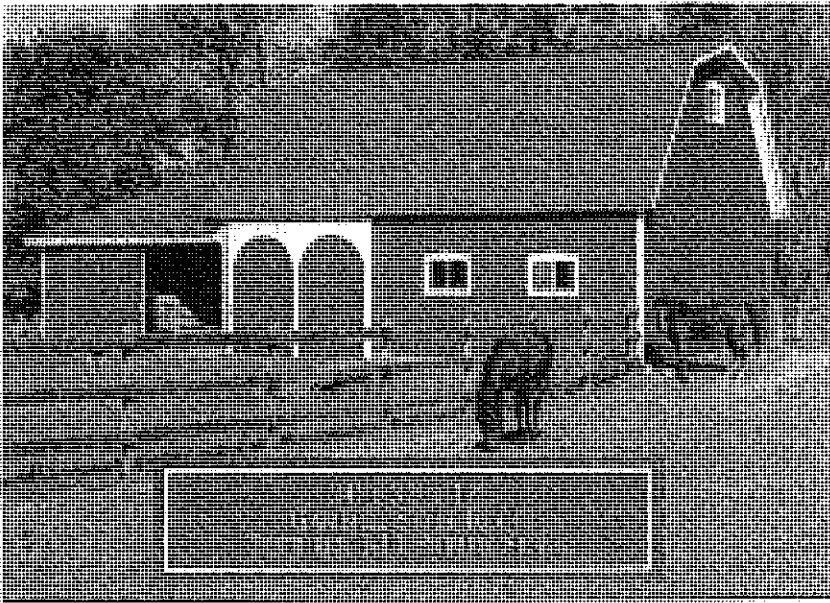
Request for Variance

2412 Prado Vista Lane

Howell, MI 48843

1. Allow back wall of proposed new garage to be 22 feet from property line instead of 30 feet.
2. There would be no modification
 - 2 a. The property is narrow compared to the length. The building can only go next to or in line with the existing house - the back yard elevation drops off significantly. If the back of the garage is at the 30 foot line, the front would be too close to the existing garage and house - maneuvering a car or truck would be very difficult and it would be visually objectionable - the 8 foot variance would fix all of this.
 - 2 b. The 22 foot behind the garage is wooded, thus minimizing our neighbors vision of it. Our neighbors (Harmala's) know about our plans and do not have an issue with it.

Chelsea Lumber construction features



A set of blueprints, plus an itemized list of materials and their usage.
 Whether you want to erect the structure yourself or have us arrange for the erection of your barn, Chelsea Lumber has everything you'll ever need.

WE KNOW WHAT WE'RE DOING

Chelsea Lumber specializes in pole barns. We've been selling them for over 30 years and arranging for construction for over 25. We have built literally *thousands* of pole barns!

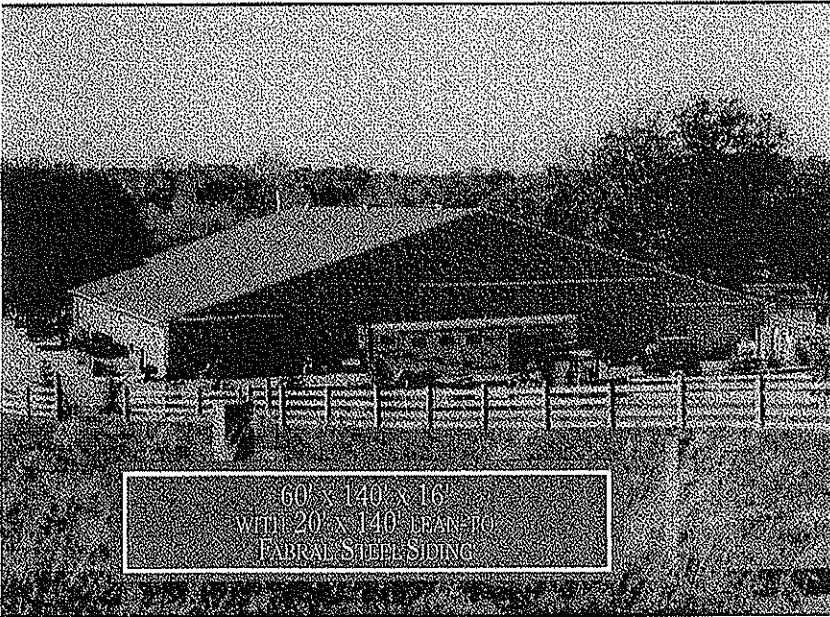
You can be sure you'll get experienced installers when you purchase a Chelsea Lumber pole barn. We use five crews who are licensed and insured, and crew supervisors who have from 20 to 30 years experience in the business. These crews know what they're doing—they *specialize* in building pole barns!

WE GUARANTEE YOUR SATISFACTION

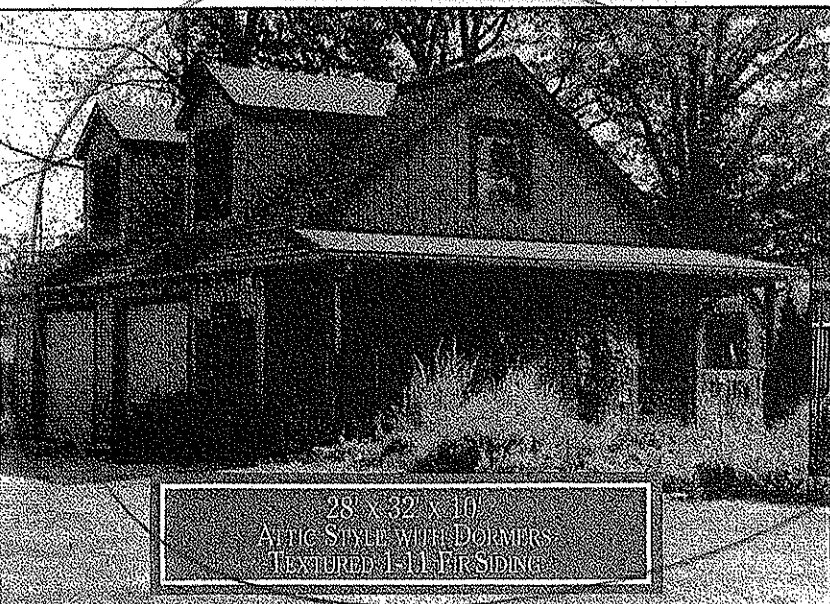
We'll help make the construction arrangements for the erection of your pole barn. You pick the size you want and purchase the materials from us—we'll do the rest. You can be assured that your pole barn will be built right and in a timely fashion. Our job isn't finished until you are completely satisfied.

Stop in or call our pole barn specialists: Darrell Williams in Chelsea, Rich Hosmer in Bridgewater, John Daniels or Neal Moor in Saline. They have the experience and the knowledge to help design your pole barn so that it fits your needs and becomes a reality.

Chelsea Lumber is *the* place to shop for top-quality materials and expert erection of your pole barn at a very competitive price.



60' x 140' x 16'
 WITH 20' x 140' LEAN TO
 FABRIK STEEL SIDING



28' x 32' x 16'
 WITH STALLS WITH DORMERS
 TEXTURE 1111R SIDING

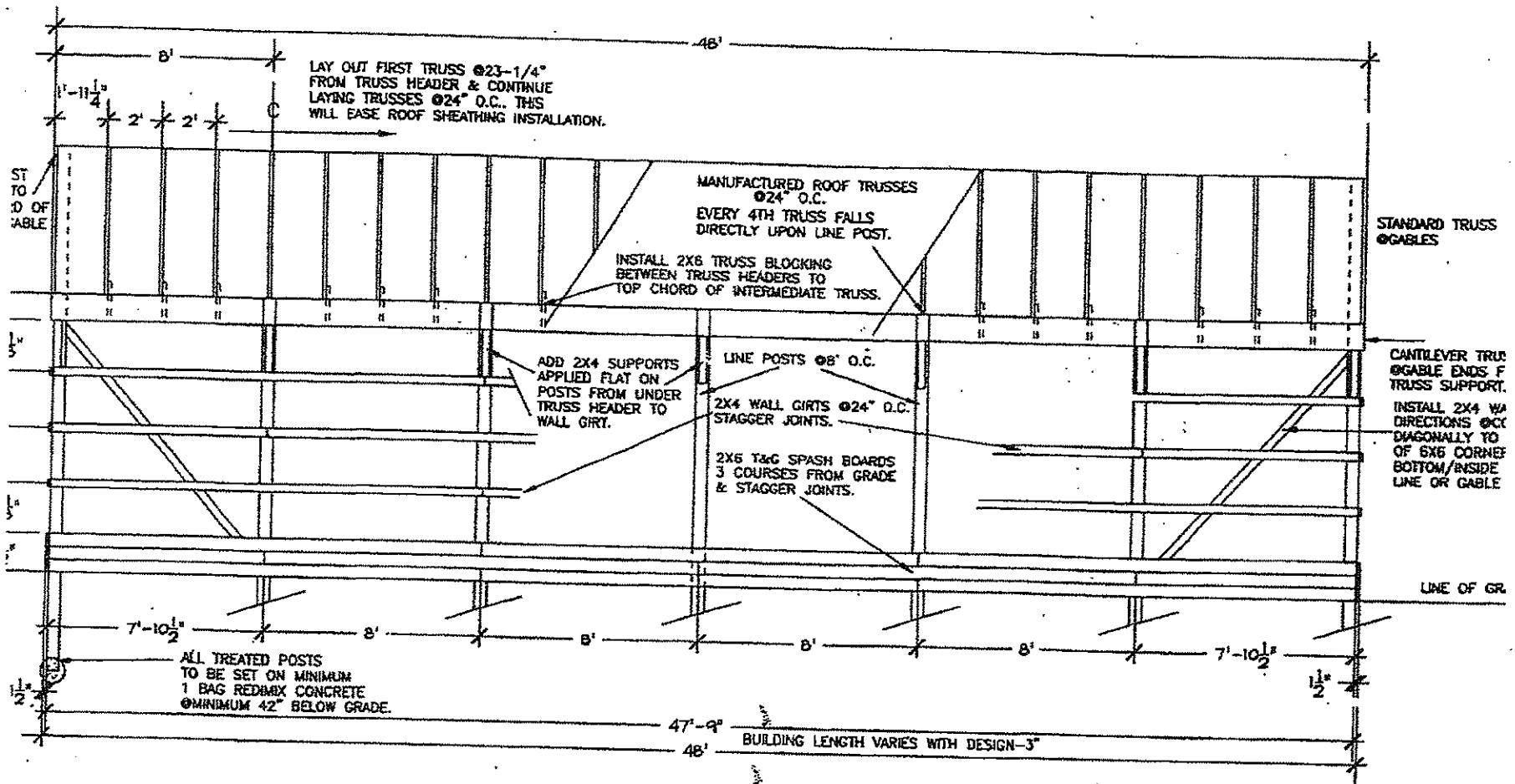


NOW AVAILABLE! STALLS

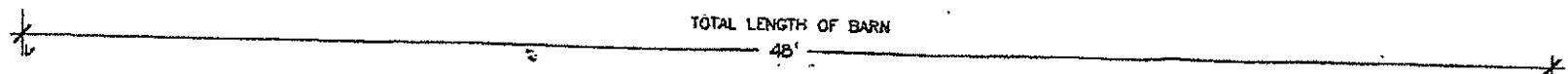
Sizes range from
 10' x 10' to 12' x 12'

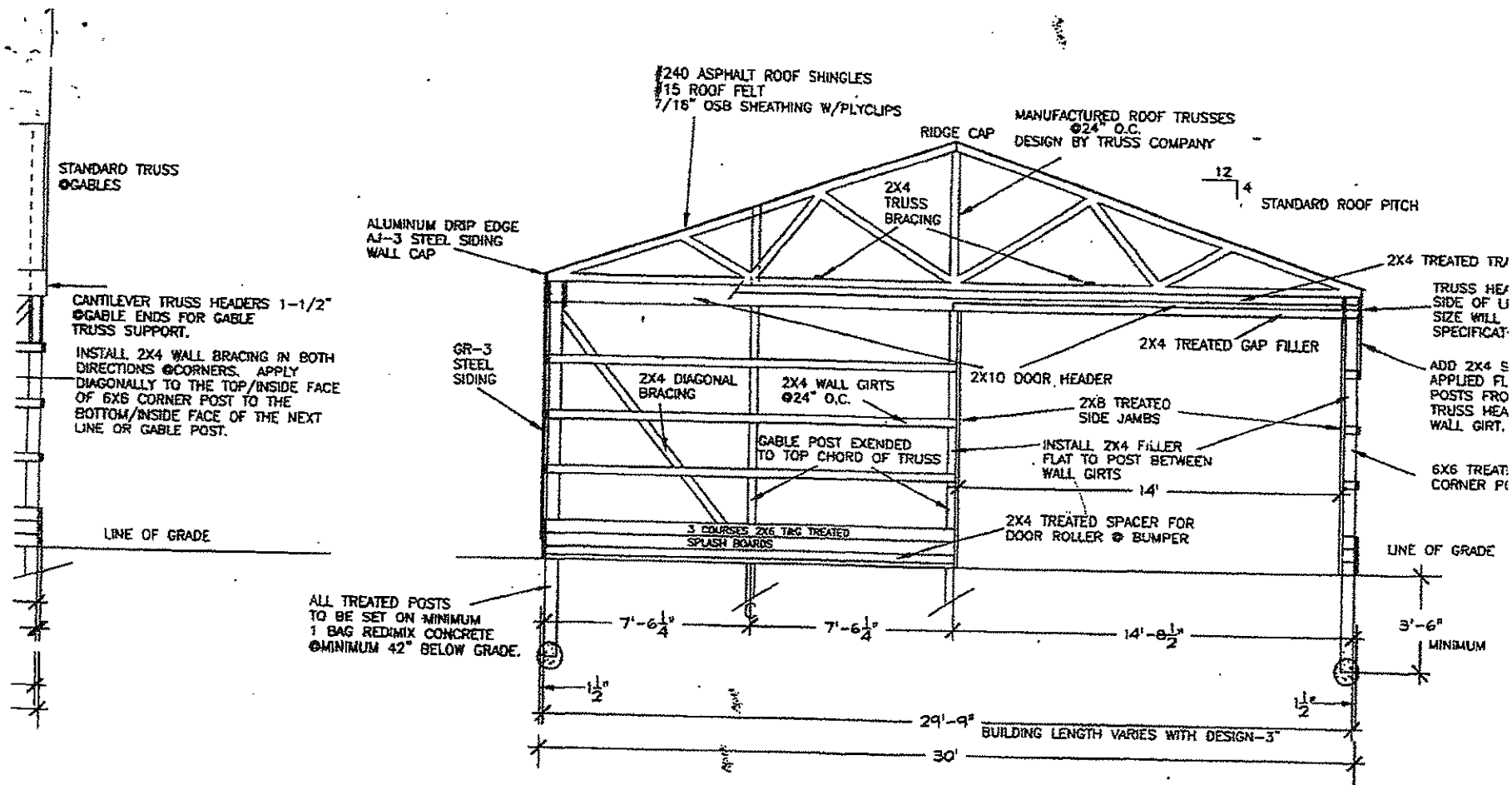
PRICES AVAILABLE UPON REQUEST.

MINUS DORMERS
 + LEAN TO



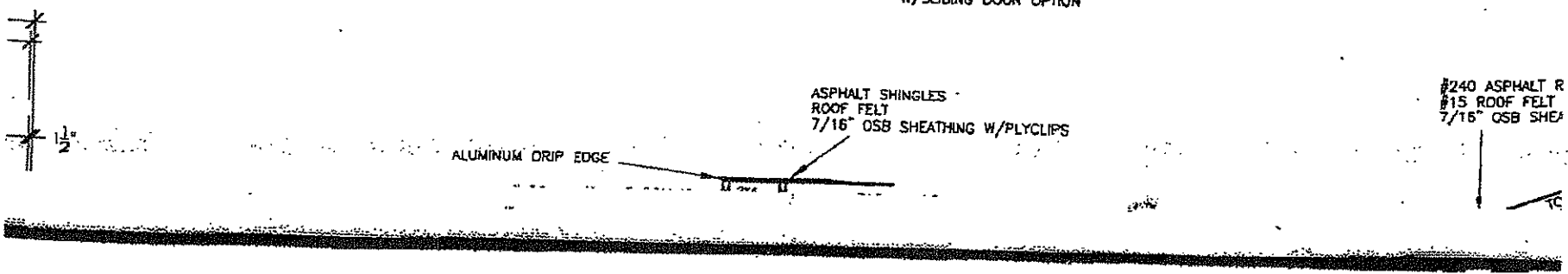
TYPICAL LINE WALL LAYOUT SCALE 1/4" = 1'

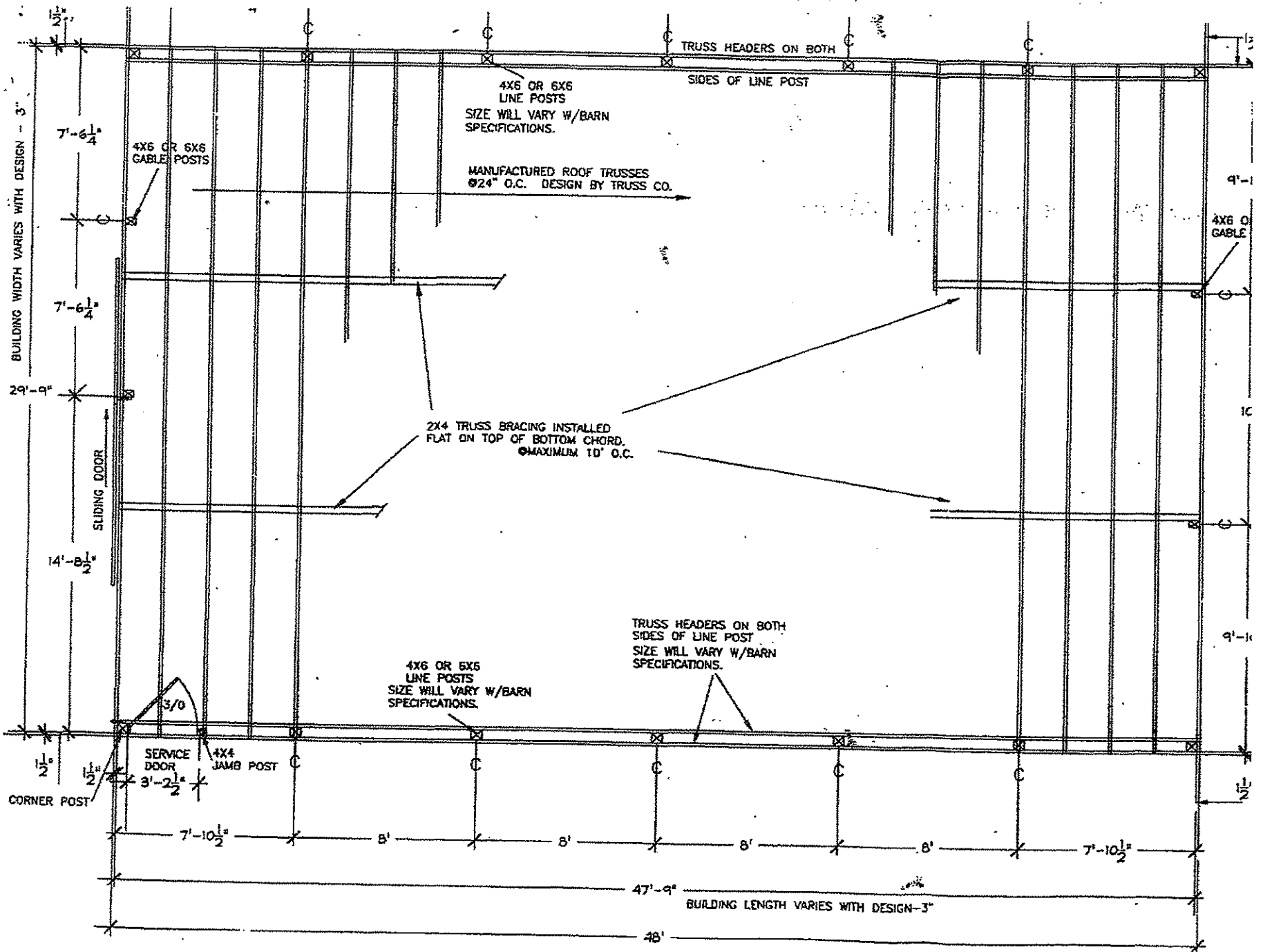




TYPICAL GABLE WALL LAYOUT SCALE 1/4"=1'

W/SLIDING DOOR OPTION





BUILDING WIDTH VARIES WITH DESIGN - 3"

CORNER POST

1 1/2"

7'-6 1/4"

7'-6 1/4"

2'-1"

14'-8 1/2"

1 1/2"

SLIDING DOOR

3'-2 1/2"

7'-10 1/2"

8'

8'

8'

8'

7'-10 1/2"

47'-9"

BUILDING LENGTH VARIES WITH DESIGN - 3"

48'

4X6 OR 6X6
CABLE POSTS

4X6 OR 6X6
LINE POSTS
SIZE WILL VARY W/BARN
SPECIFICATIONS.

MANUFACTURED ROOF TRUSSES
@24" O.C. DESIGN BY TRUSS CO.

2X4 TRUSS BRACING INSTALLED
FLAT ON TOP OF BOTTOM CHORD.
@MAXIMUM 10' O.C.

4X6 OR 6X6
LINE POSTS
SIZE WILL VARY W/BARN
SPECIFICATIONS.

TRUSS HEADERS ON BOTH
SIDES OF LINE POST
SIZE WILL VARY W/BARN
SPECIFICATIONS.

TRUSS HEADERS ON BOTH

SIDES OF LINE POST

4X6 O
CABLE

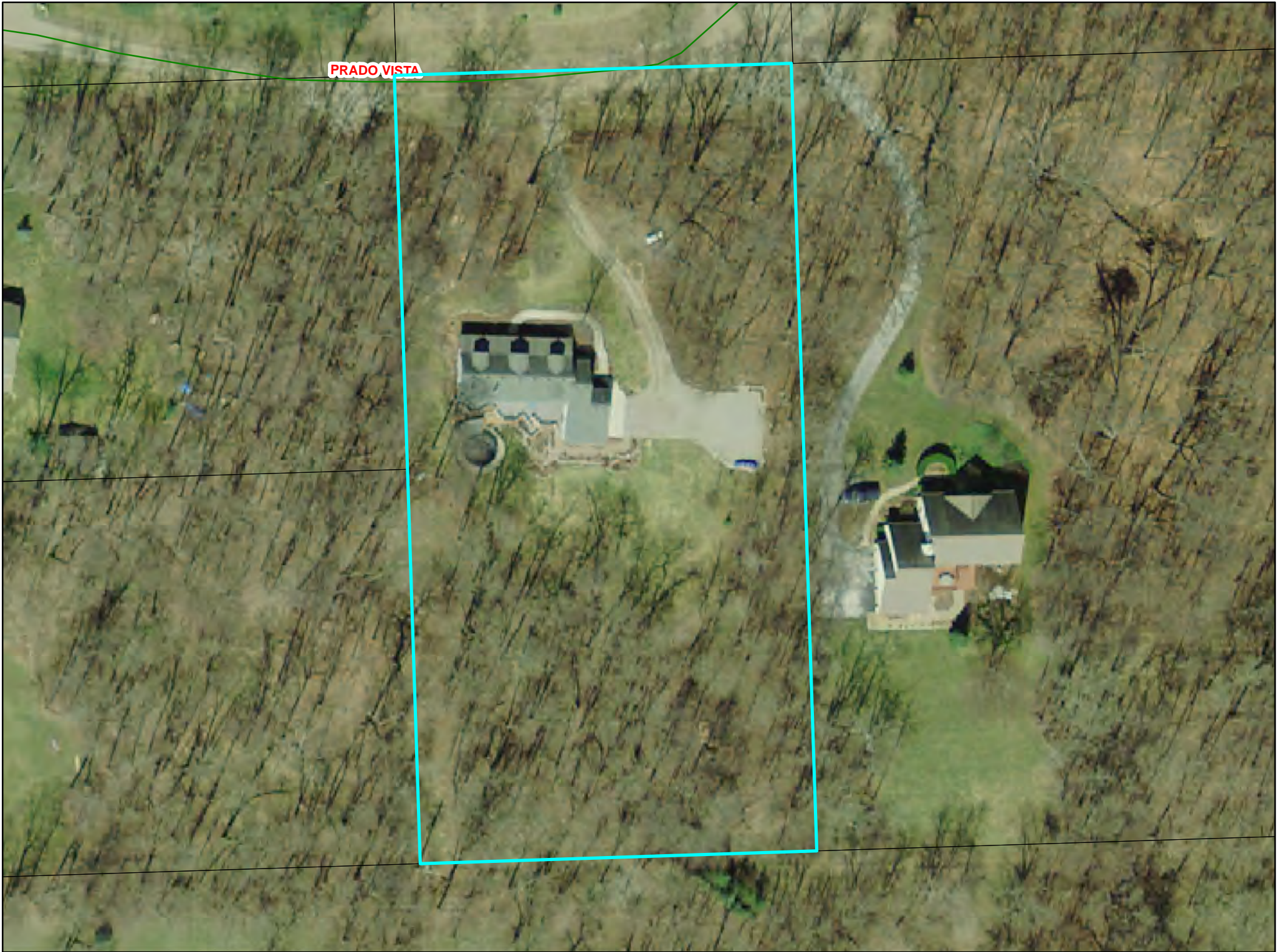
1C

9'-1"

1 1/2"

TYPICAL FLOOR PLAN SCALE 1/4" = 1'

PRADO VISTA



Charter Township of Genoa
ZONING BOARD OF APPEALS
OCTOBER 16th, 2012
CASE #12-27

PROPERTY LOCATION: 5311 Brighton Road

PETITIONER: Burroughs Tavern (Joe Aguis)

ZONING: MUPUD (Mixed Use Planned Unit Development)

WELL AND SEPTIC INFO: Water and sewer

PETITIONERS REQUEST: Requesting a sign variance.

CODE REFERENCE: Table 16.1 – Sign dimensional standards - MUPUD (Mixed Use Planned Unit Development)

STAFF COMMENTS: Petitioner is seeking a height variance to allow a ground sign with a height greater than 6 feet. Petitioner has been utilizing a prohibited messageboard sign in addition to the existing ground sign which resulted in code enforcement. Petitioner is seeking to merge the two signs to satisfy township ordinances as well to advertise the business.

	R.O.W setback	One Side	Other Side	Sign height	Sign area	Other
Setbacks of Zoning				6		
Setbacks Requested				7		
Variance Amount				1		

GENOA TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-27 Meeting Date: 10/16/12 @ 6:30

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

P.M.

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: Joseph Agius

Property Address: 5311 Brighton Phone: 810 229 9988 cell 313 600 9986

Present Zoning: MUPD Tax Code: 11-27-300-013

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: A sign variance

2. Intended property modifications: _____

This variance is requested because of the following reasons:

a. Unusual topography/shape of land (explain) _____

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: 9/25/12

Signature: Joseph R Agius

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.

Joe,

Here is the latest revision, looks a lot like what you have just considerably taller - 84" to be exact.

That is the 48" light box and the top panel is 30" all being 6" off the ground. They will need to know that 84" tall dimension.

Everything else is the same width.

Apparently, John (we) installed that original sign and the uprights are i beams with 2" square tubes across.

We will have to completely dismantle the sign and place some new cross members and fabricate a frame to hold the upper panel.

Then rebox the uprights with wood, cap them and reinstall the lights.

If you want to paint them, that would save you a few bucks. We will just supply the boards installed.

We really don't know exactly what we are getting into until we dismantle it so the price is still somewhere between \$2500 - \$3000.

This does not include any special lighting. I am looking into a solution for that, may take some time.

The upper panels will be the same type of material that you have now but the framing will have to change.

One of the main issues we have is the construction of the light box itself. If it is just an inexpensive metal box we may have to add support inside the cabinet to mount it.

Lots of variables but shouldn't be more than that.

Let me know if you have any questions,

Regards

Steve

Steve Kullman

SBT Brighton

810-225-7446 Office

734-634-1957 Cell

steve.kullman@signsbytomorrow.com

burroughs mailer

Hi Joe,

Here's a rough concept based on what we discussed today.

Note that I made the borders around the cabinets grey so they would be easier to see for purposes of this concept, actual cabinets will be black with black trim. Also, if you would like and the township will allow, we can extend the carriage lamps up so they extend above the top sign cabinet. We could do that by just using the same cap should work. I was also thinking, with the message center being white, we could make the background for the Burroughs cabinet black and use V at no greater cost. Otherwise it may be too much white. That detail shouldn't matter for your variance, but it is something we should consider when we move forward.

The total height of the message center and the Burroughs sign cabinet is 72". The bottom of the message center will be about 5-6" off the ground and the tips of the carriage lamps will be about 3-4" above the top sign cabinet. The total height of the existing sign, from the ground to the top of the carriage lights is approximately 80"

Let me know if this will be adequate for your meeting or if you need something further, and we'll work on putting something together. Time is tight though, so anything else.

Thank you for giving us this opportunity to work with you on this project.

Regards,

Mike Favoretto





5050 S. Old US Hwy. 23
Brighton, MI 48114

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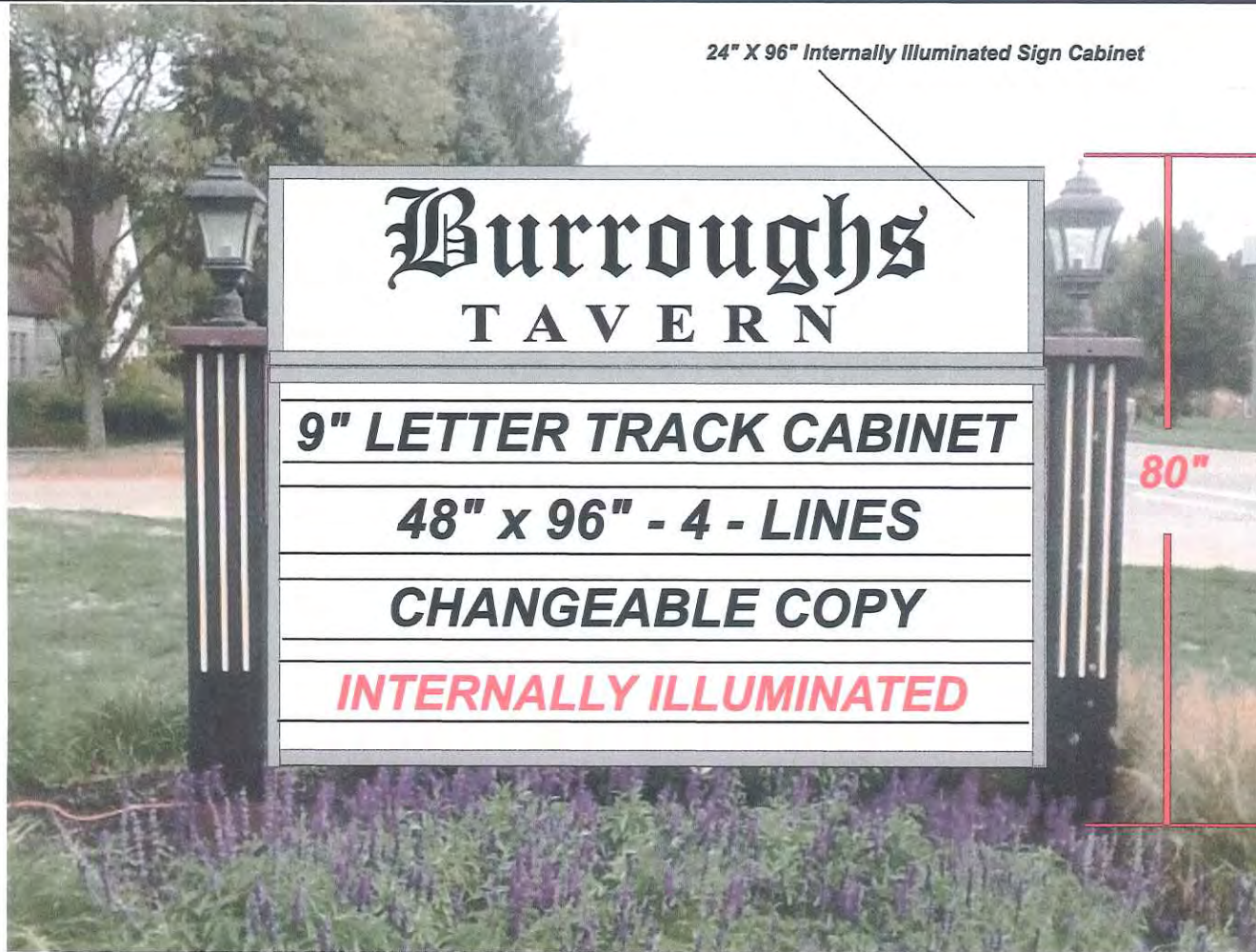
e: mikefav@signarama-brighton.com
P: 810.494.7446
F: 810.494.9023
C: 248.421.8957

PROMOTIONS

 [View your 3 Bureau CREDIT REPORT](#)

 [1 Weight Tip To Burn Belly Fat](#)

24" X 96" Internally Illuminated Sign Cabinet



810.494.7446
5050 Old US Highway 23
Brighton MI 48114

PLEASE CALL AFTER SENDING US YOUR PROOF APPROVAL TO CONFIRM IT HAS BEEN RECEIVED

It is the responsibility of the customer to ensure accuracy of the image. Your email or faxed reply authorizes SARB to begin production. Indicate desired design in the reply if multiple options are provided. Call for turn-around time otherwise you will be notified when your project is finished or ready for scheduling. Proof modifications will incur art charges after 2nd revision. Job cannot be cancelled.

Revision #: 1 2 3 4 5 6 (\$25 charge per ea. additional revision)

Approved Approved with Revisions Not Approved

Signature:

Date:

Job No.: Date: 10/1/2012

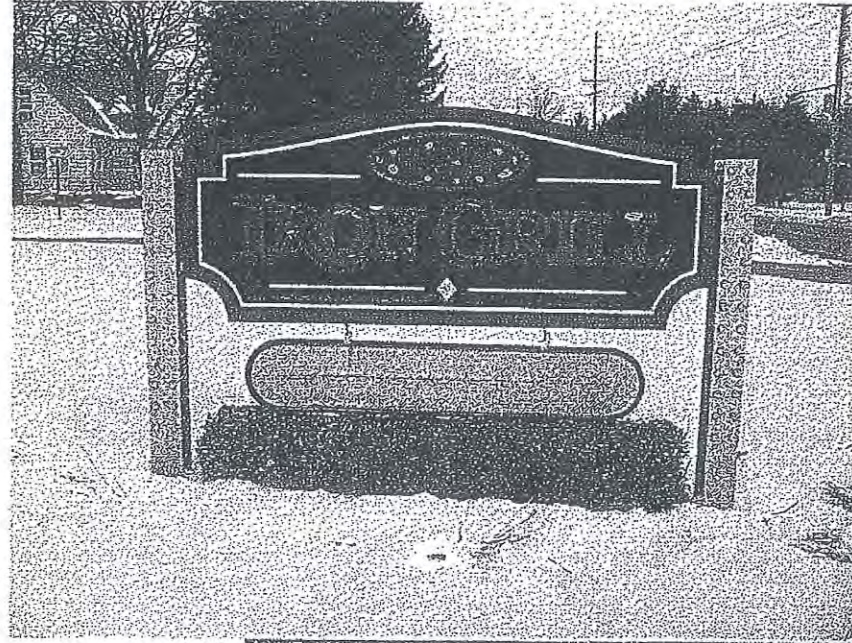
Order Date: Salesperson:

Description (size, colors, material, # of sides, installer):

Concept 1



Existing Sign

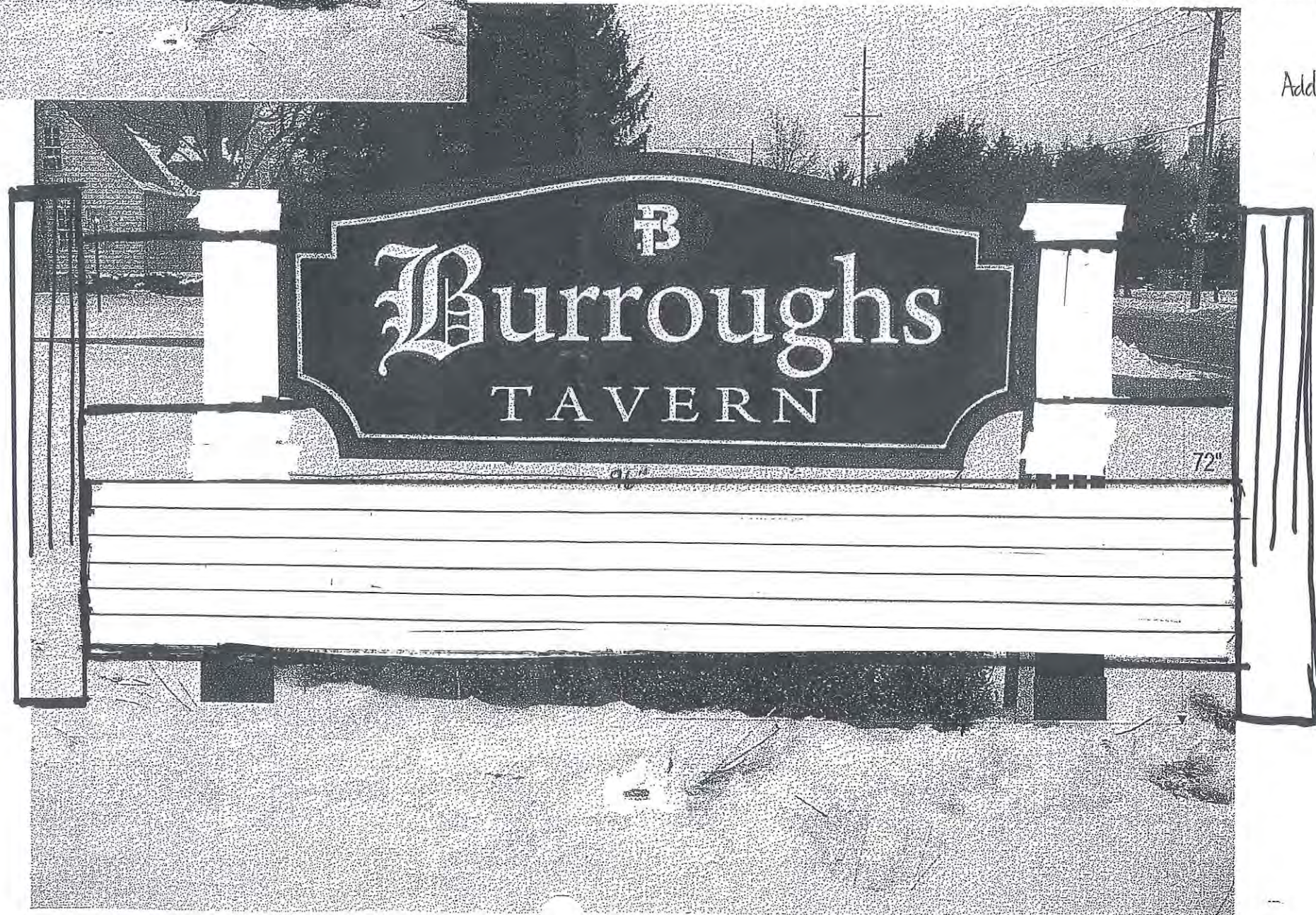


96" x 36" Aluminum DieBond Panels
Mounted to Existing Sign (6" x 6" Posts)

GENOA TOWNSHIP
MAR 9 4 2010
PERMIT APPROVED

- 24 sq. ft. existing - $\frac{1}{3}$ of what is allowed.
- Can add an additional 48 sq. ft.

Add 3' x 15' readerboard
= 45 sq. ft.



3' x 15'
Readerboard

Amy Ruthig

From: Adam VanTassell
Sent: Monday, October 01, 2012 10:52 AM
To: Amy Ruthig
Subject: FW: BurroughsTavern Zoning Variance Request 10/16/2012

From: Fred Gnadt [<mailto:gnadt@sbcglobal.net>]
Sent: Monday, October 01, 2012 10:51 AM
To: Adam VanTassell
Subject: Fw: BurroughsTavern Zoning Variance Request 10/16/2012

Subject: BurroughsTavern Zoning Variance Request 10/16/2012

Genoa Township Zoning Board of Appeals

Thank You for the notice regarding the requested variance. I have no issue either way. I would agree with Joe that the current sinage in question is on the small side, however if the variance is granted **will this bring to an end the 2 years of sound & sign violations**. Going into opening this business I understand that Joe Aguis knew what the Genoa Township ordinances were yet both have been ignored and continue to be ignored requiring action from Adam Van Tassell at the Genoa Township Ordinance Department. The business practices must be consistent with the neighborhood.

Fred & Yvonne Gnadt
Ashton Ct



BRIGHTON

ASHTON

DRAFT

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
SEPTEMBER 18, 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 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 17 persons in the audience.

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

A call to the public was made with no response.

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 for the petitioner. Mr. Mitter proceeded to state his case for requesting a variance.

Call to the public was made with the following responses: Chairman Dhaenens received into record letters received from Timothy and Nadine Mooney, Brian and Jennifer Lynn, Chris Brodie and the Northshore Village Association President.

Joe Donatti of 4696 Stillmeadow stated that he is the president of the Northshore Village Association. He stated that it would be better for the Zoning Board of Appeals to make the decision and that the board could not make a decision to approve or disapprove.

Chris Brodie of 5295 Edgewood Shores Drive stated the Township said there could be some discrepancy with the lot line so she had a survey done. She is still within the 30 feet between the homes.

It was discussed by the board and petitioner to see if the addition could be made smaller or moved around to the rear of the house also.

Moved by Figurski, supported by McCreary, 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.**

12-22...A request by Gary Bozyk, 3719 Highcrest, Sec. 22, for a side and front yard variance to construct a new home.

Glenn Richmond and Gary Bozyk were present for the petitioner. Mr. Richmond proceeded to state his case for requesting a variance for Mr. Bozyk.

A call to the public was made with the following response: Rodney Smith of 3773 Highcrest stated that he lives 4 houses down from Mr. Bozyk. I have been welcomed to this neighborhood and Mr. Bozyk has been instrumental in the stabilization of the neighborhood. He stated that it would be a great addition to the neighborhood.

John Edwards of 3695 Highcrest stated that he lives 3 doors down from Mr. Boyzk who has been born and raised in this area. It would be an advantage to approve the variance. It would help with property values and parking issues. He is getting the cars off of the road.

Harold Crane of 3713 Highcrest stated that he lives next door to Mr. Bozyk. His main concern is the side variance. He would like to build one day and on the north side of his property there is a garage that is 2 feet off of his property line. He would like the variance on the other side of the property. There is a difference in the elevations with a wall and steps. Mr. Crane is worried about someone walking in the dark and seeing the grade change. He stated that it would be restrictive for him to construct a new home and he is worried about the access to the grinder.

Moved by Wildman, supported by Grajek, to grant case#12-22, Gary Boyzk, 3719 Highcrest for a front yard setback of 4'9" and a variance of 30'1" and a side setback of 3'9" with a variance amount of 1'1". The practical difficulty is the narrowness of the lot and the topography of the lot. Conditioned upon the home being guttered and the water drained to the lake. **Motion carried unanimously.**

12-24...A request by 242 Community Church, 7526 W. Grand River, Sec. 13, for a sign variance to install a new sign.

Eric Rauch of 242 Community Church as was present for the petitioner. Mr. Rauch proceeded to state his case for request a variance.

There was no call to the public.

Moved by Wildman, supported by McCreary to grant case #12-24, 242 Community Church, 7526 W. Grand River, for a variance to allow for a third wall sign on the east side of the building at 72 sq.ft. The practical difficulty is the setback from Grand River Avenue, visual sight line and the substantial size of the property. Motion carried as follows: Ayes- Wildman, McCreary, Grajek, and Dhaenens and Nays- Figurski.

12-25...A request by Michael Morgan Jr., 6483 Forest Beach Drive, Sec. 26, for an appeal of an administrative order for a fence.

Michael Morgan and David Denkhaus were present for the petitioner. Mr. Morgan presented his petition and correspondence to the board.

Mr. Morgan stated that he interprets the Hanaford's fence as being constructed in their front yard. Mr. Morgan further stated that the fence was built partially onto his property.

The board stated to Mr. Morgan that the Township only approves residents to construct structures on their own lot. The Board encouraged Mr. Morgan to pursue his other concerns with his neighbors.

A call to the public was made as the following: Monika Pis of 6474 Forest Beach stated that the 5 foot easement is theirs. They would like the easement protected.

Patricia Hanaford of 6471 Forest Beach Drive stated that the lot line and the easement were surveyed. We intend to the rebuild the fence on the property and will not encroach on the easement line.

Moved by Wildman, supported by McCreary, to deny case #12-25, 6483 Forest Beach Drive, Michael Morgan for an appeal of an administrative decision to approve a permit at 6471 Forest Drive. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the August 21st, 2012 Zoning Board of Appeals minutes. **Motion carried unanimously.**

Member Discussion: In regards to Mr. Morgan's case, Grajek stated that the Board received Mr. Doug Milne's letter.

Moved by McCreary, supported by Wildman, to adjourn the meeting of the Zoning Board of Appeals at 9:44 p.m.
Motion carried unanimously.