

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOVEMBER 13, 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.)*

12-27...A request by Joseph Agius, 5311 Brighton Road, Sec. 27, for a sign variance.

12-28...A request by Leo and Karen Mancini, 4057 Homestead Road, Sec. 28, for a waterfront and two side yard variances to construct a new home.

ADMINISTRATIVE BUSINESS:

- A. ***Approval of minutes for the October 16th, 2012 Zoning Board of Appeals meeting.***
- B. ***Correspondence***
- C. ***Member Discussion***
- D. ***Adjournment***

Charter Township of Genoa
ZONING BOARD OF APPEALS
NOVEMBER 13, 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 was tabled at the October 2012 ZBA meeting as the petitioner was unable to attend the meeting.

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
- Copy of paperwork to Assessing Department

P.M.

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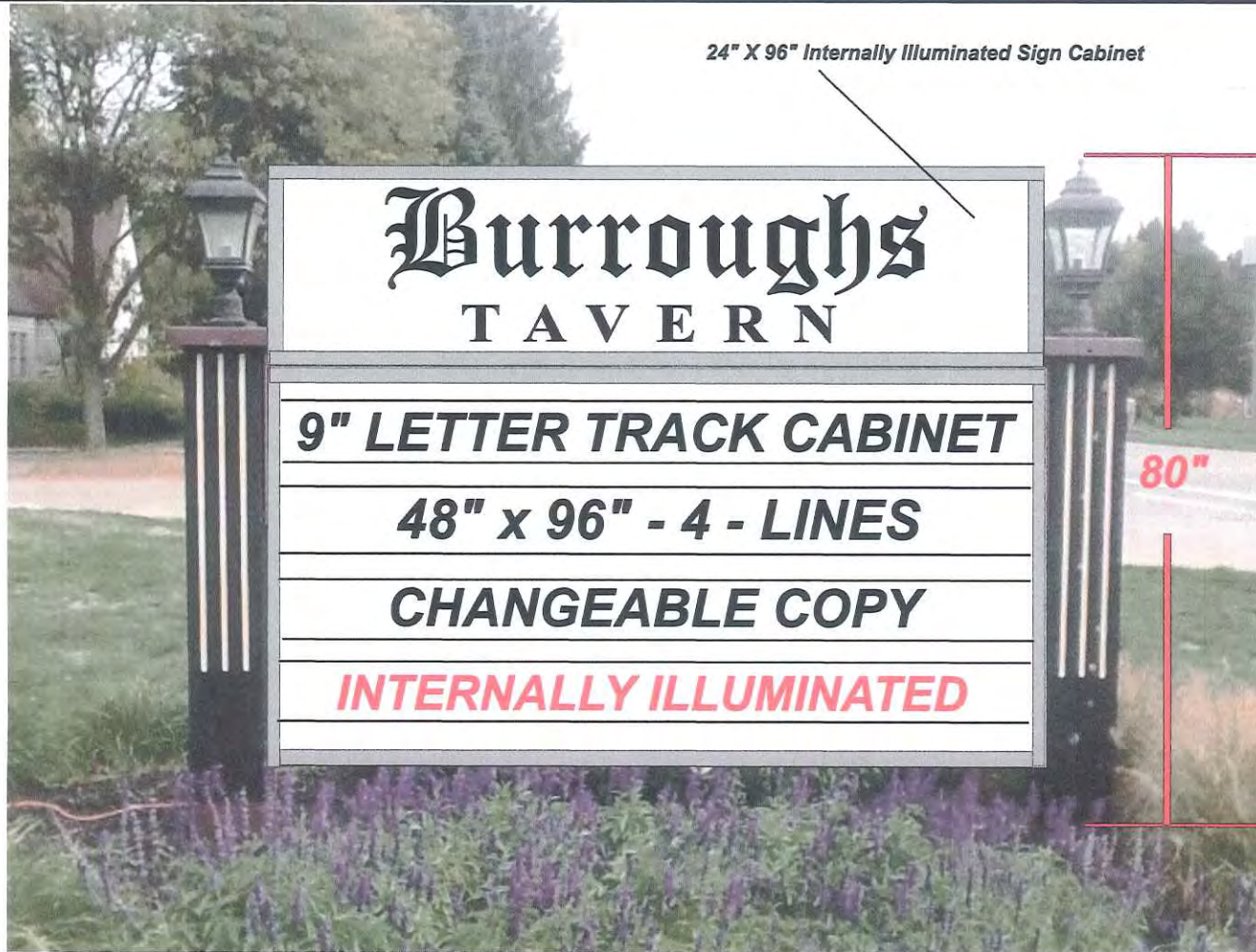
e: mikefav@signarama-brighton.com
P: 810.494.7446
F: 810.494.9023
C: 248.421.8957

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

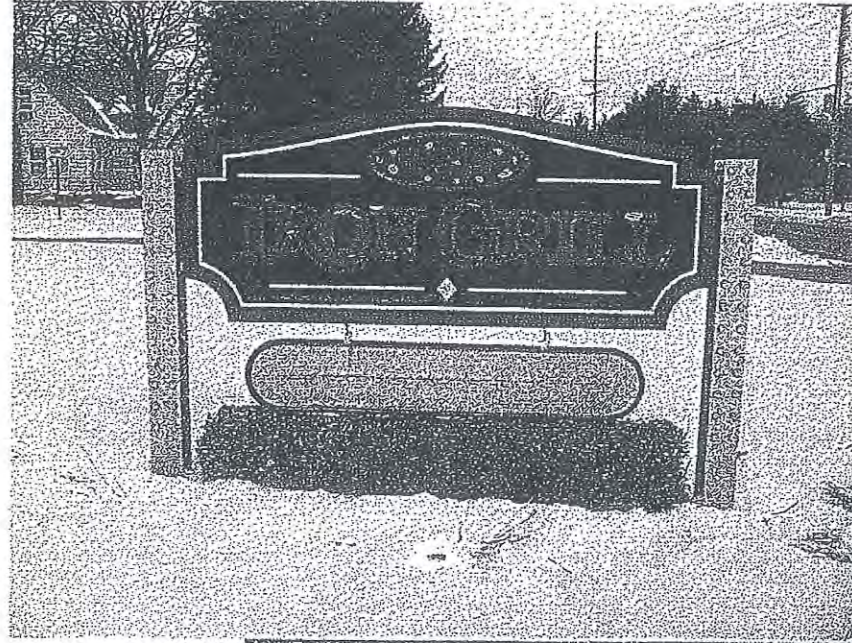
Order Date: Salesperson:

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

Concept 1



Existing Sign

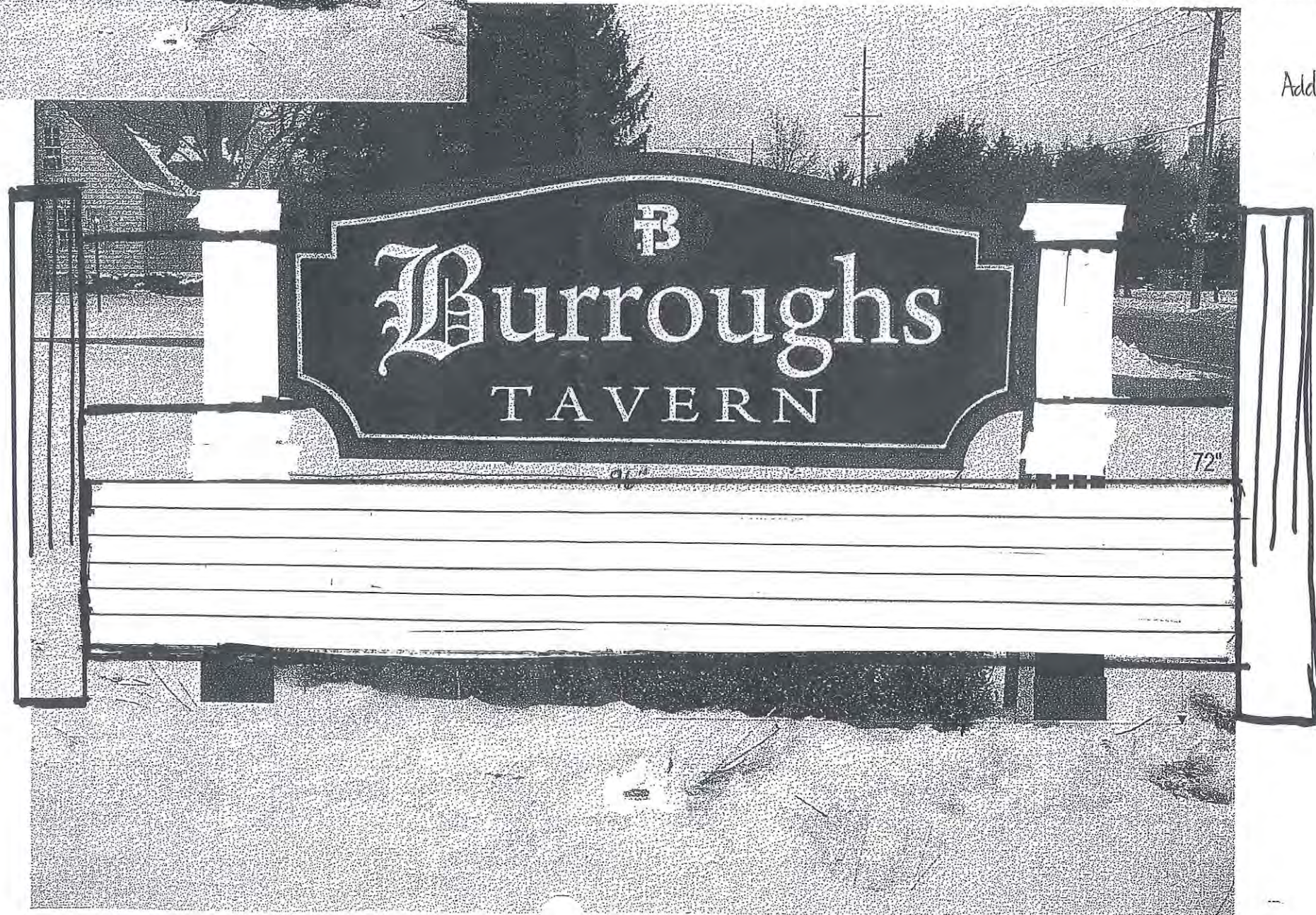


96" x 36" Aluminum DieBond Panels
Mounted to Existing Sign (6" x 6" Posts)

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

Adam VanTassell

From: Gary McCririe <garymccririe@gmail.com>
Sent: Tuesday, October 16, 2012 6:04 PM
To: Adam VanTassell
Subject: Burroughs Tavern Sign Variance

Genoa Township ZBA Members:

Tonight you will be hearing an appeal for a sign variance from Burroughs Tavern owner Joe Agius. Mr. Agius, assistant township manager/planning director Kelly VanMarter, zoning administrator Adam VanTassell and I have been working together to try to find a reasonable way for him to properly advertise his business and comply with the township's sign ordinance. Throughout the process Mr. Agius has been receptive to coming up with a solution that was a win-win for the township and his business. Throughout our several meetings our main goal was to seek a way to keep his business successful and profitable while respecting the area where his restaurant is located.

You have copies of several photos and drawings in your packet tonight. The picture on page 40 of 45 in your package was an idea by Ms. VanMarter to increase the reader board and keep the height within the ordinance. We presented that to Mr. Agius and he took the concept to his sign companies for ideas. What you have before you is the result of that effort. I think you would agree that the rendering on page 39, which I believe Mr. Agius is prepared to erect, accomplishes the same thing and is quite attractive. The amount of signage in both is the same but the page 39 option is, in my opinion, much more professional.

Please consider granting the request for a 1 foot height variance tonight. I believe it is in the spirit of assisting one of the businesses in Genoa Township that we are all hopeful will continue to be successful and prosperous.

Gary McCririe
Genoa Township Supervisor

Charter Township of Genoa
ZONING BOARD OF APPEALS
NOVEMBER 13, 2012
CASE #12-28

PROPERTY LOCATION: 4057 Homestead

PETITIONER: Mancini, Leo and Karen

ZONING: LRR (Lakeshore Resort Residential)

WELL AND SEPTIC INFO: Well and sewer

PETITIONERS REQUEST: Requesting a waterfront and two side yard variances to construct a new home.

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

STAFF COMMENTS: None

	Front	One Side	Other Side	Rear	Height	Waterfront
Setbacks of Zoning	35	10	10	40	25	102.5
Setbacks Requested		5.6	5.6			95.2
Variance Amount		4.4	4.4			7.3

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 12-28 Meeting Date: Nov. 13 2012 6:30

Check # 3515

- PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
 Copy of paperwork to Assessing Department 10/22/12

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

Applicant/Owner: LEO & KAREN MANCINI ARCADIAN DESIGN

Property Address: 4057 HOMESTEAD Phone: 734 626 3125 517-540-9960

Present Zoning: LRR Tax Code: 11-28-201-014

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

1. Variance Requested: RELIEF FROM 10' SIDEYARDS TO 5.5'
ON EACH SIDE. VARIANCE OF 4.5' EACH SIDE.

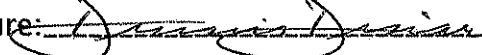
This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) THE LOT IS LESS THAN 30' WIDE
WITHIN OUR BUILDABLE ENVELOPE, WE ARE ASKING
- b. Other (explain) TO BUILD A 20' WIDE HOUSE, 20' WIDE FOR
ITS ENTIRE LENGTH.

Variance Application Requires the Following:

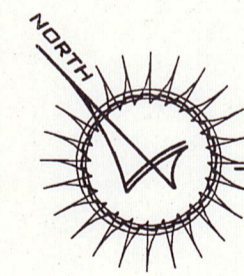
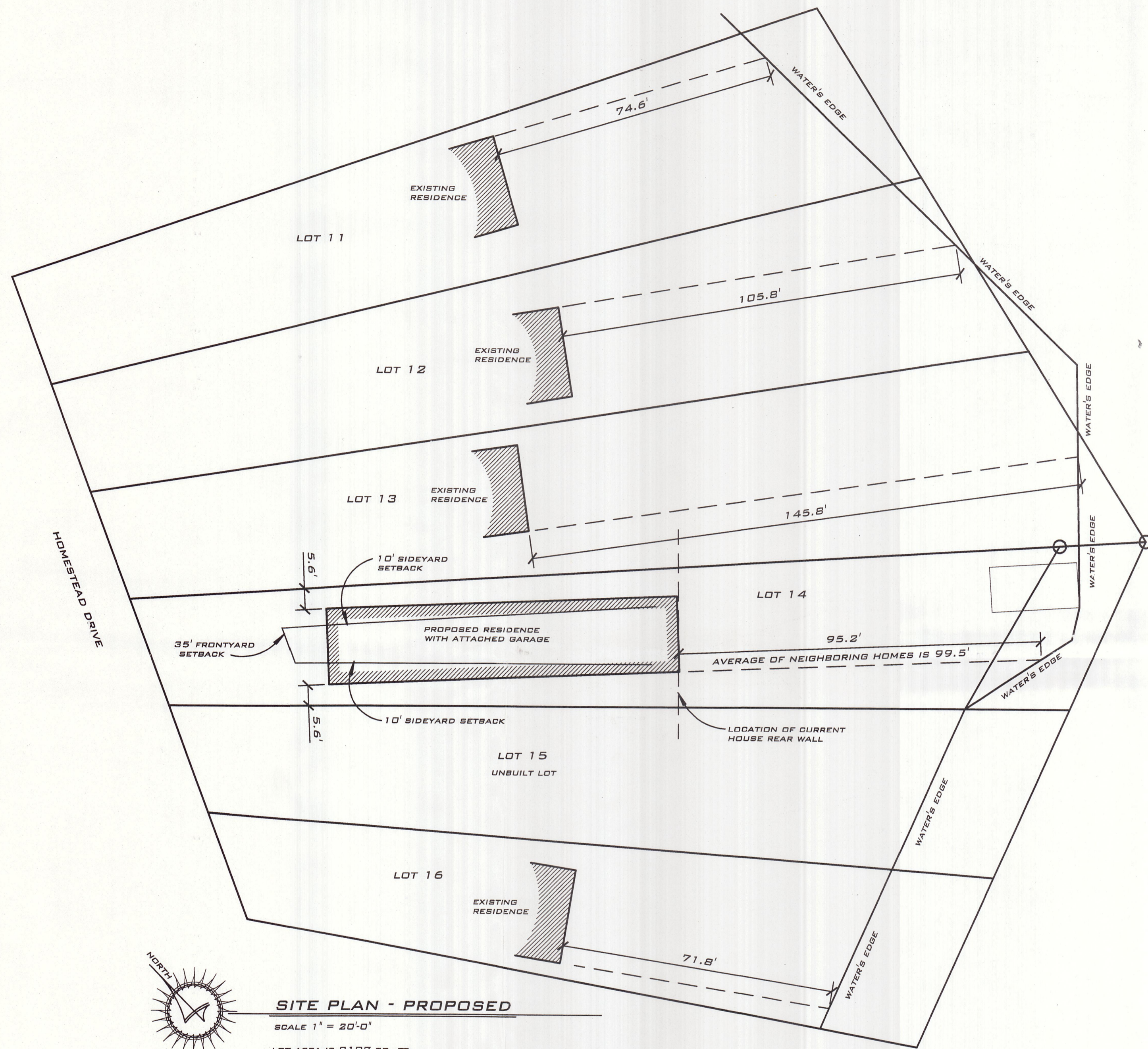
- **Plot Plan Drawings** showing setbacks and elevations of proposed buildings showing all other pertinent information. *Note: Will need 8 copies of any drawings larger than 8 1/2 and 14 in size.*
- **Waterfront properties must indicate setback from water for adjacent homes**
- **A Land Use Permit Application** 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: 10-19-12

Signature: 

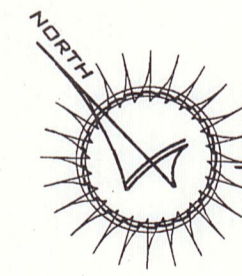
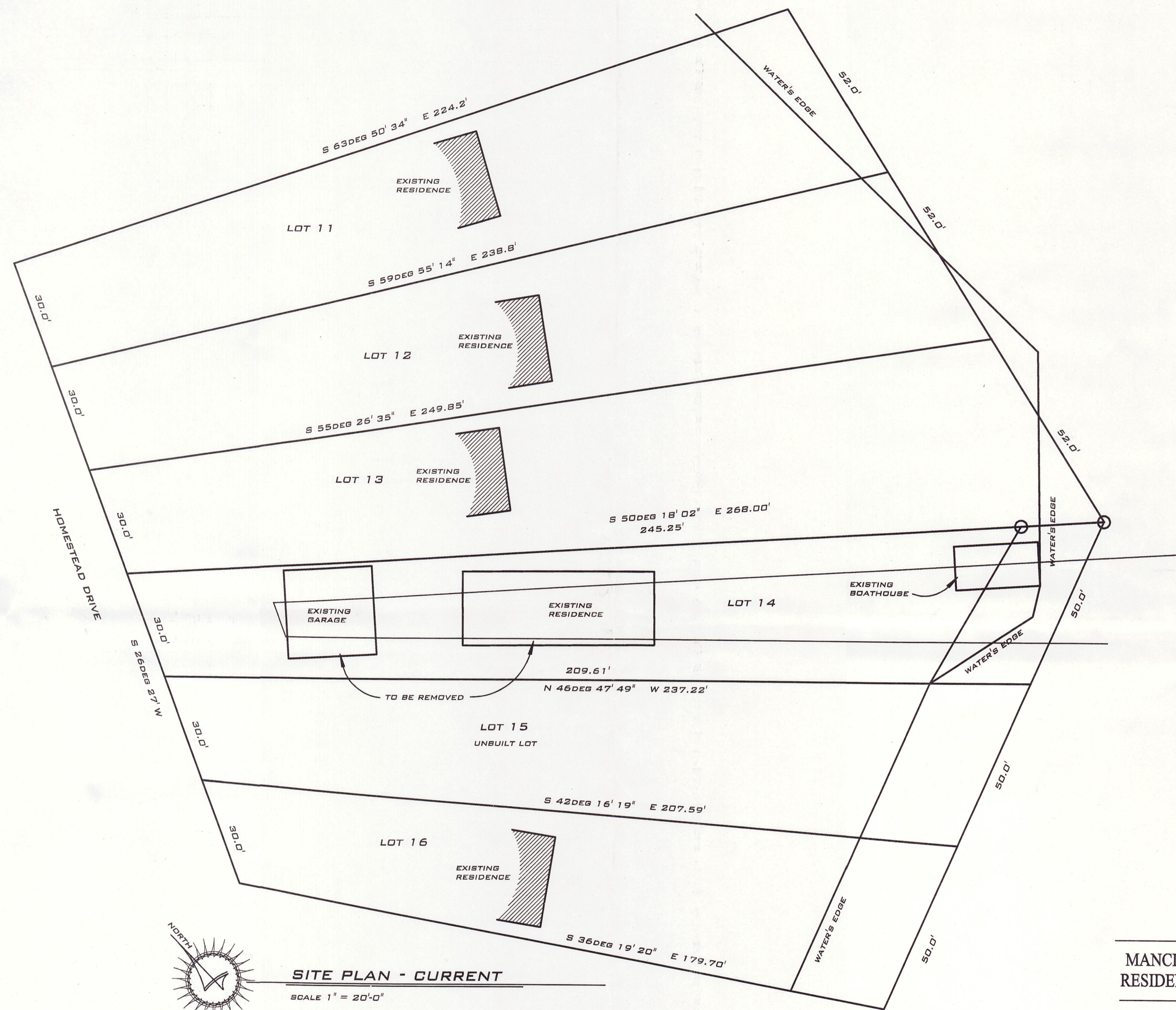
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

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



SITE PLAN - PROPOSED

SCALE 1" = 20'-0"
 LOT AREA IS 9107 SQ. FT.
 23.3% LOT COVERAGE
 INCLUDING BOATHOUSE
 LEO & KAREN MANDINI,
 4057 HOMESTEAD, HOWELL, MI



SITE PLAN - CURRENT

SCALE 1" = 20'-0"
 SITE INFORMATION PER
 BOSS ENGINEERING JOB # 95181
 LEO & KAREN MANDINI,
 4057 HOMESTEAD, HOWELL, MI

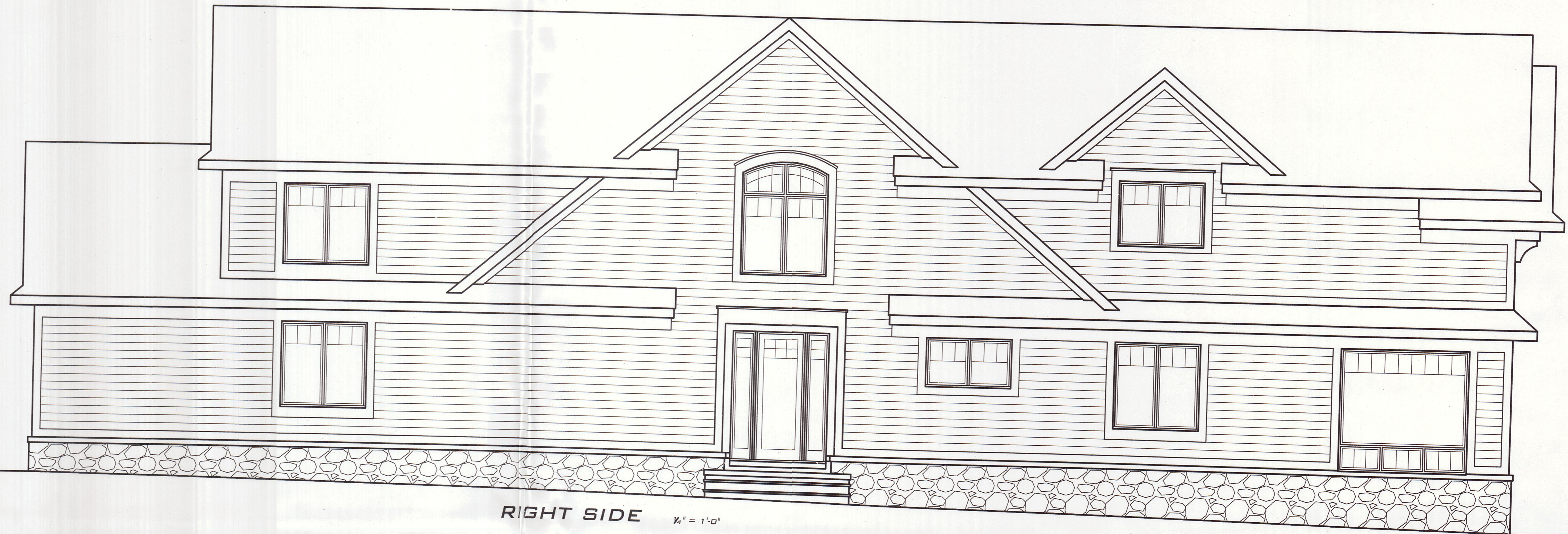
MANCINI
RESIDENCE

Arcadian
 Residential Design
 DENNIS DINSER
 7091 Augustine Ct.
 Fenton, MI 48430
 517-540-9960
 www.arcadiandesign.net

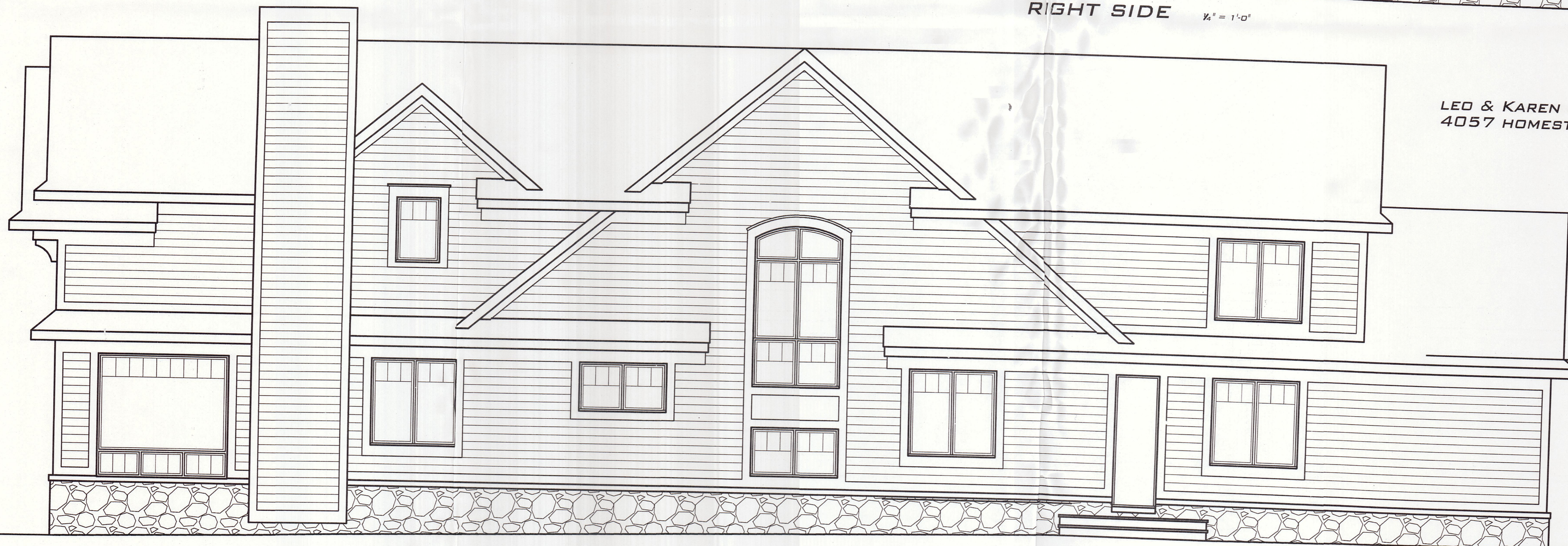
DRAWN DD
 CHECKED DD
 DATE
 SHEET NUMBER
 1 of 2
 PROJECT NUMBER
 12



REAR ELEVATION 1/8" = 1'-0"

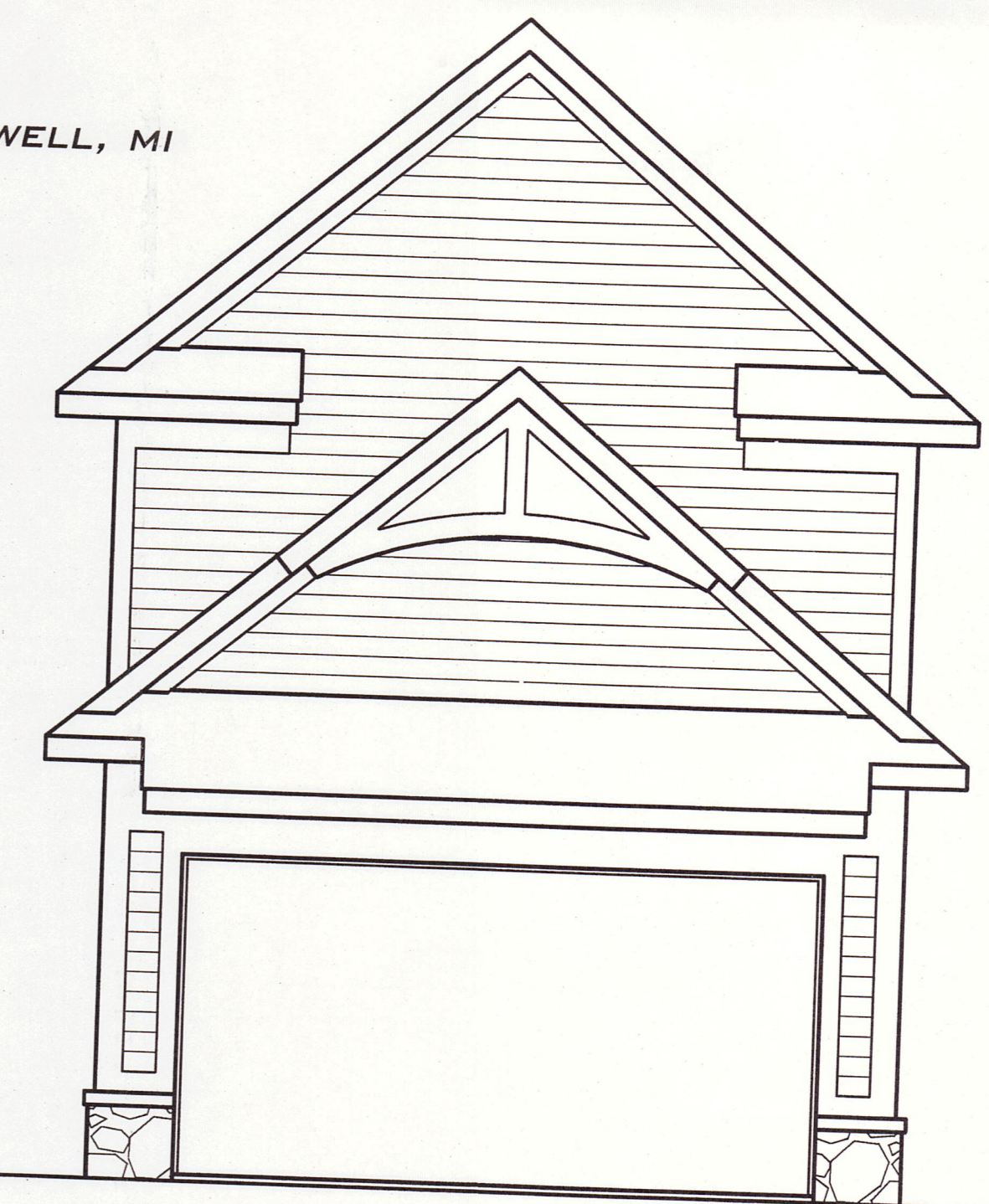


RIGHT SIDE 1/8" = 1'-0"



LEFT SIDE 1/8" = 1'-0"

LEO & KAREN MANCINI,
4057 HOMESTEAD, HOWELL, MI



FRONT ELEVATION 1/8" = 1'-0"

MANCINI
RESIDENCE



Residential Design
DENNIS DINSER

7091 Augustine Ct.
Fenton, MI 48430
517-540-9960
www.arcadiandesign.net

DRAWN DD
CHECKED DD

DATE

SHEET NUMBER

2 of 2

PROJECT NUMBER

12



DRAFT

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
OCTOBER 16, 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, and Jeff Dhaenens. Also present was Township staff member Adam Van Tassell and 7 persons in the audience.

Moved by Figurski, supported by McCreary, to approve the agenda with the tabling of case #12-20 for John and Carrie Mitter at 5287 Edgewood Shores Drive. **Motion carried unanimously.**

A call to the public was made with no response.

12-23...A request by Transtar Autobody Technologies, 2040 Heiserman Drive, Sec. 13, for variances regarding size and setback for above ground storage tanks.

Mike Westrick, Vice President along with Rick Coy and Barbara Kapusniak, Site Engineer was present to represent the petitioner. Mr. Westrick gave a project overview and advised the Zoning Board of Appeals on the safety protection for the tanks.

A call to the public was made with no response.

Moved by Grajek, supported by Figurski, to approve case #12-23, Transtar Autobody Technologies, 2040 Heiserman Drive for a variance of 75 feet with a setback of 0 feet from the building and a variance for tank size of (2) 5,000 gallons tanks and (4) 3,500 tanks.

The practical difficulty is the Zoning Ordinance is dated and does not parallel what the current demand would allow. **Motion carried unanimously.**

12-26...A request by James Thornton, 2412 Prado Vista Lane, Sec. 19, for a side yard variance to construct a detached accessory structure.

James and Denise Thornton were present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to approve case #12-26, 2412 Prado Vista, James Thorton for a side yard variance of 8 feet with a 22 foot setback to construct a 26 x 32 detached garage.

The practical difficulty is the typography of the lot and the placement of the septic field. **Motion carried unanimously.**

12-27...A request by Joseph Aguis, 5311 Brighton Road, Sec. 27, for a sign variance.

Petitioner was not present.

Moved by Grajek, supported by McCreary to table case #12-27, 5311 Brighton Road, Joseph Aguis until the next scheduled Zoning Board of Appeals meeting. **Motion carried unanimously.**

Moved by McCreary, supported by Grajek to approve the September 21, 2012 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Grajek, supported by McCreary, to adjourn the meeting of the Zoning Board of Appeals at 7:14 p.m. **Motion carried unanimously.**