

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
December 10, 2013
6:30 P.M.
AGENDA

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda:

Declaration of Conflict of Interest:

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

1. 13-28... A request by Steve Gronow, Section 29, 3800 Chilson Road, for a variance from the maximum allowable size of a detached accessory building.
2. 13-29... A request by Steve Schenck, Section 4, 4072 E. Grand River, for a variance to permit a temporary sign, which exceeds the allowable period of time a temporary sign is allowed to be permitted and to exceed the number of times a business is allowed to use a temporary sign during its stay at the same location. Other street addresses at this property include: 4050, 4072, 4080, 4084, 4092, 4096, 4104, 4116, 4128, 4132, 4140, 4144, 4148, and 4160.

Administrative Business:

1. Approval of minutes for the November 12, 2013 Zoning Board of Appeals meeting.
2. Review Draft By-laws
3. Correspondence
4. Township Board Representative Report
5. Planning Commission Representative Report
6. Zoning Official Report
7. Member Discussion
 - a. Feedback from Citizen Planner
8. Adjournment

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
December 10, 2013
6:30 P.M.

The Genoa Township Zoning Board of Appeals will hold a public hearing at Genoa Township Hall, 2911 Dorr Road, Brighton, MI, 48116 for the following variance requests at the December 10, 2013 regular meeting:

- 1. 13-28... A request by Steve Gronow, Section 29, 3800 Chilson Road, for a variance from the maximum allowable size of a detached accessory building.*
- 2. 13-29... A request by Steve Schenck, Section 4, 4072 E. Grand River, for a variance to permit a temporary sign, which exceeds the allowable period of time a temporary sign is allowed to be permitted and to exceed the number of times a business is allowed to use a temporary sign during its stay at the same location. Other street addresses at this property include: 4050, 4072, 4080, 4084, 4092, 4096, 4104, 4116, 4128, 4132, 4140, 4144, 4148, and 4160.*

Please address any written comments to the Genoa Township Zoning Board of Appeals at, 2911 Dorr Rd, Brighton, MI 48116 or via email at ron@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Genoa Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Genoa Township Hall at (810) 227-5225 at least one day in advance of the meeting if you need assistance.

Published: BA-LCP 11-24-13

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 13/28 Meeting Date: 12-10-2013

- 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: STEVE GRONOW

Property Address: 3800 CHILSON RD Phone: 810-599-5147

Present Zoning: RPUD Tax Code: 4711-29-200-035

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: OUTBUILDING SIZE

This variance is requested because of the following reasons:

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

b. Other (explain) ZONED RPUD FOR TIMBERGREEN SUB, DUE TO ECONOMY WE REMOVED PHASE 2 FROM DEVELOPMENT + COMBINED THE UNDEVELOPED LAND WITH OUR HOME.

Variance Application Requires the Following:

Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information. Note: Will need 3 copies of any drawings larger than 8 1/2 x 11 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: 10-16-13

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.



Chestnut Development, LLC
Chestnut Home Builders & Real Estate
3800 Chilson Rd, Howell, MI 48843

October 17, 2013

Dear Genoa Township ZBA:

Steve Gronow, 3800 Chilson Rd, Howell MI, requests to be added to the the November Zoning Board of Appeals Agenda to review Article 23 of the Genoa Township ZBA for a variance.

According to Zoning Board of Appeals, *23.05.03 Criteria Applicable to Dimensional Variances:*

No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

(a) Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

a) Compliance with the strict letter of the RPUD does not allow anything larger than 1200 sq. ft. for an outbuilding for a parcel of 2 acres. This property is in an unusual circumstance of originally being in the Timbergreen RPUD, which came from the original Country Estate 5 acre zoning, and has now been combined with the homestead for a total of 46 acres.

(b) Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

b) The extraordinary circumstance we find ourselves in is that although the zoning is RPUD, the practical result of the combination and amendment of the master deed leaves us with 46 acres (previous 5 acres CE zoning would allow the barn).

(c) Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

c) The site is totally isolated by mature woodlands, and is bordered by a railroad. The barn has no effect on public safety, comfort or morals.

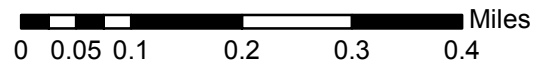
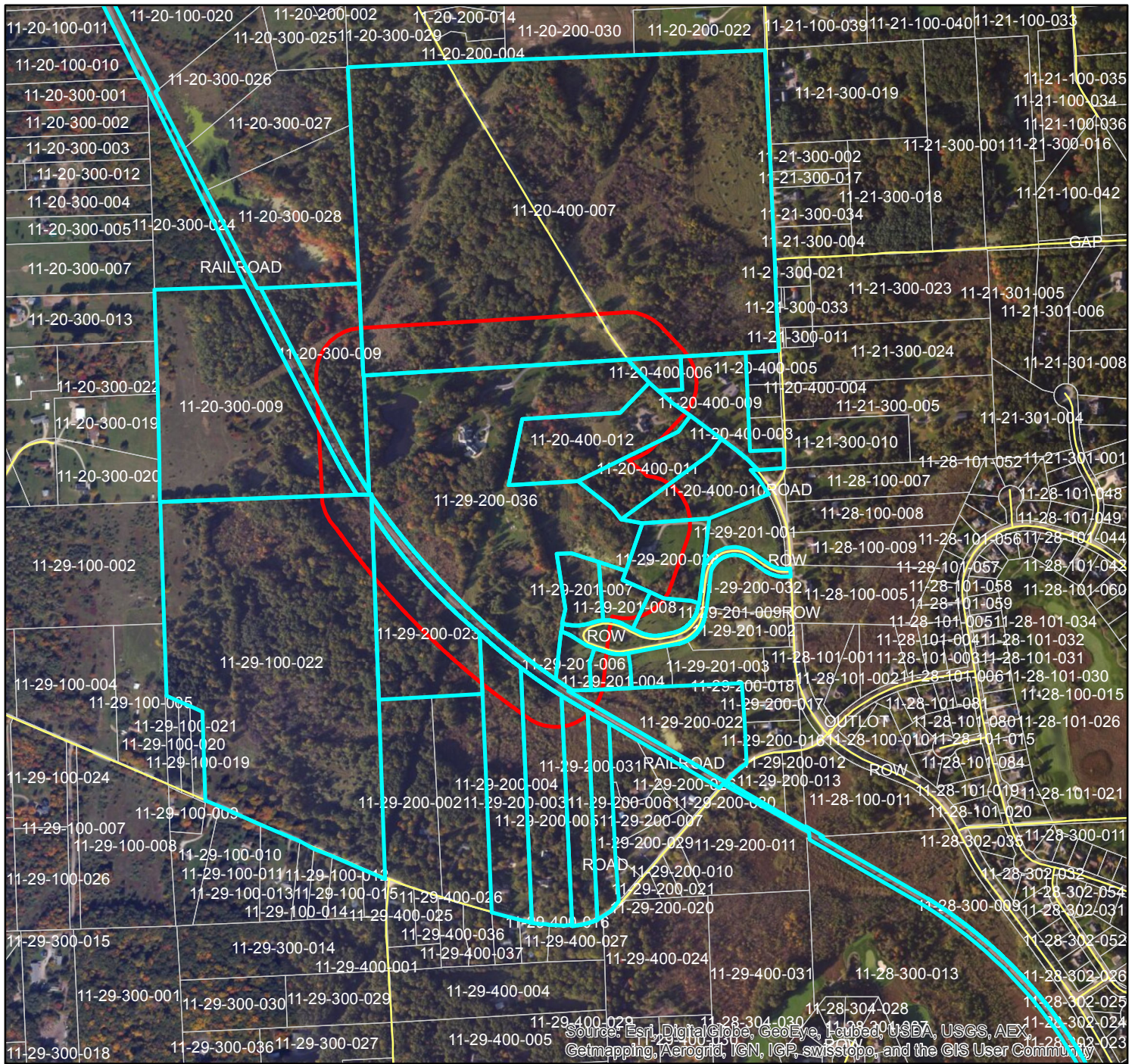
(d) Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

d) The only adjacent properties are owned by the petitioner, and the location of the barn cannot be seen by any other property in the area.

Sincerely,

Steve Gronow

300 ft Buffer for Noticing



Variance Case #13-28

Applicant: Steve Gronow

Parcel: 4711-29-200-035

Meeting Date: December 10, 2013



November, 8, 2013

4711-20-300-009
3700 HUMBOLDT INVESTMENT CO.
30555 NORTHWESTERN HWY.#300
Farmington MI 48334

4711-20-400-006
WILDER, ALFRED
BEATTIE, DEBORAH
3809 CHILSON RD
HOWELL MI 48843

4711-20-400-009
POLLICK, MATTHEW T.
5875 MILLET RD.
FOWLERVILLE MI 48836

4711-20-400-010
JOHNSON DUANE & MELANIE
3990 CHILSON RD
HOWELL MI 48843

4711-20-400-011
FLOOD, DAVID & JACQUILINE
3912 CHILSON RD
HOWELL MI 48843

4711-20-400-012
FILLION, JOHN & JANKOWSKI, SUSAN L.
3864 CHILSON RD
HOWELL MI 48843

4711-29-100-022
3700 HUMBOLDT INVESTMENT CO.
SUITE 300
30555 NORTHWESTERN HWY.
FARMINGTON MI 48334

4711-29-200-004
MASON, PATRICK
3651 E. COON LAKE RD
HOWELL MI 48843

4711-29-200-005
STAGGS JOE BRYANT JR. & SUSAN
3689 E. COON LAKE RD
HOWELL MI 48843

4711-29-200-006
SMITH DEBRA A TRUST
3725 E. COON LAKE RD
HOWELL MI 48843

4711-29-200-007
POMA III, PHIL
11211 CARIBOU TRAIL
Irons MI 49644

4711-29-200-022
GREGORY, MILDRED S
3935 E. COON LAKE RD
HOWELL MI 48843

4711-29-200-023
HURON PINES, LTD.
P.O. BOX 400
BRIGHTON MI 48116

4711-29-200-028
BERGER STEVEN D & TRACI A MENOCH-
3929 TIMBER GREEN CT
HOWELL MI 48843

4711-29-200-036
GRONOW, STEVEN & PATRICIA
3800 CHILSON RD
HOWELL MI 48843

4711-29-201-001
CHESTNUT DEV.
GROWNOW, STEVE
3800 CHILSON RD.
HOWELL MI 48843

4711-29-201-004
CHESTNUT DEV.
GROWNOW, STEVE
3800 CHILSON RD.
HOWELL MI 48843

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GROWNOW, STEVE
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4711-29-201-007
CHESTNUT DEV.
3800 CHILSON RD
HOWELL MI 48843

4711-29-201-008
CHESTNUT DEV.
GROWNOW, STEVE
3800 CHILSON RD.
HOWELL MI 48843

4711-29-201-009
CHESTNUT DEV.
GROWNOW, STEVE
3800 CHILSON RD.
HOWELL MI 48843

4711-29-400-010
PARKE DONALD L JR & SHARON G
3533 BRIGHTON RD
HOWELL MI 48843



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: December 2, 2013
RE: ZBA 13-28

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

STAFF REPORT

File Number: ZBA#13-28

Site Address: 3800 Chilson Rd

Parcel Number: 4711-29-200-036

Parcel Size: 46.18 Acres

Applicant: Steve Gronow

Property Owner: Same as Applicant

Information Submitted: Application, site plan, building dimensions, letter

Request: Dimensional Variances

Project Description: Applicant is requesting a variance from Article 11.04.01(h) in order to construct a 5760 square foot accessory building. This accessory building would exceed the maximum allowable square footage of an accessory building (maximum size 1200 square feet) by 4560 square feet.

Zoning and Existing Use: RPUD(Residential Planned Unit Development), Single Family Residential

Other:

The public hearing notice was published in the Livingston County Press and Argus on November 24, 2013 and notices were mailed to any real property within 300 feet of the property lines on November 22, 2013 in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- There is an existing home located on the property with a total floor area of 9,825 square feet.
- The house has a septic system and a well.
- See Record Card and Real Estate Summary Sheet.
- This property has a 100% PRE (Primary Residence Exemption)

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

- The property was formerly zoned CE (Country Estate) until August 18, 2003 when the property was rezoned to RPUD (RR) at the request of the applicant as part of the Timber Green Planned Unit Development. The property was included in the Timber Green Planned Unit Development in order for the development to be compliant with the density requirements in the future land use map of the Township Master Plan.
- Timber Green was initially approved with twelve (12) site condominium units in addition to the existing house at 3800 Chilson. On 3/23/13 five (5) condominium units (14, 13, 10, 11, 12) and the parcel with the existing house were combined together.

Summary

The applicant has proposed to construct a 60' X 96' (5,760 square foot) detached accessory building. The zoning regulations in 11.04.01(h) state that the maximum size of an accessory building for lots equal to or greater than two (2) acres shall be one thousand two hundred (1200) square feet. The proposed accessory building exceeds this requirement by four thousand five hundred sixty (4560) square feet. The provision grants an exception by not limiting the size of accessory buildings and structures located on conforming lots in the Agricultural and Country Estate Zoning Districts. The parcel was formerly zoned Country Estate, but the applicant requested that the property be rezoned to RPUD in 2003. Due to this the applicant is required to comply with the maximum accessory building size of one thousand two hundred (1200) square feet and is thus seeking a variance from this provision.

There is a Planning Unit Development agreement that this property is subject to. The agreement in section 2(a) states, *"In all districts designated for single-family residential use, the only permitted principal use shall be single-family dwellings; provided that accessory uses, buildings and structures customarily incidental to single-family residential use as allowed by the Genoa Township Zoning Ordinance shall be permitted uses."* This section indicates that accessory buildings are allowed in the PUD and subject to the requirements of the Genoa Township Zoning Ordinance.

Variance Requests

The following is the portion of the zoning ordinance that the variance is being requested from:

1. Article 11.04.01(h) Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres. Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met.

Standards for Approval

The following is the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

23.05.03 Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

(a) **Practical Difficulty/Substantial Justice.** Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

(b) **Extraordinary Circumstances.** There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

(c) **Public Safety and Welfare.** The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

(d) **Impact on Surrounding Neighborhood.** The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Summary of Findings

The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with this provision of the zoning ordinance would not unreasonably prevent the use of the property as the applicant is allowed and able to place a one thousand two hundred (1200) square foot or less accessory building on the parcel. This is the same property right possessed by other properties outside of the Agricultural and Country Estate zoning district.
- **Extraordinary Circumstances** – The size of the lot exceeds the minimum lot size for both the Country Estate and Agricultural zoning district and the property was formerly zoned Country Estate. The applicant in 2003 requested to rezone the property RPUD to include this parcel with the Timber Green Planned Unit Development in order to comply with the density requirements in the future land use map of the Township Master Plan. By requesting to rezone the property the applicant created the need for the variance.

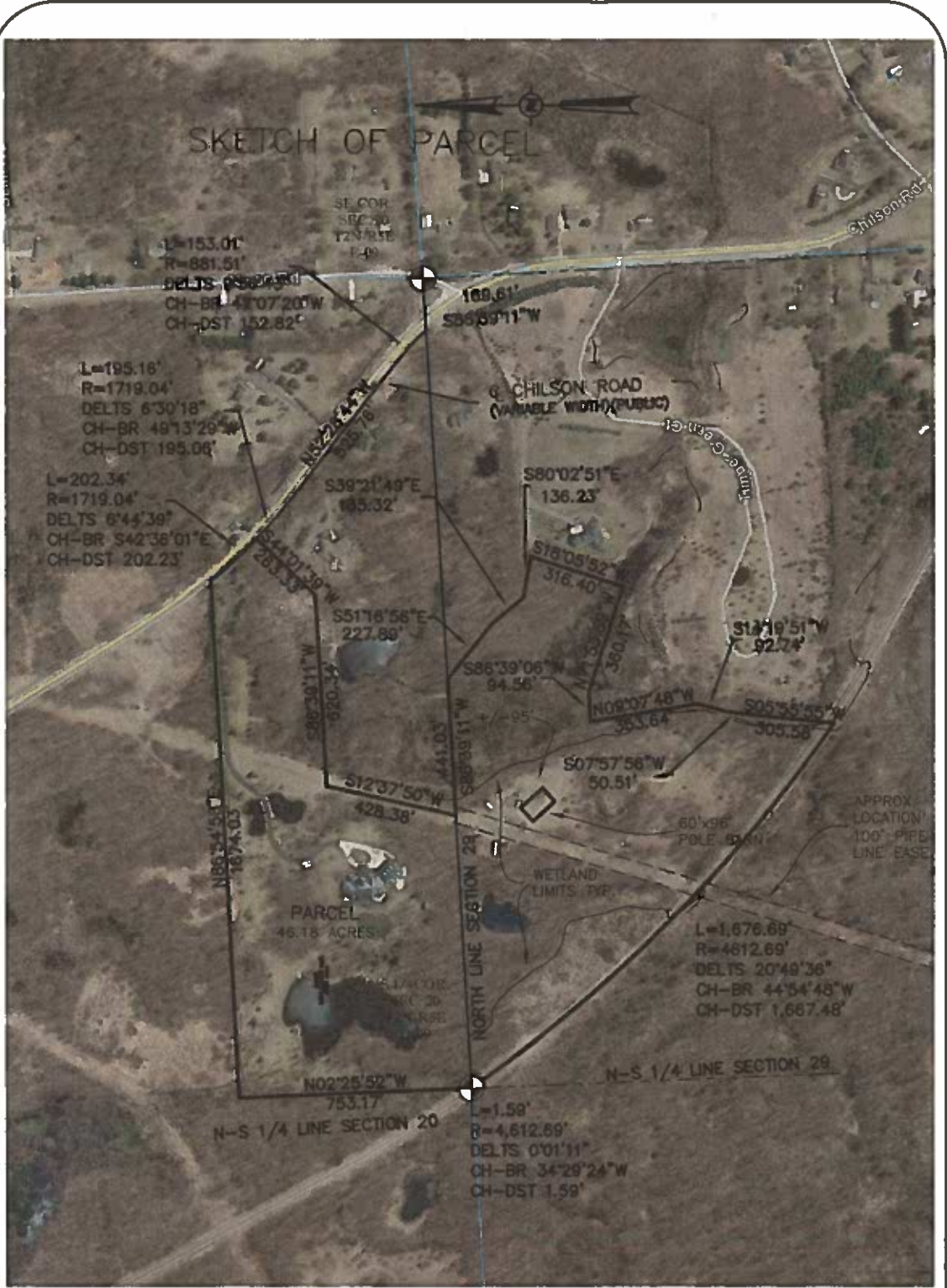
- **Public Safety and Welfare** –The isolated location of this proposed accessory building should create no issue with public safety or welfare.
- **Impact on Surrounding Neighborhood** – Despite the very large size of this accessory building it should have a limited impact on the surrounding neighborhood as there is a large distance between it and adjacent parcels/Chilson Road. The applicant has indicated to the Planning Director that access to the accessory building will not be from the Timber Green Development, but from the driveway that serves the house at 3800 Chilson Road.

Staff Findings of Fact

1. Strict compliance with the standards in 11.04.01(h) would not unreasonably prevent the use of the property with regards to accessory buildings as the zoning ordinance allows the applicant to construct a one thousand two hundred (1200) square foot accessory building or less.
2. The need for the variance is self-created by the applicant due to the applicant requesting the rezoning of the property from Country Estate (CE) to Residential Planned Unit Development (RPUD).
3. The isolated location of the proposed accessory building should have limited if any impact on public safety or welfare.
4. The project would have a very limited impact on the surrounding neighborhood as long as access to the accessory building is from the driveway that serves the house at 3800 Chilson Road.

Potential Alternative Option

The Planning Director has discussed an alternative option with the applicant in order to place an accessory building of this size on the property. This option would require the Timber Green PUD be amended, pursuant to article 10.11 of the Genoa Township Zoning Ordinance, by the Township Board to allow the larger accessory building. The Planning Director has outlined a process for the applicant to pursue this option should he choose to do so.



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ENGINEERS - SURVEYORS - CONSULTANTS - LANDSCAPE ARCHITECTS - LAND PLANNERS



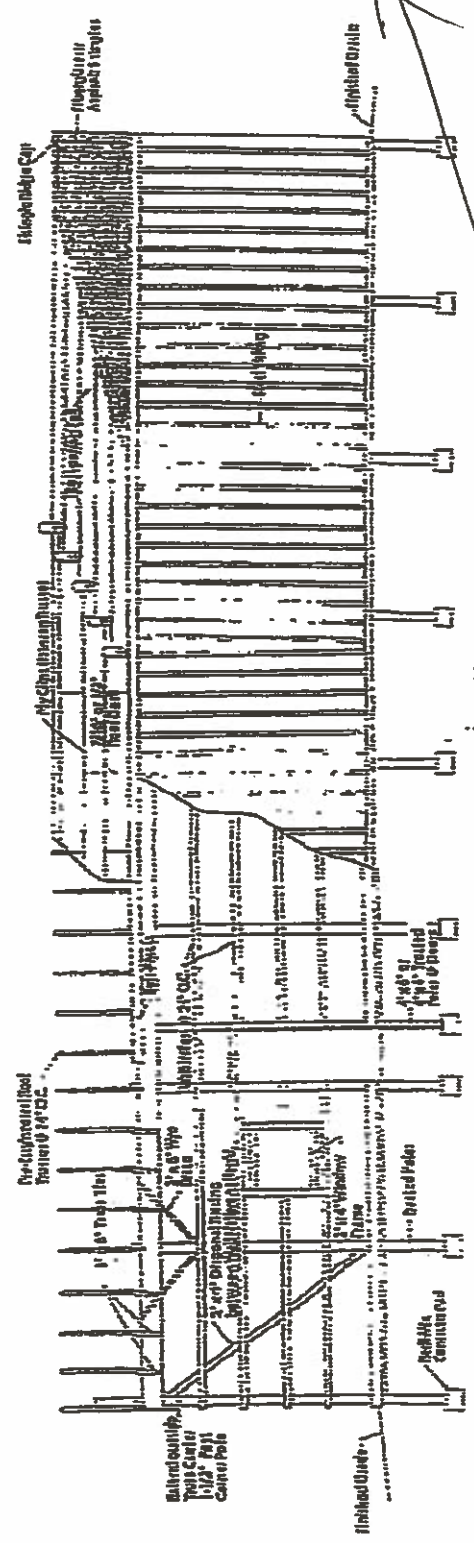
638 SOUTH GRAND AVE.
 FOWLERVILLE,
 MICHIGAN 48836
 (OFFICE) 517-223-3512
 (FAX) 517-223-9987

CLIENT:

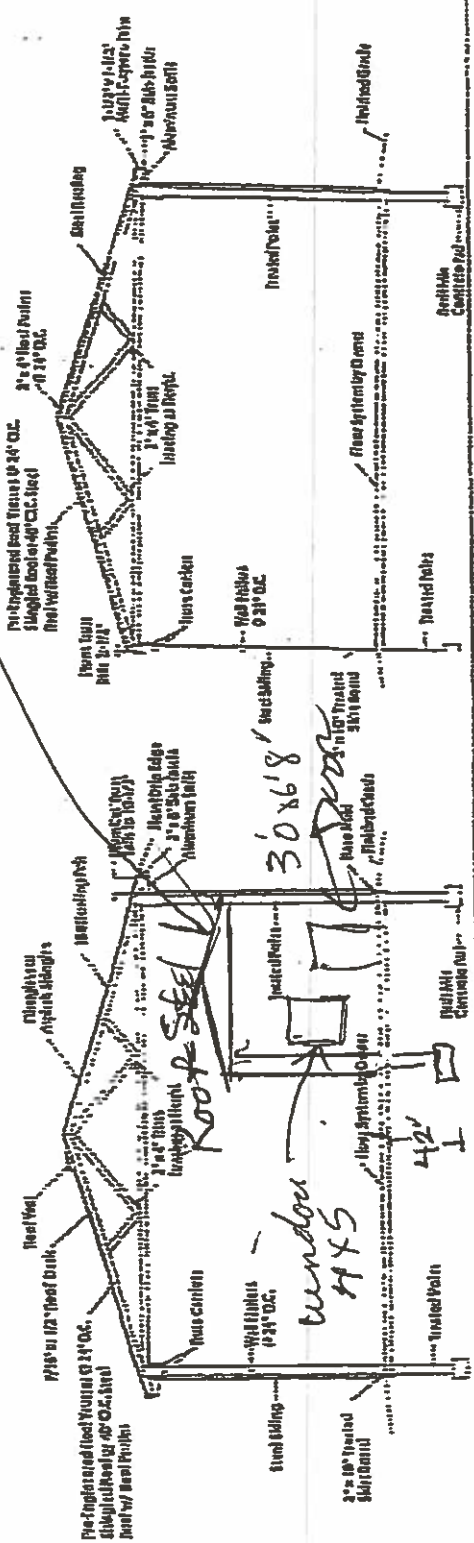
- (M) - Measured Dist. (R) - Recorded Dist.
- ⊙ MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- △ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- ⊙ - Soil Evaluation Dig
- - Fence

page 2
 15x8'9"
 porch
 on gable
 15' truss
 4x6 posts
 open sides

Packaged Pole Buildings
 Elevation & Sections



Typical Elevation
 No Scale



Standard Package
 Typical Section
 No Scale

Deluxe Package
 Typical Section
 No Scale

Standard Package
 Typical Section
 No Scale

15' long
 8' wide
 9' tall
 Steel Roof
 Open Sides

Deluxe Package
 Typical Section
 No Scale

60x96x14 steel/steel

14' TALL WALLS

60'

15'

Steve Gronow

Post Layout

16'x13'6" Door

8' o.c. Posts

12' o.c. Posts

96'

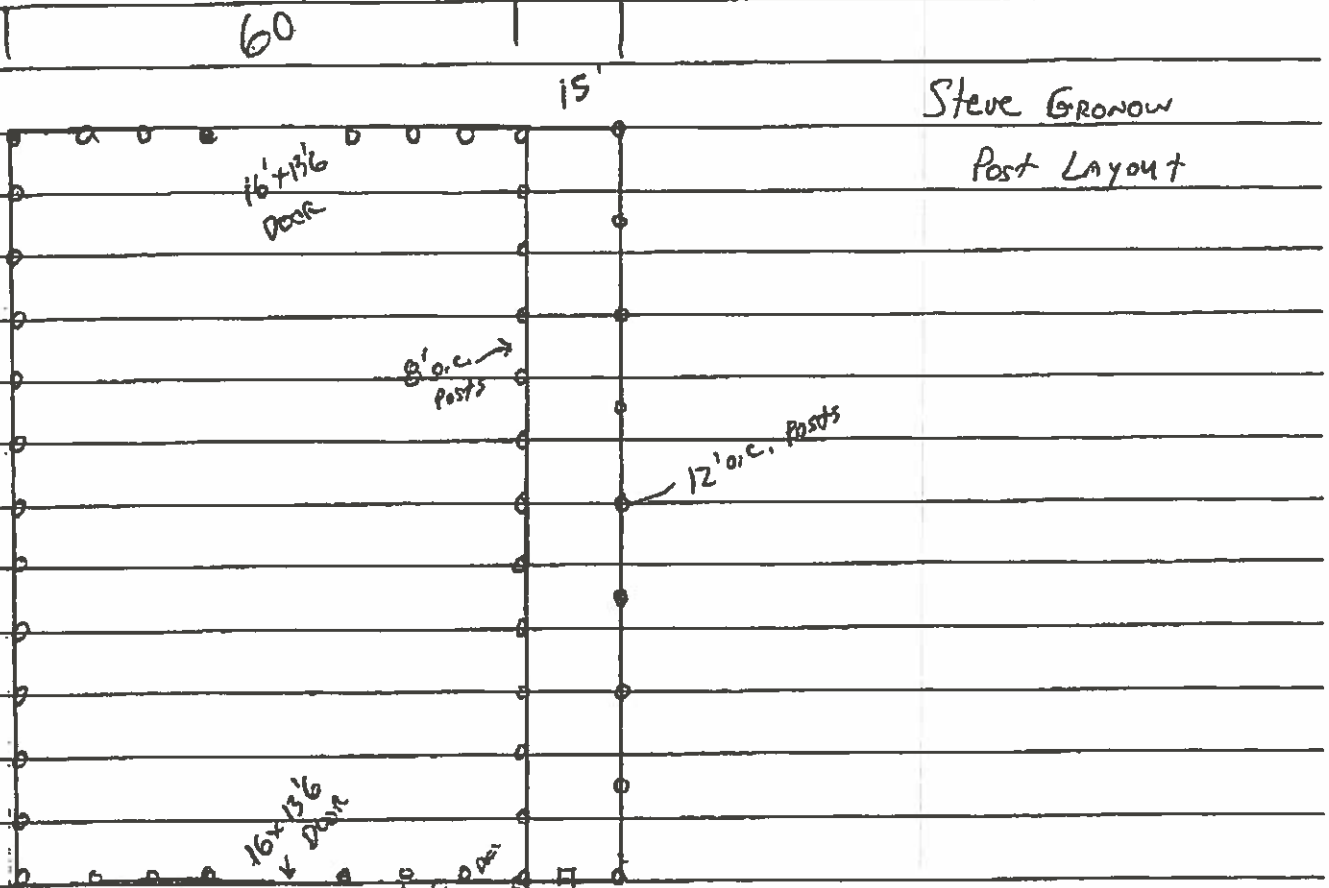
16'x13'6" Door

8'

15'

LEAN TO

15' PARALLEL



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning: RPUD	Building Permit(s)	Date	Number	Status
3800 CHILSON RD	School: HOWELL					
	P.R.E. 100% 07/29/2003					
Owner's Name/Address	MAP #: V1328					
GRONOW, STEVEN & PATRICIA 3800 CHILSON RD HOWELL MI 48843	2014 Est TCV 1,398,707 TCV/TFA: 142.36					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 124.HOWELL M& B								
	Public	Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 20 T2N R5E COMM AT SE COR TH S86*39'11"W 169.61 FT TH ALONG ARC OF A CURVE LEFT CHORD BEARING N47*07'20"W 152.82 FT TH N52*28'44"W 525.76 FT TH ALONG THE ARC OF A CURVE TO THE RIGHT CHORD BEARING N49*13'29"W 195.06 FT TO POB TH S44*01'39"W 263.33 FT TH S86*39'11"W 620.34 FT TH S12*37'50"W 428.38 FT TH N86*39'11"E 441.03 FT TH S51*16'56"E 227.89 FT TH S39*21'49"W 135.32 FT TH S80*02'51"E 136.23 FT TH S18*05'52"W 316.40 FT TH N71*53'59"W 361.17 FT TH S86*39'06"W 94.56 FT TH N09*07'48"W 353.64 FT TH S14*19'51"W 92.74 FT TH S027*57'56"W 50.51 FT TH S05*55'55"W 305.58 FT TH ALONG ARC OF A CURVE TO THE RIGHT CHORD BEARING N34*29'24"W 1.59 FT TH N02*25'52"W 753.17 FT TH N86*54'58"W 1674.03 FT TH ALONG THE ARC OF A CURVE TO THE LEFT CHORD BEARING S42*36'01"W 202.23 FT TO POB CONT. 46.18 ***BALANCE OF DESCRIPTION ON FILE***	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		LAND TABLE A			46.18	Total Acres	10500	75	RR/WETLANDS	363,668	
											Total Est. Land Value =	363,668

Comments/Influences	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													Split/Comb. on 03/23/2011 completed 03/23/2011 DUFFY ; Parent Parcel(s): 4711-29-200-035, 4711-29-200-033, 4711-29-201-010, 4711-29-201-011, 4711-29-201-012, 4711-29-201-013, 4711-29-201-014; The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan						
													2013	181,800	508,200	690,000		690,000H	640,000C
													2012	242,400	494,700	737,100	819,000M	625,000T	625,000C
													2011	0	0	0	697,100M		690,730C

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 112	Type CCP (1 Story)	Year Built: Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2989 % Good: 0 Storage Area: 1695 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: A		Trim & Decoration															
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition for Age: Good		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: A Effec. Age: 12 Floor Area: 9825 Total Base Cost: 1,186,459 Total Base New : 1,633,584 Total Depr Cost: 1,437,554 Estimated T.C.V: 1,035,039			CntyMult X 1.360 E.C.F. X 0.720		Bsmnt Garage: Carport Area: 400 Roof: Comp.Shingle		
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior			Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost	
(1) Exterior				Ex. X Ord. Min			No. of Elec. Outlets			1 Story Siding			Basement 112.03 0.00 1.63			1937 220,159	
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(7) Excavation			1+ Story Siding			Basement 116.61 0.00 1.63			1093 129,236	
Insulation		Basement: 6042 S.F. Crawl: 0 S.F. Slab: 1481 S.F. Height to Joists: 0.0		(8) Basement			(13) Plumbing			2 Story Siding			Slab 112.03 -13.77 1.63			1347 134,552	
(2) Windows		Many Avg. X Large Avg. Small		5 1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Story Siding			Basement 177.90 0.00 3.25			2034 368,459	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 1			Separate Shower Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Story Siding			Basement 112.03 0.00 1.63			132 15,003	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Story Siding			Basement 241.94 -13.77 4.42			Slab 112.03 0.00 1.63			134 31,167	
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well			Other Additions/Adjustments			1 Story Siding			Basement 112.03 0.00 1.63			85 9,661	
X Asphalt Shingle Slate		Recreation SF Living SF Walkout Doors No Floor SF		1 1			3 Fixture Bath 2 Fixture Bath Extra Sink Separate Shower			1 Story Siding			Basement 112.03 0.00 1.63			761 86,495	
Chimney: Brick		(10) Floor Support		1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Well, 200 Feet			6750.00			1 6,750	
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 20,000, INDOOR POOL			(16) Porches			Ceramic Tile Floor			4225.00			1 4,225	
							(17) Carports			1000 Gal Septic			5650.00			1 5,650	
							(17) Garages			Separate Shower			7400.00			2 14,800	
							Class:A Exterior: Siding Foundation: 42 Inch (Finished)			1000 Gal Septic			7400.00			2 14,800	
							Base Cost			36.75			2989 109,846				
							Common Wall: 1 Wall			-2725.00			1 -2,725				
							Storage area over garage			6.25			1695 10,594				
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

*** Information herein deemed reliable but not guaranteed***

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/04/2013 9:19 AM

Parcel:	4711-29-200-036	Current Class:	401.401 RESIDENTIAL-IMPROVED
Owner's Name:	GRONOW, STEVEN & PATRICIA	Previous Class:	401.401 RESIDENTIAL-IMPROVED
Property Address:	3800 CHILSON RD HOWELL, MI 48843	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	V1328
		School:	47070 HOWELL
		Neighborhood:	4022 4022 PINE CREEK
Liber/Page:	26220211	Created:	03/23/2011
Split:	03/23/2011	Active:	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

GRONOW, STEVEN & PATRICIA
3800 CHILSON RD
HOWELL MI 48843

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2014 S.E.V.:	699,400	2014 Taxable:	650,240	Lot Dimensions:	
2013 S.E.V.:	690,000	2013 Taxable:	640,000	Acres:	46.18
Zoning:	RPUD	Land Value:	363,668	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: A
Style: A
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 5 Half Baths: 1
Floor Area: 9,825
Ground Area: 7,523
Garage Area: 2,989
Basement Area: 6,042
Basement Walls:
Estimated TCV: 1,035,039

Image





Residential Land Use Permit

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

PERMIT NO. _____

1. PROJECT INFORMATION

Site Address: 3800 CHILSON RD Acreage: 46.18

2. OWNER/APPLICANT INFORMATION

Owner Name: STEVE GRONOW Phone No.: 810-599-5147

Owner Address: 3800 CHILSON RD City: HOWELL State: MI Zip: 48843

Applicant is: Owner Contractor Lessee/Renter Architect/Engineer Other:

Applicant name: SAME Phone No.:

Applicant Address: City: State: Zip:

3. TYPE OF IMPROVEMENT

A. Principal Structure
 New Single Family New Multiple Family Addition to Existing Building Grading/Site Work
 Other:

B. Accessory Structure
 Fence Deck Detached Accessory (garage, shed, pole barn)
 Pool/Hot Tub Other:

4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION

A. Proposed Principal Structure Setbacks (in feet)

Front: 600' (measured from front property line, right-of-way line or private road easement, whichever is less)
Rear: 550' Least Side: 200' Side: 250' Water/Wetland:

B. Proposed Accessory Structure Setbacks (in feet)

Front: Least Side: Side: Rear: Water/Wetland: Distance from Principle Structure:

C. Proposed Building/Improvement Dimensions

Size of Building/Improvement: 5760 square feet Height: 16' feet

6. 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: [Signature] Printed Applicant name: STEVE GRONOW Date: 9-23-13

FOR OFFICE USE ONLY

FLOODPLAIN

Floodplain: Panel #: Zone #:

ASSESSING APPROVAL

Approved Disapproved Approved by: Date:

ZONING APPROVAL Parcel I.D. No.: Zoning:

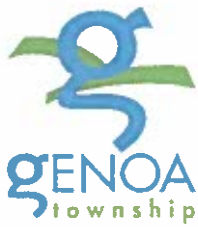
Approved Disapproved Approved by: Date:

Comments/Conditions:

ZBA Case #/Approval date: Conditions:

3. FEES

Land Use: \$ Water/Sewer: \$ Meter: \$



GENOA TOWNSHIP ASSESSING DEPARTMENT PERMIT NO. _____
 REQUIRED LAND USE INFORMATION FORM
 2922 Dorr Road ❖ Brighton, Michigan 48116
 Phone: (810) 227-5225 ❖ Fax: (810) 227-3420 ❖ www.genoa.org

1. PROJECT INFORMATION									
Site Address: <u>3800 CHILSON</u>			Parcel I.D. No.: <u>4711-29-200-036</u>				Zoning: <u>401</u>		
2. OWNER/APPLICANT INFORMATION									
Owner Name: <u>STEVE GRONOW</u>					Phone No.: <u>810-599-5147</u>				
Owner Address: <u>3800 CHILSON</u>					City: <u>HOWELL</u>		State: <u>MI</u>	Zip: <u>48843</u>	
Applicant is: <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee <input type="checkbox"/> Architect/Engineer <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other: _____									
Applicant Name: <u>SAME</u>					Phone No.:				
Applicant Address:					City:		State:	Zip:	
3. TYPE OF IMPROVEMENT									
A. <u>Principal Structure</u> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Addition to Existing Building									
B. <u>Accessory Structure</u> <input type="checkbox"/> Fence <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Detached Accessory (garage, shed, <u>pole barn</u>) <input type="checkbox"/> Sunroom <input type="checkbox"/> Pool/Hot Tub: <input type="checkbox"/> Above ground <input type="checkbox"/> In ground									
C. Value of Improvement: \$ <u>25,000</u>									
4. SELECTED CHARACTERISTICS OF IMPROVEMENT									
Building Style		<input type="checkbox"/> Ranch			<input type="checkbox"/> 1.5 Story			<input type="checkbox"/> 2 Story	
Frame		<input type="checkbox"/> Masonry, Wall Bearing		<input type="checkbox"/> Wood Frame		<input type="checkbox"/> Structural Steel		<input type="checkbox"/> Reinforced Concrete	
Exterior		<input type="checkbox"/> Brick		<input type="checkbox"/> Stone		<input type="checkbox"/> Siding		<input type="checkbox"/> Wood	
Foundation		<input type="checkbox"/> Basement			<input type="checkbox"/> Crawl			<input type="checkbox"/> Slab	
Area		New Building Square Footage:				Addition Square Footage:			
Bedrooms		No. of:							
Bathrooms		No. of Full:		No. of Half:		No. of Sinks:		No. of Showers:	
Basement		Walkout: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished: <input type="checkbox"/> Yes <input type="checkbox"/> No	Finished Square Footage:		Basement Baths-	No. of Full:		No. of Half:
Central Air		<input type="checkbox"/> Yes <input type="checkbox"/> No				Fire Suppression		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Fireplace		<input type="checkbox"/> Direct Vent		<input type="checkbox"/> Pre-fab		<input type="checkbox"/> Other:			
Garage		<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	Height: feet		Depth: feet		Width: feet	
Inground Pool		<input type="checkbox"/> Fiberglass			<input type="checkbox"/> Gunite			<input type="checkbox"/> Plastic	
Accessory Structure		Height: <u>16'</u> feet	Depth: <u>96</u> feet		Width: <u>60</u> feet	Flooring- <input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Dirt	<input type="checkbox"/> Wood	
5. APPLICANT SIGNATURE									
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: <u>St. [Signature]</u>					Date: <u>9-16-13</u>				



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MAILED
10-11-13

October 10, 2013

Steve Gronow
3800 Chilson Rd
Howell, MI 48843

RE: Residential Land Use Permit Application, 3800 Chilson Rd

Dear Mr. Gronow,

The land use permit application for the 60' X 96' detached accessory building cannot be approved because it does not meet the standards of the Genoa Township Zoning Ordinance. Section 11.04.01(h) states, "*Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres. Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met.*" The subject property is zoned RPUD (Rural Residential) and the proposed detached accessory building is 5,760 square feet which exceeds the 1,200 square feet requirement.

In order to obtain a land use permit from Genoa Township to build a detached accessory building at this location you will need to provide a revised site plan which depicts a 1,200 square foot or less accessory building and complies with all other provisions of the Genoa Township Zoning Ordinance and the Timber Green Planned Unit Development Agreement.

Alternatively, you have the right to make application to the Zoning Board of Appeals to apply for a variance as outlined in section twenty-three (23) of the zoning ordinance.

If you have any further questions or concerns, feel free to call me at (810) 227-5225.

Sincerely,

Ron Akers
Zoning Official
Genoa Township

cc: address file

GENOA TOWNSHIP
APPLICATION FOR REZONING

THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD

APPLICANT: CHESTNUT DEVELOPMENT

ADDRESS: 3800 CHILSON RD. HOWELL, MI 48843

OWNER'S ADDRESS: " " " "

TELEPHONE: 517 - 552-2489

We, the undersigned, do hereby respectfully make application to and petitioned the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;

The name and address of the owner of the subject property, and a statement of the applicant's interest in the subject property if not the owner in fee simple title;

It is desired and requested that the foregoing property be rezoned from CE to (FRUD) RR

A written environmental assessment, a map of existing site features as described in Article 13 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;

The property in question shall be staked prior to the Planning Commission Public Hearing.

B. DESCRIBE BELOW HOW YOUR REQUESTED REZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICAL ZONING MAP.

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

EXISTING ZONING RR BORDERS THE SITE. THE REZONED PROPERTY WILL HAVE A RESTRICTED DENSITY - SIMILAR TO THAT OF THE EXISTING ZONING.

2. Are the site's physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

YES.

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

DEVELOPMENT UNDER EXISTING ZONING COULD YIELD A NO-PROFIT SITUATION.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

THE OVERALL DEVELOPMENT WILL BE OF A CHARACTER
CONSISTENT WITH OR IMPROVING UPON NEIGHBORING DEVELOPMENTS.

5. Is the capacity of the infrastructure (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

YES.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

YES.

7. If you have a particular use in mind, is there another zoning district where your use is permitted that may be more appropriate? Why should the Township rezone the land rather than amending the list of uses allowed in another zoning district which could also accommodate your intended use?

THE PROPOSED DEVELOPMENT IS AN APPROPRIATE USE FOR
THE SITE. THE LAND IS DEVELOPER OWNED.

8. Describe any deed restrictions which could potentially affect the use of the property.

3,000 SQ. MIN. HOUSES, MIN. 75% STONE EXTERIORS,
APPROX. MIN. \$750,000 HOUSE PRICE

C. Affidavit

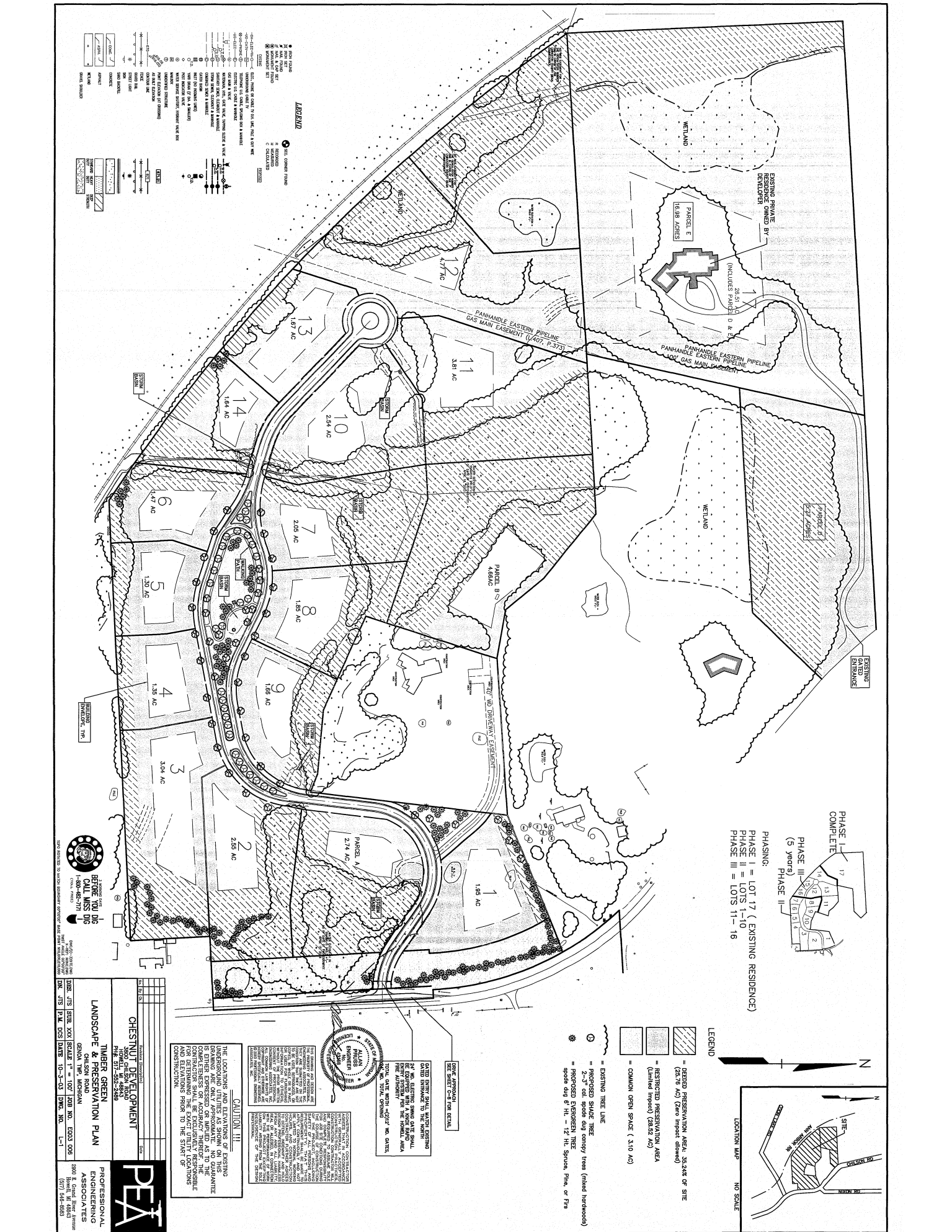
The undersigned says that they are the OWNER (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: Steve Gronow STEVE GRONOW

ADDRESS: 3800 CHILSON RD, HOWELL, MI 48843

ARCHITECT'S SIGNATURE [Signature]

AGENT (acting for owner) SIGNATURE

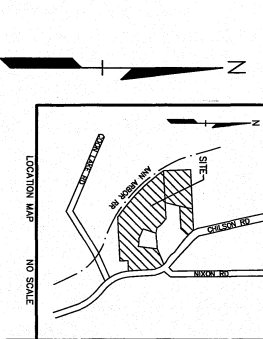
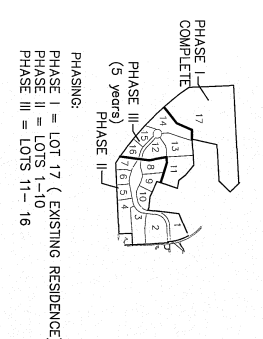


LEGEND

SYMBOLS:
 ● EXISTING TREE
 ○ PROPOSED SHADE TREE
 ○ PROPOSED EMERGENCY TREE
 ○ PROPOSED TREE (SPRUCES, PINES, FIRS)

LINE STYLES:
 - PROPOSED TREE LINE
 - EXISTING TREE LINE
 - 2'-3' col. space and canopy trees (boxed hatched)
 - PROPOSED EMERGENCY TREE (space and 9 ft. - 14 ft. spruce, pine, or fir)

SHADING PATTERNS:
 - PROPOSED PRESERVATION AREA (35.24% OF SITE (263,76' AC) (Zero Impact Allowed)
 - RESTRICTED PRESERVATION AREA (Limited Impact) (246.52 AC)
 - COMMON OPEN SPACE (31.10 AC)



CAUTION III
 THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN BY THE ENGINEER AS TO THE ACCURACY OF THESE DATA. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

NOTICE:
 ALL AREAS WITHIN THE RESTRICTED PRESERVATION AREA SHALL MAINTAIN A TREE CANOPY OF NOT LESS THAN 25% OF THE ORIGINAL CANOPY.

PROPOSED TREE LINE
 SHALL BE MAINTAINED TO THE NORTH AND SOUTH SIDES OF THE DRIVEWAY EASEMENT.

CHESTNUT DEVELOPMENT
 3000 CHESTNUT AVE
 SUITE 100
 CHESTNUT, VT 05701
 PH: 877-888-2988

TIMBER GREEN
 LANDSCAPE & PRESERVATION PLAN
 CHESTNUT ROAD
 CHESTNUT, VT 05701
 100% COMPLETE

PROFESSIONAL ENGINEERING ASSOCIATES
 8000 E. Grand Street
 DENVER, CO 80231
 (303) 441-8583

DATE: 11/20/13
 DRAWN BY: JSC
 CHECKED BY: JSC
 SCALE: 1/8" = 1'-0"



GENOA TOWNSHIP
Regular Meeting
August 18, 2003

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Township Board to order at 7:00 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Todd Smith, Jim Mortensen and Jean Ledford. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately 15 persons in the audience.

Moved by Smith, supported by Ledford, to approve the Agenda as presented. The motion carried unanimously.

A Call to the Public was made with the following response: Vicky Becker (Vic & Bob's Party Store – The Coffee connection is located right across from my store. He now has walk-in retail sales and beer and wine at that location. Doesn't the zoning of the property prohibit this business? McCririe – That business is in residential zoning. A consent judgment was approved by the court system in 1995 and it was amended in May of 2002. They are within the guidelines of the judgment with the exception of the sale of beer and wine. We will look into the matter with the state and pursue an injunction against Mr. Thomas concerning the liquor license.

Dr. Rick Adler (Pine Creek Ridge Resident) – (Reference is made to a letter addressed to Gary McCririe dated 08/15/03.) Adler – The first confirmed case of West Nile Virus was documented in a dead Blue Jay found on my property. I am requesting the township provide abatement measures to the pond near my home. Todd Smith – We need more information before making a determination. Genoa Township is 36 square miles of water, ponds and wetlands. How could we possibly respond to all the inquiries and requests from our residents? It was the consensus of the board to look into the application process with the state and discuss the matter at the next regular meeting of the Township Board.

Dan and Kristen Newton – We live at 742 Maury Place and own property adjacent to Pathway Drive. Pathway has now been paved but it was not done with a design to handle the water runoff. Water is being directed onto our lot and we are being flooded. McCririe – We will meet with you and the township engineers to see what will work to alleviate that problem. Hopefully we can come up with some kind of compromise.

1. Request for approval of a rezoning application, environmental impact assessment, conceptual PUD plan, and PUD agreement to rezone 73.1 acres located west of Chilson road, north of Coon Lake Road in Section 20 and Section 29. The request is to rezone property from CE (country estates) to RR (RPUD) (rural residential PUD) petitioned by Chestnut Development (AKA Timber Green

Development) as discussed by the Planning Commission 04/28/03 and 07/28/03.

A. Disposition of PUD rezoning application.

Moved by Skolarus, supported by Ledford, to approve the rezoning as requested. The motion carried unanimously.

B. Disposition of conceptual PUD plan

Moved by Ledford, supported by Smith, to approve the conceptual PUD Plan with the following conditions:

1. Road width will be 26 feet with two 11 foot traveled lanes with remainder to be shoulder.
2. Outside of pavement radius will be not less than 50 feet.
3. Open ditch with gravel siding is acceptable.
4. Road right-of-way of 50-feet is acceptable.
5. Parcels 4 thru 15 will have 80-foot rear yard setbacks.
6. The 212.5-foot radius is acceptable.

C. Disposition of PUD agreement.

Moved by Hunt, supported by Mortensen, to approve the PUD agreement with the following conditions:

1. This recommendation is made in view of the following benefits to the Township:
 - a. Preservation of 73 acres with no more than 17 homes.
 - b. Preservation of headwaters for Chilson Creek Watershed
 - c. Locks in permanently low density on this parcel,
 - d. Natural transition from CE to RR in the area.
 - e. Preservation natural features.
2. This recommendation is subject to approval of the Conceptual PUD by Township Attorney.
3. Conservation easements will be obtained which are suitable to the Township.

D. Disposition of impact assessment (08/11/03).

Moved by Skolarus, supported by Hunt, to approve the impact assessment dated 08/11/03 as submitted. The motion carried unanimously.

2. Discussion of a new phone system for the township and review of bids obtained by VanTassell.

Moved by Mortensen, supported by Ledford, to allow the township administrative committee to review bids and purchase a telephone system at a cost not to exceed \$12,000.00. Further, to gain assurance from the vendor that the manufacturer will support the system for a minimum of five years. The motion carried unanimously.

3. Request for approval of the assessor's affidavit of the 2003 millage levies for the Township of Genoa, with an operating millage levy of 0.8194.

Agreement including Exhibit B hereto, the Zoning Ordinance and Applicable Regulations as they exist at the date of this Agreement. Developer shall comply with Article 13 of the Zoning Ordinance, as modified herein and as may be otherwise required, with respect to any condominium subdivision/site plan approved by Township at Developer's request. Any subsequent zoning action by the Township shall be in accordance with applicable constitutional law, the Township Rural Zoning Act and the Zoning Ordinance.

F. The approval of the PUD described herein and in Exhibit B, and the terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property described on Exhibit A and shall run with and bind such Property and shall bind and inure to the benefit of the parties hereto and their successors and assigns.

II. SPECIFIC TERMS OF AGREEMENT REGARDING LAND USE AND LAND DEVELOPMENT.

A. In all districts designated for single-family residential use, the only permitted principal use shall be single-family dwellings; provided that accessory uses, buildings and structures customarily incidental to single-family residential use as allowed by the Genoa Township Zoning Ordinance shall be permitted uses. Provided, however, that no single family residence shall be constructed on Parcel C or Parcel D as designated on Exhibit B hereto. Further, no additional single family residence shall be constructed within the area depicted on Exhibit B as Parcel E (sometimes also referenced as Parcel 17).

B. Developer represents that Developer presently intends to develop the parcels of the Property identified as Parcels 1 through 14, both inclusive, on Exhibit B as a residential building site condominium project under the provisions of the Condominium Act, but that Parcels A, B, C, D and E, although included as a part of the PUD, will not be included in the site condominium project. Parcels A and B shall be established and are hereby approved as separate building parcels under the Township's applicable parcel division ordinance which parcels are acknowledged by the Township to have been approved by the Livingston County Department of Public Health for installation of on-site wastewater systems in accordance with its regulations pertaining to parcel divisions rather than site condominiums. Parcels C, D and E (17) are included in Exhibit B and in this PUD Agreement solely to evidence the Developer's agreement to restrict them with reference to the Preservation Areas included within their respective boundaries as elsewhere herein provided and are not otherwise subject to participation in the proposed site condominium or restricted by any other aspects of the proposed development except as may be specifically set forth herein.

C. At the time of filing a condominium subdivision/site plan review application, Developer shall indicate, for each individual building site ("Unit"), the proposed location for the building area within such Unit with attention to preservation of natural features, such as trees, views, vistas and topography. Final approval of the condominium subdivision/site plan shall constitute the Township's approval of the building area for the residence within each Unit and no residence shall be erected or placed other than within the confines of an approved building area. All areas

ABCDE
not site
condo

GENOA CHARTER TOWNSHIP APPLICATION FOR VARIANCE

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

Case # 13-29 Meeting Date: 12/10/13

- 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: Steve Schenck, Owner Liberty Tax Service - Howell

Property Address: 4072 E Grand River Ave Phone: 517-540-1040

Present Zoning: GCD Tax Code: 4711-04-300-010

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: Three additional weeks of temporary signage (for a total of five weeks: 3 w/ this variance and 2 w/ a permit) for the next 3 years.
(typical pictures from previous years attached)

1/15 - 2/10
4/4 - 4/13

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land Poor visibility of office from road and visibility is very important in early part of tax season
(explain) _____
- b. Other Individual income tax preparation is very seasonal; there is a limited time window to raise customer awareness.
(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
- 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

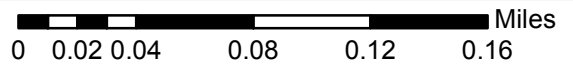
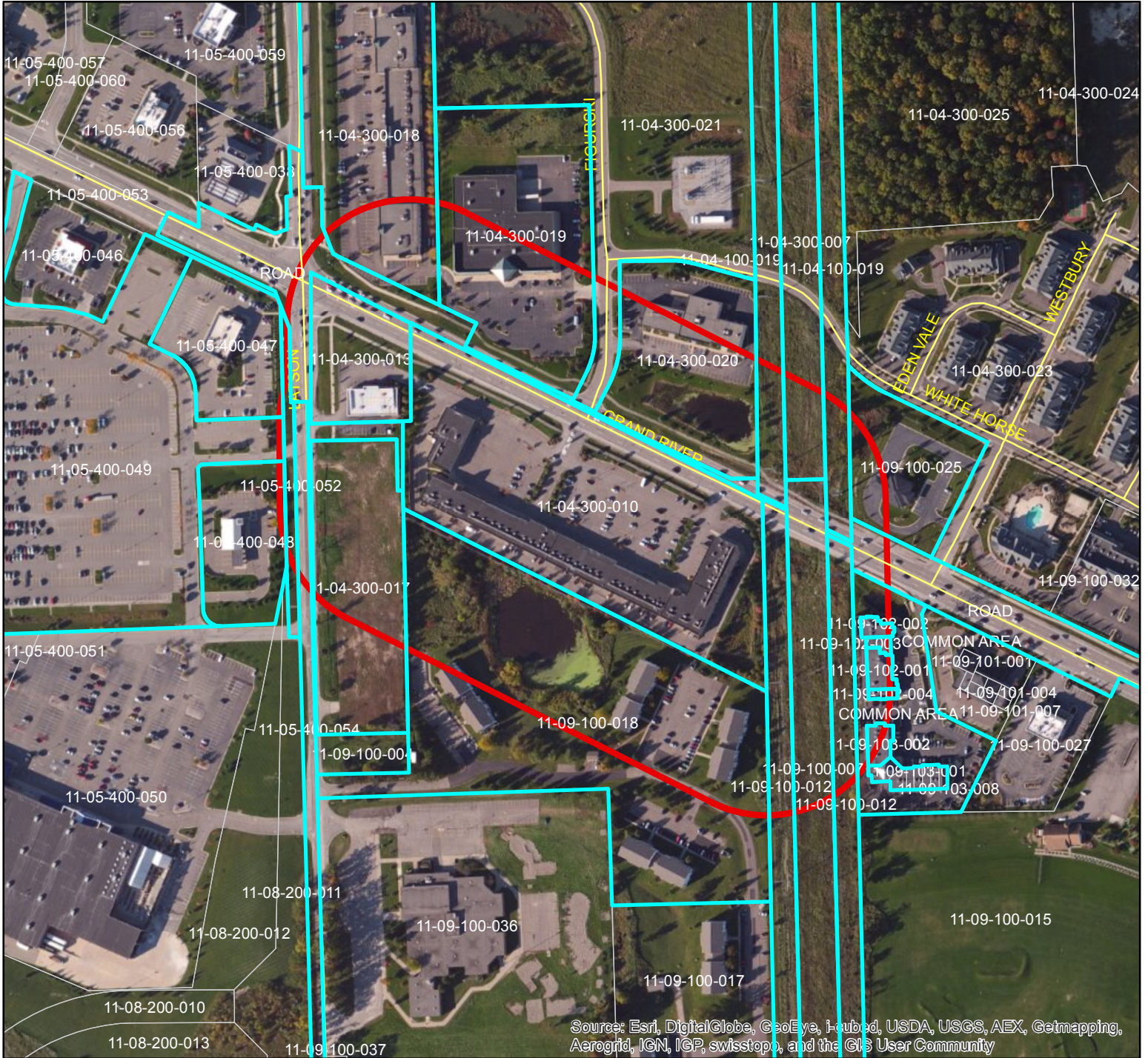
Date: 11/13/13

Signature: Steve Schenck

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.

300 ft Buffer for Noticing



Variance Case #13-29

Applicant: Steve Schenck

Parcel: 411-04-300-010

Meeting Date: December 10, 2013



November 14, 2013

4711-04-300-010
COUNTRY CORNERS SHOPPING CENTER
P O BOX 637
GARDEN CITY MI 48136

4711-99-002-322
PURE SLEEP MATTRESS STORE
4050 E GRAND RIVER
HOWELL MI 48843

4711-99-002-055
LIBERTY TAX SRVC/PATRICIA SCHENCK
4072 E GRAND RIVER
HOWELL MI 48843

4711-99-002-302
LOVELY NAILS
4080 E GRAND RIVER
HOWELL MI 48843

4711-99-002-254
FLEXIBLE STAFFING SOLUTION OF MICH
4084 E GRAND RIVER
HOWELL MI 48843

4711-99-002-245
GREAT CLIPS
4092 E GRAND RIVER
HOWELL MI 48843

4711-99-001-257
LITTLE CAESARS PIZZA
4096 E GRAND RIVER
HOWELL MI 48843

4711-04-300-019
ART VAN FURNITURE, INC.
ARCHIE VAN ELSLANDER TRUST
6500 E FOURTEEN MILE RD
WARREN MI 48092

4711-99-000-813
ART VAN FURNITURE, INC.
ARCHIE VAN ELSLANDER TRUST
6500 E 14 MILE RD
WARREN MI 48092

4711-99-002-102
PAULS TV
2660 BARRANCA PARKWAY
IRVINE CA 92602

4711-99-002-242
WORLD OF FLOORS
TAX DEPARTMENT
6405 19 MILE RD
STERLING HEIGHTS MI 48314

4711-99-001-760
WIRELESS ZONE
VERIZON WIRELESS
4104 E GRAND RIVER
HOWELL MI 48843

4711-99-001-943
NEW CENTURY BUFFET
4116 E GRAND RIVER
HOWELL MI 48843

4711-99-002-161
SHAMPOOCH PET SALON
4124 E GRAND RIVER
HOWELL MI 48843

4711-99-001-106
MAINES & DEAN PHYSICAL THERAPY- HO
HOWELL LOCATION # 145
L B WALKER & ASSOCIATES INC
13111 NORTHWEST FRWY STE 125
HOUSTON TX 77040-6321
4711-99-001-085
BETTER WORLD TRAVEL
4144 E GRAND RIVER
HOWELL MI 48843

4711-99-001-847
CERAMIC STUDIO ETC
4132 E GRAND RIVER
HOWELL MI 48843

4711-99-002-298
STATE SIDE DELI #3
4140 E GRAND RIVER
HOWELL MI 48843

4711-99-001-171
STINES FAMILY DENTISTRY
4148 E GRAND RIVER
HOWELL MI 48843

4711-99-001-963
DESERT LIGHTS TANNING II
4156 E GRAND RIVER
HOWELL MI 48843

~~4711-04-300-021
DTE ELECTRIC COMPANY
PROPERTY TAX DEPT
PO BOX 33017
DETROIT MI 48232~~

4711-99-002-186
TOTAL FITNESS
4160 E GRAND RIVER
HOWELL MI 48843

4711-99-001-658
LOS TRES AMIGOS
4184 E GRAND RIVER
Howell MI 48843

4711-04-100-019
ITC TRANSMISSION
ATTN: TAX DEPARTMENT
27175 ENERGY WAY
NOVI MI 48375

4711-04-300-013
HICKS FAMILY LTD. PRSHIP., THE
CSK AUTO #3360
PO BOX 06116
CHICAGO IL 60606-0116

4711-04-300-019
ART VAN FURNITURE, INC.
ARCHIE VAN ELSLANDER TRUST
6500 E FOURTEEN MILE RD
WARREN MI 48092

4711-05-400-048
PZL, L.P.
COMERICA
RYAN, LLC
2800 POST OAK, BLVD, STE 4200
HOUSTON TX 77056

4711-09-100-007
CONSUMERS ENERGY
PROPERTY ACCOUNTING EP10
ONE ENERGY PLAZA
JACKSON MI 49201-9938

4711-09-100-025
FIRST NATIONAL BANK
101 E GRAND RIVER
HOWELL MI 48843

~~4711-04-300-007
CONSUMERS ENERGY CO.
PROPERTY ACCOUNTING EP10
ONE ENERGY PLAZA
JACKSON MI 49201~~

~~4711-04-300-017
CONSUMERS ENERGY CO.
PROPERTY ACCOUNTING EP10
ONE ENERGY PLAZA
JACKSON MI 49201-9938~~

4711-04-300-020
HOWELL GRAND PLAZA, LLC
29201 TELEGRAPH RD, SUITE 450
SOUTHFIELD MI 48034

4711-05-400-049
WAL-MART STORES #DIVISION-STORE
STORE #1754 DEPT 0555
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050

4711-09-100-012
ITC TRANSMISSION
ATTN: TAX DEPARTMENT
27175 ENERGY WAY
NOVI MI 48377

4711-04-300-010
COUNTRY CORNERS SHOPPING CENTER
P O BOX 637
GARDEN CITY MI 48136

4711-04-300-018
F & N CENTER LLC
3220 PINECONE CT
MILFORD MI 48381

4711-05-400-047
RLG HOWELL LLC. & GCG HOWELL LLC.
RG PROPERTIES, INC.
10050 INNOVATION DR. STE 100
MIAMISBURG OH 45342

4711-05-400-052
LIVINGSTON COUNTY ROAD COMM.
3535 GRAND OAKS DR
HOWELL MI 48843

4711-09-100-018
GENOA PLACE APARTMENT II LLC
321 WOODLAND PASS, STE 100
EAST LANSING MI 48823

~~4711-09-100-012~~
489

4711-09-102-001
SAVANNAH WEST LLC
2381 W STADUIM
ANN ARBOR MI 48103

4711-09-102-002
SAVANNAH RETAIL, L.L.C.
PAUL WAGNER
3480 MIDDLEBELT ROAD
WEST BLOOMFIELD MI 48323

4711-09-102-003
SAVANNAH RETAIL, L.L.C.
PAUL WAGNER
3480 MIDDLEBELT ROAD
WEST BLOOMFIELD MI 48323

4711-09-102-004
SAVANNAH RETAIL, L.L.C.
PAUL WAGNER
3480 MIDDLEBELT ROAD
WEST BLOOMFIELD MI 48323

4711-09-103-001
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

4711-09-103-002
GLENN'S SCHOOL OF DANCE LLC
2198 W BARRON RD
HOWELL MI 48855

4711-09-103-003
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

4711-09-103-004
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

4711-09-103-005
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

4711-09-103-006
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

4711-09-103-007
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

4711-09-103-008
SAVANNAH DEVELOPMENT LLC
46100 GRAND RIVER AVE
NOVI MI 48374

Charter Township of Genoa
ZONING BOARD OF APPEALS
December 10, 2013
CASE #13-29

PROPERTY LOCATION: 4072 E. Grand River

PETITIONER: Steve Schenck, Owner of Liberty Tax Service

ZONING: GCD (General Commercial District)

WELL AND SEPTIC INFO: Water and Sewer Present

PETITIONERS REQUEST: Petitioners are requesting a variance from provisions in the zoning ordinance which limit temporary signs to a fourteen (14) day period once during the stay of a business at the same location or if the business has new owners.

CODE REFERENCE: 16.07.07

STAFF COMMENTS: See Attached Staff Report



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: December 2, 2013
RE: ZBA 13-28

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

STAFF REPORT

File Number: ZBA#13-29

Site Address: 4072 E. Grand River Ave

Parcel Number: 4711-04-300-010

Parcel Size: 9.876 Acres

Applicant: Steve Schenck, Owner of Liberty Tax Service

Property Owner: Country Corners Shopping Center

Information Submitted: Application, Sign Picture

Request: Dimensional Variances

Project Description: Applicant is requesting a variance from Article 16.07.07 in order to place a temporary sign on the property for a period of time which extends past the

Zoning and Existing Use: GCD(General Commercial District), Commercial

Other:

The public hearing notice was published in the Livingston County Press and Argus on November 24, 2013 and notices were mailed to any real property within 300 feet of the property lines on November 22, 2013 in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file relevant to this ZBA case:

- The applicant has applied for and been granted variances to place temporary signs for an additional three (3) weeks beyond the two (2) week period five (5) times.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Summary

The applicant is requesting to place temporary signs on the "Country Corners" property for Liberty Tax. The applicant has been approved four (4) times to place these temporary signs on the property. According to the pictures the signs have been located in the grass area between the sidewalk and the parking lot. Placing these temporary signs would require a variance from the temporary sign regulations in the zoning ordinance due to the limitations that the temporary signs can only be utilized once during the business's stay at the same location and during that one period, can only be out for fourteen (14) days.

Variance Requests

The following is the portion of the zoning ordinance that the variance is being requested from:

1. Article 16.07.07 **Temporary signs:** One temporary sign may be permitted on the site for a period not to exceed fourteen (14) days. A business shall only be allowed to use a temporary sign once during its stay at the same location or have new owners. The sign shall be no larger than thirty-five (35) square feet in surface display area per side and shall not exceed six (6) feet in height. Wind-blown devices, such as pennants, spinners, and streamers shall also be allowed on the site of the business advertising a grand opening for the fourteen day time period designated for the temporary sign.

Standards for Approval

The following is the standards of approval that are listed in the Zoning Ordinance for Dimensional Variances:

23.05.03 Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of this Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

(a) Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

(b) Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

(c) Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

(d) Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Summary of Findings

The following are findings based upon the presented materials.

- **Practical Difficulty/Substantial Justice** – Strict compliance with this provision of the zoning ordinance would not unreasonably prevent the use of the property. The applicants would have the ability to place a wall sign on the building which is visible from E. Grand River. Granting a variance would not do substantial justice to the other tenants within the building who do not have the ability to place temporary signage.
- **Extraordinary Circumstances** – There are no exceptional or extraordinary circumstances or conditions which are different than other properties in the same zoning district. Issuing a variance for the additional temporary signage would not make the property consistent with the majority of other properties in the vicinity as this zoning ordinance requirement is applicable to all businesses.
- **Public Safety and Welfare** –The proliferation of signs can be distracting to motorists. Temporary signs if used in excess can create a public safety issue.
- **Impact on Surrounding Neighborhood** – The proposed signs should not create any situation which discourage development, continued use or value of adjacent properties as they are temporary in nature.

Staff Findings of Fact

1. Strict compliance with the standards in 16.07.07 would not unreasonably limit the tenant from placing any signage as there are opportunities for other types of signs in the zoning ordinance.
2. The granting of a variance would not do substantial justice to other business owners in the same zoning district because they are subject to the same temporary sign regulations.
3. There are no conditions or circumstances on the property that are exceptional or extraordinary. Granting this variance would not make the property consistent with the majority of other properties in the vicinity as all are subject to the temporary sign regulations.
4. Temporary signs used in excess can be distracting to motorists and thus can create a public safety issue.

Other Comments

The Township has been recently working towards removing signs that are not in compliance with the zoning ordinance from the Grand River corridor. The intent of the zoning ordinance is to maintain/improve the aesthetics of the Grand River corridor and discourage signs which have the ability to negatively impact traffic safety. This variance not only fails to meet the intent of the zoning ordinance, but it acts against it.



ZBA#13-29 Country Corner's





Sign Permit/Temporary Event permit
 Genoa Charter Township • 2911 Dorr Rd. • Brighton, MI 48116
 Phone (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

Print Form

Submit by Email

PERMIT NO. _____

1. PROJECT INFORMATION									
Name of Business: Liberty Tax Service					Site Address: 4072 E Grand River Ave				
2. OWNER/APPLICANT INFORMATION									
Owner Name: Patricia/Steve Schenck					Phone No.: 517-540-1040				
Owner Address: 891 Chemung Forest Dr			City: Howell		State: MI		Zip: 48843		
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:									
Applicant name: Steve Schenck					Phone No.: 517-540-1040				
Applicant Address: same			City:		State:		Zip:		
3. SETBACK AND DIMENSIONAL INFORMATION									
A. Ground Sign Setbacks and Dimensions (in feet)									
Front Setback: (measured from the right-of-way line or private road easement, whichever is less)					2 banners feet				
Sign Length: 5 feet			Sign Height: 3 feet						
B. Wall or Canopy Sign Dimensions (in feet)									
Size of Building or Tenant Space Façade:			Length: feet		Height: feet				
Size of Sign:	Sign Length: feet		Sign Height: feet		Sign Depth: feet				
C. Temporary Sign/Tent Dimensions (in feet)									
Front Setback: (measured from the right-of-way line or private road easement, whichever is less)					Tent square footage:				
Temporary Sign/Tent Sale for the following dates: 1/20 / 2014 to 2/3 / 2014									
D. Sign Lighting									
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - If yes, please explain: _____									
4. ATTACHMENTS									
<input type="checkbox"/> For ground sign - attach 3 copies of site plan showing dimensions from sign to property lines; dimensions from sign to any right-of-way lines; dimensions of property; location of all roads adjacent to property; and location of any right-of-way or private road easements, sign dimensions and construction. <input type="checkbox"/> For wall sign - attach 3 copies of building elevation drawing showing front facade and include dimensions of the building or tenant space façade, sign dimensions and construction. <input type="checkbox"/> For tent sale - attach a Certificate of Flame Retardation for tent and 3 copies of site plan showing dimensions from tent to property lines, right-of-way lines, parking lot, and from any buildings. Also, if applicable, indicate the number of parking spaces utilized by the tent sale.									
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>Steve Schenck</i>			Printed Applicant name: Steve Schenck				Date: 11/13/13		
FOR OFFICE USE ONLY									
A. TOWNSHIP APPROVALS									
Planning Commission/ZBA					<input type="checkbox"/> Yes <input type="checkbox"/> No		Case #:		Date:
B. ZONING APPROVAL					Parcel I.D. #:			Zoning:	
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved					Approved by:			Date:	
Comments/Conditions:									
C. FEES									
Land Use: \$			Total Paid: \$		Date Paid:			Cash or Check No.:	

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 17, 2009
6:30 P.M.**

MINUTES

Chairman Mike Howell 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 following board members were present constituting a quorum for transaction of business: Steve Wildman, Mike Howell, Barbara Figurski, and Kevin Brady. Also present was Township staff member Adam Van Tassell and approximately 3 persons in the audience.

The members induced themselves to the public.

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

A call to the public was made with no response.

09-04...A request by Donald Selmi, Sec. 22, 3718 Conrad, for a size, height and front yard variance to construct a detached accessory structure.

Mr. Selmi supplied the board with a letter from Michael Penner, 3747 Conrad, stated the following: "We are unable to attend the Zoning Board of Appeals meeting on March 17th, 2009 but with regards to the above mentioned variance request, please accept this letter indicating that we have no objections to this variance." Keith Penner, 3732 Conrad, " We are trying to do more to this area and maintain boat storage inside also the height variance to block what is behind us.

Moved by Brady, supported by Figurski, to approve case# 09-04, 3718 Conrad, to allow up to a 1200 sq.ft. detached accessory structure with a 300 sq.ft. variance. Conditioned upon petitioner combining parcels #2 and #3 that will never be split again. Petitioner is to abide by the setbacks and height restrictions.

The finding of fact is the combining of the lots would create a near-conforming lot for a 1200 sq.ft. structure. **Motion carried unanimously.**

09-05...A request by Liberty Tax Service, Sec. 4, 4072 E. Grand River, for a variance to allow a prohibited temporary sign.

A call to the public was made with no response.

Petitioner was not present.

Moved by Figurski, supported by Wildman, to deny petitioners request due to the lack of substantial justice. **Motion carried unanimously.**

09-06...A request by Steven and Jill Evenson, Sec. 22, 4129 Highcrest, for a side and front yard variance to construct an addition.

A call to the public was made with no response.

Moved by Wildman, supported by Figurski, to approve case #09-06, 4129 Highcrest, for a 17 ft. front yard variance with an 18 ft. setback and a 1.8 ft. side yard variance with an 8.2 ft. setback to construct an addition. Conditioned upon structure being guttered.

The finding of fact is the topography of the lot. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman to approve the minutes from the February 17, 2009 Zoning Board of Appeals meeting. **Motion approved unanimously.**

Respectfully submitted:

Amy Ruthig

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 19th, 2011
6:30 P.M.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski and Jeff Dhaenens and Steve Wildman. Also present was Township staff member Adam VanTassell and 2 persons in the audience.

Moved by Figurski, supported by McCreary, to approve the agenda as submitted. **Motion carried unanimously.**

11-01...A request by BMH Realty, Section 09, 4525 E. Grand River for a side and size variance to construct an additional kerosene tank.

Mark Jeffries, BMH Realty, 775 N. Second Street, Brighton was present for the petitioner. Mr. Jeffries related that the size of the tank has changed from 2,000 gallons to 500 gallons.

A call to the public was made with no response.

Moved by Wildman, supported by Grajek, to approve the variance with a 20 foot side yard setback for a variance of 55 feet and a size variance of 500 gallon tank for a variance of 200 gallons. The approval is conditioned upon approval of Township Planner of a horseshoe-like vegetation screening around the tank (open at the front for access and visibility from the store). Practical difficulty is the relation of the tank to the building for security and the advance in tank technology allowing for safer tanks that can be closer to lot lines. **Motion carried unanimously.**

11-02...A request by Liberty Tax, Section 09, 4072 E. Grand River for a front yard variance to construct an addition.

Steve Schenk, 4072 E. Grand River, was present for the petitioner.

A call to the public was made with no response.

Moved by Grajek, supported by Wildman, to approve the petitioner's request for a (1) year period with 2 banners, 2 windfeathers and balloons for an additional 3 weeks from the allowed 2 weeks per the ordinance. The finding of fact is the temporary type of seasonal business and the hardship of the

1-19-11 Approved ZBA Minutes

location off the road. **Motion carried as follows: yeas: Dhaenens, Wildman, Grajek. Nays: Figurski, McCreary.**

Moved by Figurski, supported by, Wildman to approve the December 14th, 2010 Zoning Board of Appeals meeting minutes with corrections. **Motion carried unanimously.**

Motion to adjourn: Figurski, Wildman. 7:01 pm

Respectfully Submitted:

Adam VanTassell

12-13-11 Approved Minutes

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 13, 2011
6:30 P.M.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski, Steve Wildman and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 5 persons in the audience.

Moved by Figurski, supported by McCreary to approve the agenda with the following items to be tabled #1 and #3 until the next meeting also with item #2 to be deleted.
Motion carried unanimously.

A call to the public was made with no response.

11-23...A request by James Koerschen, Sec. 11, 1764 Hughes Road, for a front yard variance to construct an addition.

Ken Sexton of Alpha Contracting and Bradley Alvord of Lindhout Associates Architects was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, Supported by Figurski to grant case#11-23 1764 Hughes Road for a front setback of 17 feet with a variance of 18 feet. The approval is conditioned upon the addition being guttered. The finding of fact is the placement of the existing home on the property and the topography of the land. **Motion carried unanimously.**

11-25...A request by Steve Schenck (Liberty Tax Service), Sec. 4, 4072 E. Grand River, for a sign variance.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman to grant 11-25 petitioner's request for a (1) year period with 2 banners, 2 windfeathers and balloons for an additional 3 weeks from the allowed 2 weeks per the ordinance. The finding of fact is the temporary type of seasonal business and the hardship of the location off the road. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary to approve the November 15, 2011 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary to adjourn the Zoning Board of Appeals meeting at 7:05 p.m. **Motion carried unanimously.**

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 11, 2012**

6:30 p.m.

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30pm at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were then introduced. The board members in attendance were as follows: Chris Grajek, Marianne McCreary, Barbara Figurski, Jean Ledford and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 3 persons in the audience.

Moved by Figurski, supported by Ledford, to approve the agenda with the moving of Item #2 to Item #1. **Motion carried unanimously.**

12-29...A request by Liberty Tax Service, Section 4, 4072 E. Grand River, for a sign variance.

Steve and Pat Schenck were present for the petitioner.

McCreary questioned if the windfeathers were a distraction for drivers. Mr. Schenck and Mr. VanTassell stated that they have not received complaints. Grajek stated that it was discussed last year that the petitioner should revisit the Zoning Board of Appeals year to year for this request.

Moved by Ledford, supported by McCreary, to approve case #12-29, Liberty Tax Service, 4072 E. Grand River, for a (1) year period with 2 banners, 2 windfeathers and balloons for an additional 3 weeks from the allowed 2 weeks per the Zoning Ordinance with a total of 5 weeks. The practical difficulty is the finding of fact of the temporary type of seasonal business and the hardship of the location off the road. **Motion carried unanimously.**

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

The petitioner was not present.

Moved by Grajek, supported by Figurski to table case #12-27 until the next ZBA meeting due to the petitioner's not being present and directing staff to notify petitioner the request will be decided at the next regularly scheduled Zoning Board of Appeals meeting. **Motion carried unanimously.**

Moved by Grajek, Supported by Ledford, to approve the November 13, 2012 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 6:50 p.m. **Motion carried unanimously.**

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOVEMBER 12, 2013
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 as follows: Chris Grajek, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Absent was Marianne McCreary. Also present was Township staff member Ron Akers. There were 5 persons in the audience.

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

A call to the public was made with the following response: Steve Wildman, 658 Pathway, spoke to the members about 668 Pathway. He stated that the owner would like to seek approval of using the structure as a duplex as if was years ago. It has been vacant for a long time. It is zoned Lakeshore Resort Residential. It is a single family zoning with a duplex. Mr. Wildman referred to Zoning Ordinance section 11.02.01 it states that “no lot may contain more than one principal building, structure or use” and in regards to table 3.03 showing that a duplex is not a permitted use for the LRR zoning. The structure should have been torn down. The structure is unsafe and is a fire hazard.

13-26...A request by Oren and Jill Lane, Section 9, 623 Sunrise Park, for a variance from both side yard setbacks, the front yard setback, the shoreline setback, and the maximum building height.

Scott Torkelson with Fenton Lakes Builders and Design was present for the petitioner.

A call to the public was made with the following response: Steve Wildman-658 Pathway, stated that he is not happy with the height either however anytime someone can tear down an old house and build a new one it can only raise property values.

Moved by Grajek, supported by Ledford, to approve case#13-26, 623 Sunrise Park Drive, for Jill and Oren Lane, for a front yard variance of 25 feet with a 10 foot setback, 3 foot variance on both sides with 7 foot setback on both sides, 2 foot height variance and a 4 foot waterfront variance. Conditioned upon the new home being guttered with downspouts. The Finding of fact is the narrowness of the lot; the variances are not self-created and the typography of the lot. **Motion passed.**

Moved by Figurski, supported by Ledford, to approve the minutes with typographical corrections. **Motion passed.**

Review Draft By-Laws-Discussion was held regarding attendance for board members in regards to lengthy absences that should be handled on a case by case basis. Page numbers will be added to the by-laws and there was a change in regards to reading materials.

Township Board Representative Report: Ledford stated that Barbara Figurski was appointed for another term.

Planning Commission Representative Report: Figurski stated that the Planning Commission meeting was moved to November 25th, 2013.

Zoning Official Report: Mr. Akers stated that he is working on Sign Ordinance violations. A mass letter will be sent out to all business to take down any illegal signs.

Moved by Figurski, supported by Grajek to adjourn the Zoning Board of Appeals meeting at 7:15p.m. **Motion approved.**

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: December 5, 2013
RE: Review of Draft Bylaws

I have submitted the draft bylaws as correspondence for the December 16, 2013 Township Board meeting as directed by the Assistant Township Manager. I have requested comment from individual Board members and I expect we will have that comment prior to the January regular meeting. I recommend that we postpone any decision on the bylaws until the Township Board has had to opportunity to review them.