

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
February 18, 2025
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Election of Officers:

Conflict of Interest:

Approval of Agenda:

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

OLD BUSINESS:

1. 24-29...A request by Steven and Michelle VanPatten, 570 S. Hughes Road, for front yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a 6-foot-tall fence.

NEW BUSINESS:

1. 25-02...A request by Gary Potts of Professional Permits, 1015 S Latson, seeking a variance from Article **16.1-number of allowed walls signs**, and **16.07.05 number of allowed directional signs** and other variances deemed necessary by the Zoning Board of Appeals, for multiple building signs and directional signs on site for a new car wash.

Administrative Business:

1. Approval of minutes for the January 14th Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
 2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
 (810) 227-5225 | FAX (810) 227-3420

Case # 24-29

Meeting Date: 12-17-24 @ 6:30 - in boardroom

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: STEVEN & MICHELLE VAN PATTEN Email: STEVEN.VANPATTEN@COMCAST-NET

Property Address: 570 S. HUGHES RD. Phone: 517-552-3878 / 313-347-3053 C

Present Zoning: LRR Tax Code: 11-03-301-038--

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: INSTALL 6' SEMI-PRIVATE (SHADOW BOX) FENCE TO PROVIDE PROTECTION OF MY BACKYARD FOR MY 3 YR OLD GRANDSON WHO LIVES HERE AND MY DAUGHTER WHO HAS DIMINISHED VISION. THERE ARE LARGE DOGS WHO ROAM LOOSE IN THE AREA, AND ONE IS A PITBULL.

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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

Under each please indicate how the proposed project meets each criteria.

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 6' HEIGHT IS NEEDED TO PROVIDE A SECURE AREA FOR MY 3 YR OLD GRANDSON TO PLAY IN THE BACKYARD. THE NEIGHBORHOOD HAS A PITBULL THAT RUNS LOOSE AND FREQUENTLY ENTERS MY BACKYARD.

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.

THERE ARE SEVERAL PROPERTIES THAT HAVE 6' PRIVACY FENCES THAT ARE TOUCHING A ROAD. THERE ARE HOUSES IN THE NEIGHBORHOOD THAT HAVE VARIANCES THAT ARE TOUCHING THE BLACK OAKS TRAIL.

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.

THIS VARIANCE WILL NOT AFFECT ANY ADJACENT PROPERTIES IN A NEGATIVE WAY, NOR WILL IT CAUSE ANY CONGESTION OF THE ROAD KNOWN AS HILLTOP DR.

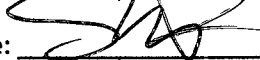
Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

THIS VARIANCE WILL NOT INTERFERE WITH OR DISCOURAGE ANY DEVELOPMENT, CONTINUED USE OR VALUE OF ADJACENT PROPERTIES OR THE NEIGHBORHOOD

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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

After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.

Date: 11/18/2024 Signature: 

Parcel 1:
 Lot 40 and part of Lot 39 of "Black Oaks" a subdivision of a part of the SW 1/4 of Section 31 T2N-R5E Genoa Township, Livingston County, Mich. (L.2,pg.31) Also a part of the SW 1/4 of Section 3 T2N-R5E Genoa Township, Livingston County, Michigan, described as follows: Beginning at the West corner of said Lot 40; thence N 74° 57' 35" E 151.97 feet; thence N 88° 19' 34" E 83.12 feet; thence S 01° 21' 43" E 50.13 feet; thence S 59° 11' 25" W 156.60 feet to the Northeasterly right-of-way line of Hilltop Drive; thence N 47° 30' 00" W along said right-of-way line 130.94 feet to the Point of Beginning.

Parcel 2:
 Lot 38 and part of Lot 39 of "Black Oaks" a subdivision of a part of the SW 1/4 of Section 31 T2N-R5E Genoa Township, Livingston County, Mich. (L.2,pg.31) described as follows: Beginning at the West corner of said Lot 39; thence N 59° 11' 25" E 156.60 feet; thence N 01° 21' 43" W 15.00 feet to the Northerly line of said Lot 39; thence N 88° 19' 34" E along said line 90.86 feet to the NE corner of said Lot 38; thence S 42° 27' 22" W along the Easterly line of said Lot 38, 224.13 feet to the Northeasterly right-of-way line of Hilltop Drive; thence N 47° 30' 00" W along said right-of-way line 99.92 feet to the Point of Beginning.



Certified Land Survey # 2798

RECORDED
 AUG 20 11 32 AM '80
 HANLEY HAVILATH
 REGISTER OF DEEDS
 LIVINGSTON COUNTY, MICH.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT SAID SURVEY FULLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT NUMBER 132-1970.

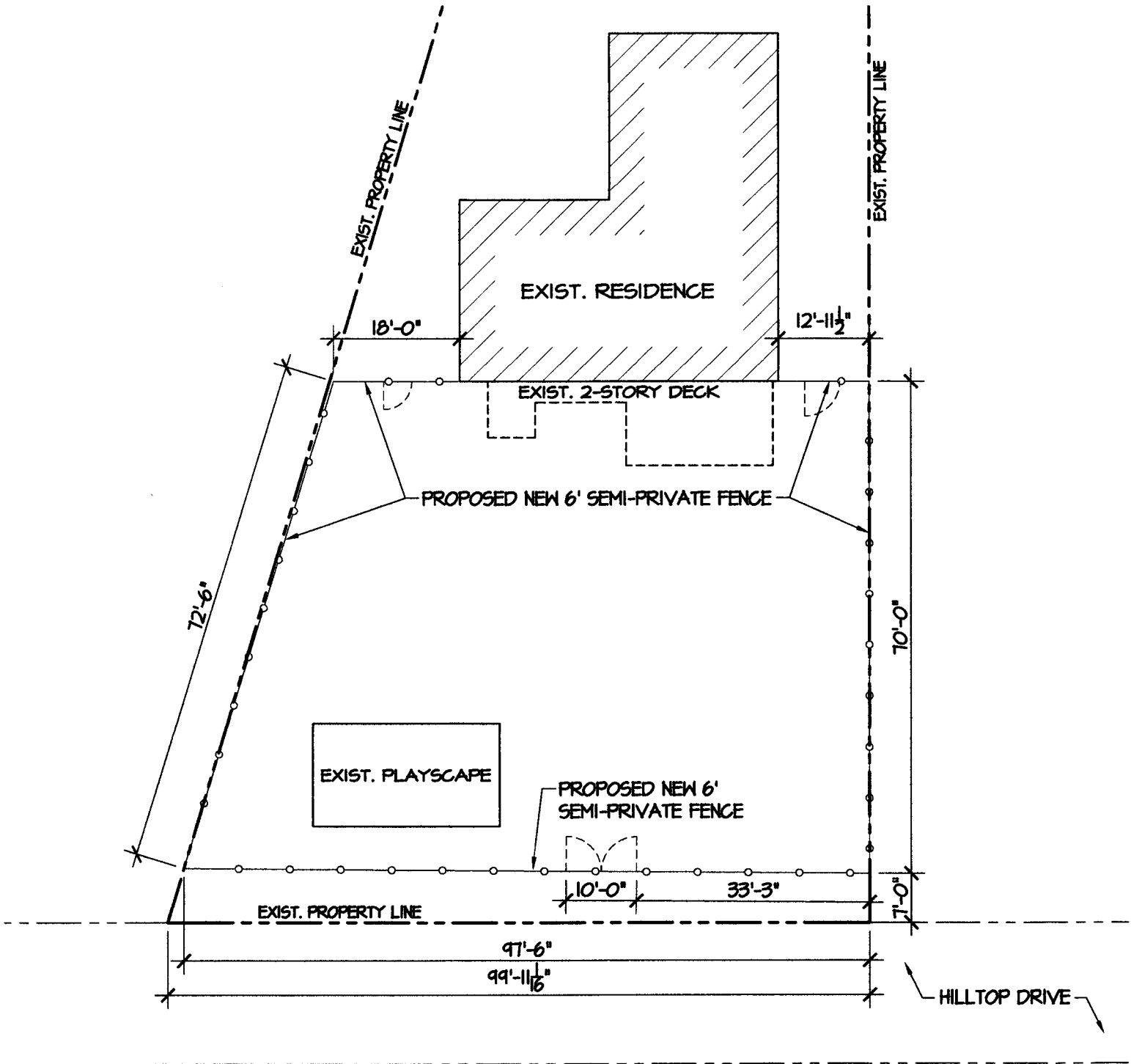
Gary R. Ross
 REGISTERED LAND SURVEYOR
 NO. 17022

CLIENT	POMEROY
CLOSURE ERROR 1/	
DESCRIPTION	LOT 40, 38 & PART OF LOT 39 OF "BLACK OAKS", ALSO PART OF THE SW 1/4
SECTION	3 T2N -R. SE
TOWNSHIP	GENOA
LEGEND	
○	IRON SET
●	IRON FOUND
⊙	HUB OR LATHE SET
⊗	MONUMENT FOUND
#	FENCE
(R)	RECORDED
(1)	1" = 10' IRFD

BOSS ENGINEERING COMPANY	
CIVIL ENGINEERS - LAND SURVEYORS	
3121 E. GRAND RIVER, HOWELL, MICHIGAN (517) 546-4836 48843	
BOX 28 A, PORT AIR PLAZA, CHARLEVOIX, MICHIGAN (616) 547-2872 49720	
SCALE: 1" = 90'	SHEET 1 OF 1
JOB NO. 79207-A	DR BY: E
DATE: JULY 6, 1980	CHKD BY: SRM



3431



How to Prevent Your Pitbull From Jumping Fences

Ensure the Fence Is at Least 6 Feet High

Most chain-link fences average 4 feet high, which a Pitbull can easily jump. If you have a chain-link fence, consider replacing it with a more secure [6-foot-high fence](#), preferably a privacy model so your Pit cannot see other dogs on the other side.

Summary

Pitbulls have excellent jumping abilities, which makes having the correct type of fence crucial, along with behavioral training you can do at home. Remember to distract your Pittie if they charge the fence, and ensure that it's at least 6 feet high.

If you have a chain-link or another type of fence shorter than 6 feet, consider using an electric fence as an extra safety measure.

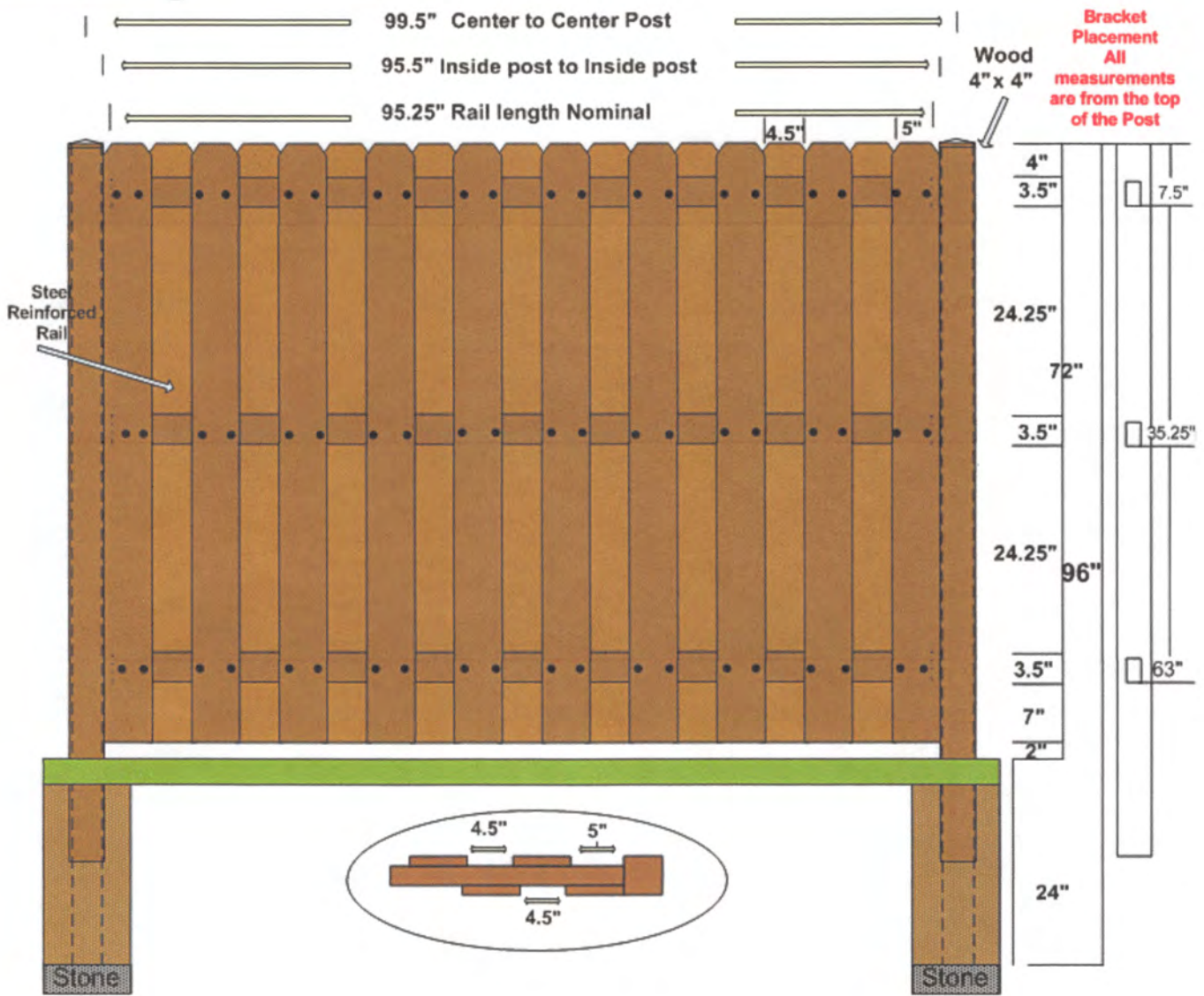
Excerpt taken from [How High Can Pitbulls Jump? Tips to Prevent Them From Scaling Fences – Dogster](#)

[https://www.dogster.com/lifestyle/how-high-can-pitbulls-](https://www.dogster.com/lifestyle/how-high-can-pitbulls-jump#:~:text=The%20average%20Pittie%20can%20jump,dog%27s%20jumping%20abilities%20into%20perspective.)

[jump#:~:text=The%20average%20Pittie%20can%20jump,dog%27s%20jumping%20abilities%20into%20perspective.](https://www.dogster.com/lifestyle/how-high-can-pitbulls-jump#:~:text=The%20average%20Pittie%20can%20jump,dog%27s%20jumping%20abilities%20into%20perspective.)

**Standard 6'H x 8'W Shadowbox
4" x 4" Post Sleeve & Brackets
Dog Ear or Straight-Edge Pickets
1.75" x 3.5" Rail**

**SECTION 5A2:
ASSEMBLING SHADOWBOX FENCE PANELS**



If using an optional post cap such as a New England style cap, brackets must be placed 1.5" lower than noted in the assembly drawing.

Excessive sleeve length may be pushed into the wet set concrete.

Important:

- Under no circumstance should rail span exceed greater than 30" between rails.
- Top of picket should not exceed greater than 4" from the top of the top rail.
- Bottom of picket should not exceed greater than 7" from the bottom of the bottom rail.

Inside post to inside post spacing 95.5"
 Post hole diameter: 10"
 Post height set above ground: 72"
 Top Rail: Hollow
 Middle Rail: Steel Reinforced
 Lower Rail: Hollow
 Top Rail Spacing: 4" from top of rail to the top of picket
 Bottom Rail Spacing: 7" from bottom of rail to the bottom of picket
 *Picket Spacing: Spacing provides 4.5" gaps. For first picket, use a 5" spacing on the back side



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: November 22, 2024

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

RE: ZBA 24-29

STAFF REPORT

File Number: ZBA#24-29
Site Address: 570 S Hughes R
Parcel Number: 4711-03-301-038
Parcel Size: 0.314 Acre
Applicant: Steven & Michelle Van Patten
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a fence height and allowable impervious variance to install a semi-private 6-foot shadowbox fence in the front yard.
Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday December 1, 2024 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records, the existing single-family home was built in 1981.
- The property is serviced by public sewer and a private well.
- See Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Summary

Applicant is seeking a fence height variance and allowable impervious surface variance to install a 6-foot semi-private fence in the front yard due to the property being considered a through lot. The property shares a driveway with 2 other homes off Hughes Road and abuts to a private platted road-Hilltop Drive.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

11.03.04 (c) Fences and Walls

- (1) Unless specifically authorized elsewhere in this Ordinance, fences and walls located within the front yard in any residential zoning district shall not exceed three (3) feet in height, or be in excess of forty-nine (49) percent (%) solid or impervious.

FRONT YARD FENCE	HEIGHT	IMPERVIOUS
REQUIRED YARD SETBACK	3'	49%
PROPOSED YARD SETBACKS	6'	75%
REQUESTED YARD VARIANCES	3'	26%

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration: Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) **Practical Difficulty/Substantial Justice** –Strict compliance with the fence ordinance would prevent the 6-foot fence from being installed in the front yard. While this would not prevent the property from continuing to be used as a single-family home, it may significantly impact the applicant's ability to fully enjoy the outdoor space, which is an important aspect of residential living. Staff also noted that several properties within the same platted subdivision feature **non-permitted** privacy fences in their front yards. This suggests a broader, albeit informal, pattern of fence installations that may be seen as supporting the notion of substantial justice. Given that these fences already exist in the neighborhood, granting a variance for this property would likely not alter the character of the area.
- (b) **Extraordinary Circumstances** – There are no exceptional or extraordinary conditions of the property other than the property being considered a through lot due to the location on a public road and a private platted road. The need for the variance is not self-created.
- (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 proposed variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. The fence must not be taller than 6' tall.
2. The fence must be entirely located on the applicant's property.
3. Fences shall be installed and maintained free from defects, safety hazards and collapse, and shall be kept in good repair

Exc. 10/24/23

2344

Oct 24 1923
J. L. Humes
Deputy Auditor General

PLAT OF BLACK OAKS

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.
A Subdivision of A Part of S. W. 1/4 of Sec. 3 T. 2 N., R. 5 E.

Dedication

Know ALL MEN BY THESE PRESENTS, That we, James R. McNamara, as proprietor, and Hazel E. McNamara, his wife, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "BLACK OAKS", Genoa Township, Livingston County, Michigan, and that the paths and drives, as shown on said plat, are hereby dedicated to the use of the lot owners.

Signed and Sealed in Presence of

Walter W. Knapp

G. H. Dunning

James R. McNamara (L.S.)

Hazel E. McNamara (L.S.)

STATE OF MICHIGAN }
County of Livingston } s.s.

On this 20th day of October, 1923, before me, a Notary Public in and for said County, personally came the above named James R. McNamara and Hazel E. McNamara, his wife, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

Grant H. Dunning

Notary Public

My commission expires Jan 31st 1927

Description of Land Platted

Beginning at the N.W. corner of Lot 1, "Chemung Colony," Genoa Township, Livingston County, Mich., and 783' E. and 868' N. of the S.W. corner of Sec. 3, said Twp.; thence along the N. line of said Lot 1 as follows: N70° E 148.4; S62° 3E 29; N82° 6'E 408.5; thence N30° 20' W 428.6; W 787.1 on E & W 1/8 line of SW 1/4 of said Sec. 3; thence S 54° 12' E 165.7; S 34° 5E 210; S 46° 42' E 251.3 to the place of beginning.

Office of Livingston County Treasurer

I hereby certify, That there are no tax liens or titles held by the State on the lands described above, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 22nd day of Oct. 1923, and that the taxes for said period of five years are all paid, as shown by the records of this office.

Pearl M. Parker

County Treasurer

Surveyor's Certificate

I hereby certify the plat hereon delineated is a correct one, and that permanent monuments, consisting of 1/2" round iron rods, 18" long, have been planted at points marked thus: o, as thereon shown, at all angles in the boundaries of the land platted and at all intersections of, or angles in drives or paths.

Grant H. Dunning
Registered Civil Engineer

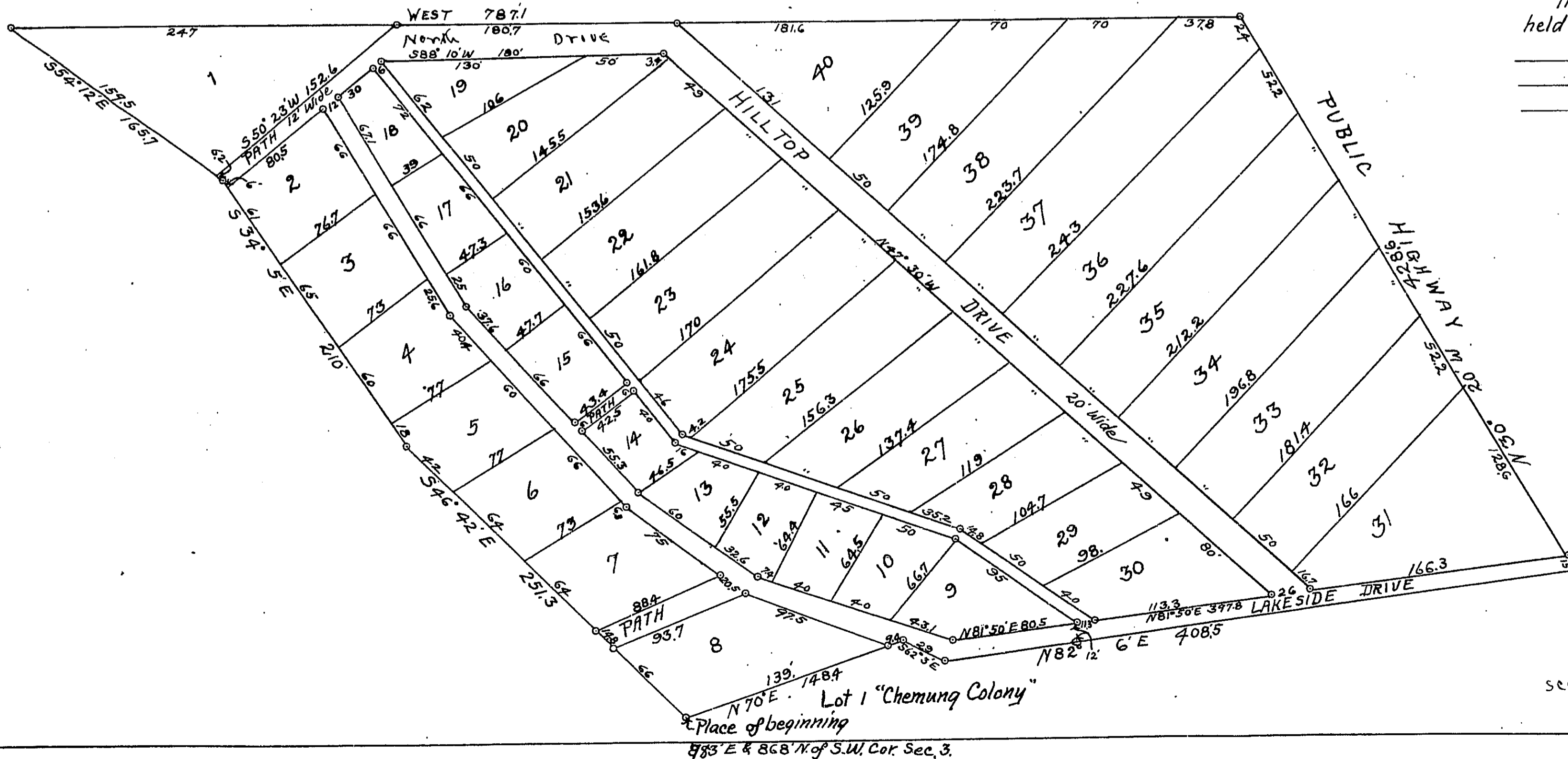
Approval

This plat was approved by the Genoa Township Board at a meeting held on the 20th day of October 1923.

Leslie Latoon Township Clerk

This plat was approved at a meeting held on the 22 day of October 1923

Willis L. Lyons Judge of Probate
John A. Hagman County Clerk
Pearl M. Parker County Treasurer



Register's Office
Livingston County, Mich.
Plat of
Black Oaks
was Recorded this 27th day of
Oct 23 at 10 O'clock
A. M. 1923
E. J. Dunning
Deputy Auditor General
FILED IN AUDITOR GENERAL'S DEPT.
Oct 30 - 1923
J. L. Humes
DEPUTY AUDITOR GENERAL

scale 1" = 60'



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VAN PATTEN STEVEN & MICHEL	VAN PATTEN STEVEN, MICHEL	0	10/04/2007	QC	21-NOT USED/OTHER	2007R-035278	BUYER/SELLER	0.0				
LAWSON, BRETT	VAN PATTEN STEVEN & MICHEL	205,000	06/27/2005	WD	21-NOT USED/OTHER	4854/0920	BUYER/SELLER	100.0				
HEUGHENS	LAWSON	360,000	07/15/2003	WD	21-NOT USED/OTHER	4047-0041	BUYER/SELLER	100.0				
ASSOCIATES RELOCATION MANG	HEUGHENS, MARK & KARIN	216,000	12/22/2000	WD	03-ARM'S LENGTH	28830910	BUYER/SELLER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status		
570 S HUGHES RD		School: HOWELL PUBLIC SCHOOLS										
		P.R.E. 100% 06/27/2005										
Owner's Name/Address		MAP #: V24-29										
VAN PATTEN STEVEN, MICHELLE 570 S HUGHES RD HOWELL MI 48843-9224		2025 Est TCV 566,815 TCV/TFA: 147.68										
		X	Improved		Vacant	Land Value Estimates for Land Table 4301.4301 LAKE CHEMUNG NON LAKE FRONT						
Tax Description		Public Improvements		* Factors *								
SEC 3 T2N R5E LOT 38 & PART OF LOT 39 OF BLACK OAKS, BEG AT W COR OF LOT 39, TH N 59°11'25"E 156.60 FT, TH N 01°21'43"W 15 FT TO NLY LINE OF LOT 39, TH N 88°19'34"E 90.86 FT TO NE COR OF LOT 38 224.13 FT TO NELY R/W LINE OF HILLTOP DR, TH N 47°30'00"W ALONG R/W 99.92 FT TO POB, PARCEL 2		Dirt Road		A NON LF		50.00	165.00	1.0000	1.0000	900	100	45,000
Comments/Influences		Gravel Road		B NONLF SURPLUS		33.00	165.00	1.0000	1.0000	630	100	20,790
		Paved Road		83 Actual Front Feet, 0.31 Total Acres		Total Est. Land Value =				65,790		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X	REFUSE									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		LLM 06/28/2005	INSPECTED		2025	32,900	250,500	283,400			122,994C	
					2024	31,400	224,300	255,700			122,994C	
					2023	30,700	207,200	237,900			117,138C	
					2022	46,900	123,200	170,100			111,560C	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

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		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 Gas	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																												
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																							
Building Style: BC		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																																																																																																																								
Yr Built 1981		Remodeled 0		Ex	X	Ord		Min																																																																																																																																				
Condition: Good		Trim & Decoration		No./Qual. of Fixtures																																																																																																																																								
Room List		Doors:	Solid	X	H.C.	(12) Electric																																																																																																																																						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		0 Amps Service																																																																																																																																								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets																																																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.	X	Ord.		Min																																																																																																																																				
(2) Windows		No. of Elec. Outlets		Many	X	Ave.		Few																																																																																																																																				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing																																																																																																																																								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																								
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1242 S.F. Height to Joists: 0.0		(14) Water/Sewer																																																																																																																																								
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																							
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																																																																																																																																								
Chimney: Brick		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																								
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																								
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<p>Cost Est. for Res. Bldg: 1 Single Family BC (11) Heating System: Forced Air w/ Ducts Ground Area = 1530 SF Floor Area = 3838 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Other Additions/Adjustments Plumbing 3 Fixture Bath 3 21,222 16,129 Porches WCP (1 Story) 28 2,594 1,971 Deck Treated Wood 228 4,975 3,781 Treated Wood 56 2,064 1,569 Treated Wood 63 2,204 1,675 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 39,318 29,882 Common Wall: 1 Wall 1 -3,227 -2,453 Water/Sewer Public Sewer 1 1,981 1,506 Water Well, 200 Feet 1 12,132 9,220 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																																																																																																																																												

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 25-02 Meeting Date: 2-18-25 @ 6:30pm

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Garry Potts % Professional Permits Email: gpotts@professionalpermits.com

Property Address: 1015 S Latson Rd Phone: 574-229-0635

Present Zoning: GCD Tax Code: 4711-04-300-017

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. **Variance requested/intended property modifications:** Mister Car Wash is seeking variances from Ch 16

of the zoning ordinance. Table 16.1 limits quantity of wall signs to 1 and we are requesting a total of 7 wall signs

with a total wall sign square footage of 189.7 sq ft where 100 sq ft is allowed by code.

16.07.05 limits the number of directional signs to one per driveway, we are proposing 6 directional signs.

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

The following is per Article 23.05.03 of the Genoa Township Ordinance:

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

Under each please indicate how the proposed project meets each criteria.

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.

By limiting the site to 1 wall sign, you effectively eliminate the possibility of having proper lane identification signs on the canopy so that the customers know which lane to select. Unlimited members get to use 2 lanes and the other is for cash customers that pay at time of service. That process takes longer and risks the flow of traffic on the site.

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.

The applicant did not draft the zoning ordinance and thus the restrictions imposed by the ordinance do not allow for the site to be used as a 'stay in your car' business. This site is not a typical retail business where the client parks their car and goes inside to transact business. It is a business model that has a track that moves the cars along and cannot have a backup or misdirection

The code fails to account for this type of business in the consideration of the sign allowances and need for multiple signs
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.

Mister Car Wash has over 500 locations throughout the country and we cannot think of an instance in which the standard sign package and the granting of a variance for its sign package has resulted in any such impairment or danger. To the contrary, we can think of instances where the denial of a variance request for our signs has resulted in the endangerment of public safety.

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.

The variance request strikes a balance between the standard sign package and the ordinance allowances. We see no way that this development and the requested sign variances will interfere with or discourage the appropriate development or use or value of adjacent properties and the surrounding neighborhood.

Attendance by the applicant is required at the Zoning Board of Appeals meeting.

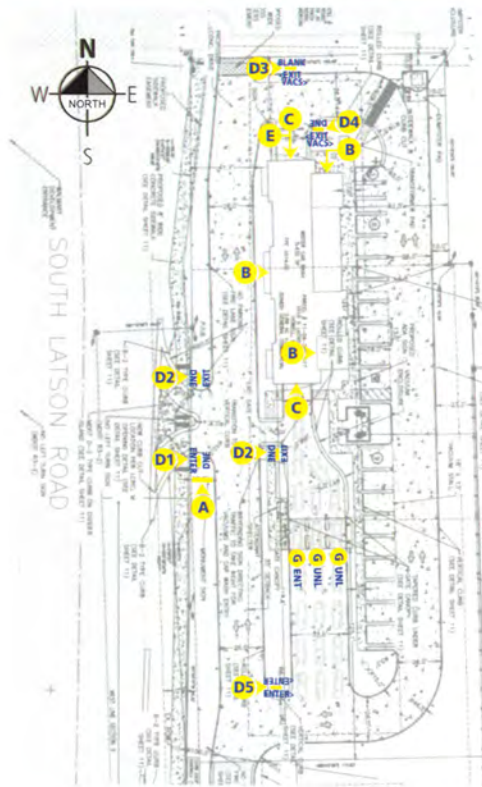
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.

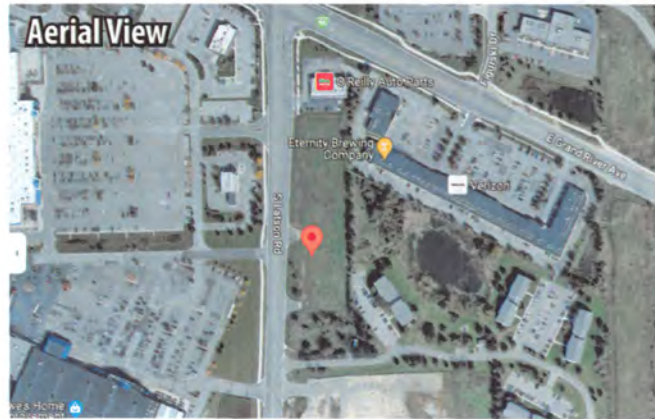
Date: 01/13/2025

Signature: _____





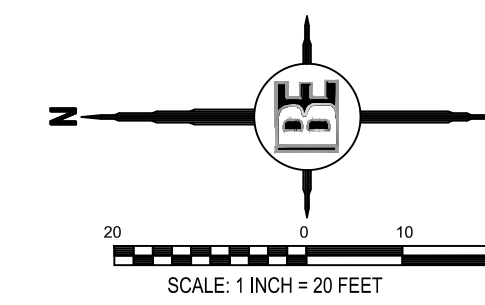
- A** 4'-7" x 7'-0" Monument Sign @ 6' OAH - 28 sqft
- B** 40" Mister Channel Letters (Opaque Center Sparkle)
- C** 7'-0" X 5'-7" Sparkle Logo - Channel Ltr. Construction
- D1** 1 qty., 3'-0" x 2'-0" Directional
- D2** 2 qty., 3'-0" x 2'-0" Directional
- D3** 1 qty., 3'-0" x 2'-0" Directional
- D4** 1 qty., 3'-0" x 2'-0" Directional
- D5** 1 qty., 3'-0" x 2'-0" Directional
- E** 15" EXIT Illuminated Informational Signage
- G** 1 qty., 18" Enter & 2 qty., 20" Unl. Members LED Illuminated Wayfinding Signage - Green indicator Dot



FILE#24-6-46-F-MISTR-S7	JY	Customer Approval
Scale: NTS	Date: 11-19-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
One Dualite Lane Williamsburg, Ohio 45176		WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS This design is exclusive property of Dualite Sales & Service, Inc. - 1 Dualite Lane - Williamsburg, OH 45176 Copyright 2024 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.



SCREEN FENCE SAMPLE IMAGE
MANUFACTURER: FENCETAC
PRODUCT: SANDSTONE VINYL 1



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

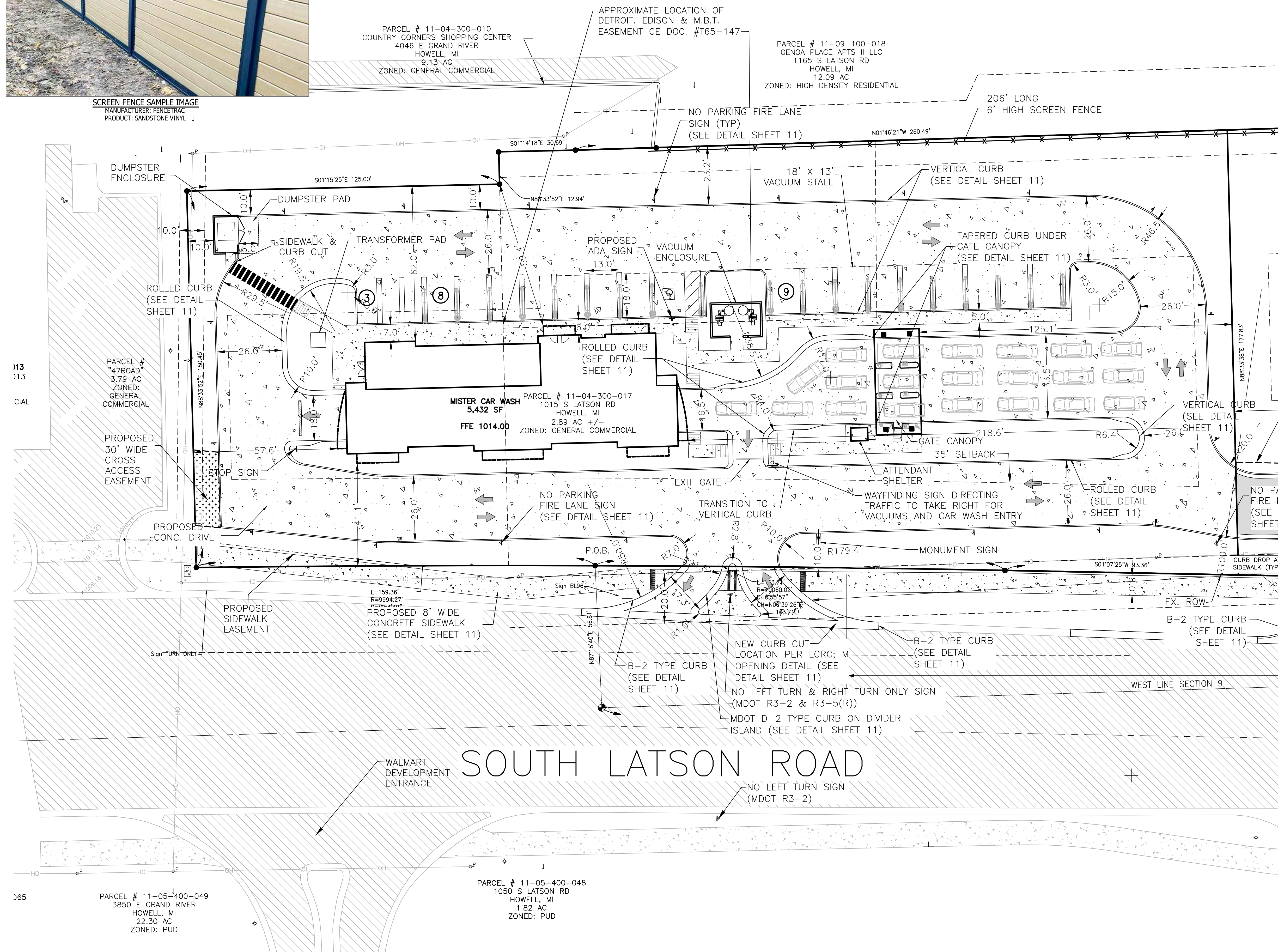
SITE DATA
 PARCEL # 4711-04-300-017
 1015 S. LATSON RD
 HOWELL, MI
 GENOA TOWNSHIP
 3.40 AC
 ZONING: GENERAL COMMERCIAL DISTRICT (GCD)
 CURRENT USE: VACANT

GENERAL COMMERCIAL DISTRICT
 - MIN. LOT AREA: 1 ACRE
 - MIN. LOT WIDTH: 150 FT
 - BUILDING SETBACK:
 FRONT: 35 FT (IF NO PARKING IN FRONT YARD) PROVIDED 41.7 FT
 SIDE: 15 FT PROVIDED 57.6 FT
 REAR: 50 FT PROVIDED 59.4 FT
 - PARKING SETBACK:
 FRONT: 20 FT PROVIDED 96.5 FT
 SIDE: 10 FT PROVIDED 10.0 FT
 REAR: 10 FT PROVIDED 10.0 FT
 - MAX LOT COVERAGE: PROVIDED
 PARCEL AREA: 68,794 SFT (1.58 AC)
 BUILDING: 35% 5,432 SFT (7.9%)
 IMPERVIOUS: 75% 46,524 SFT (67.6%)
 - MAX BUILDING HEIGHT: 35 FT (2 STORIES) 35.0 FT

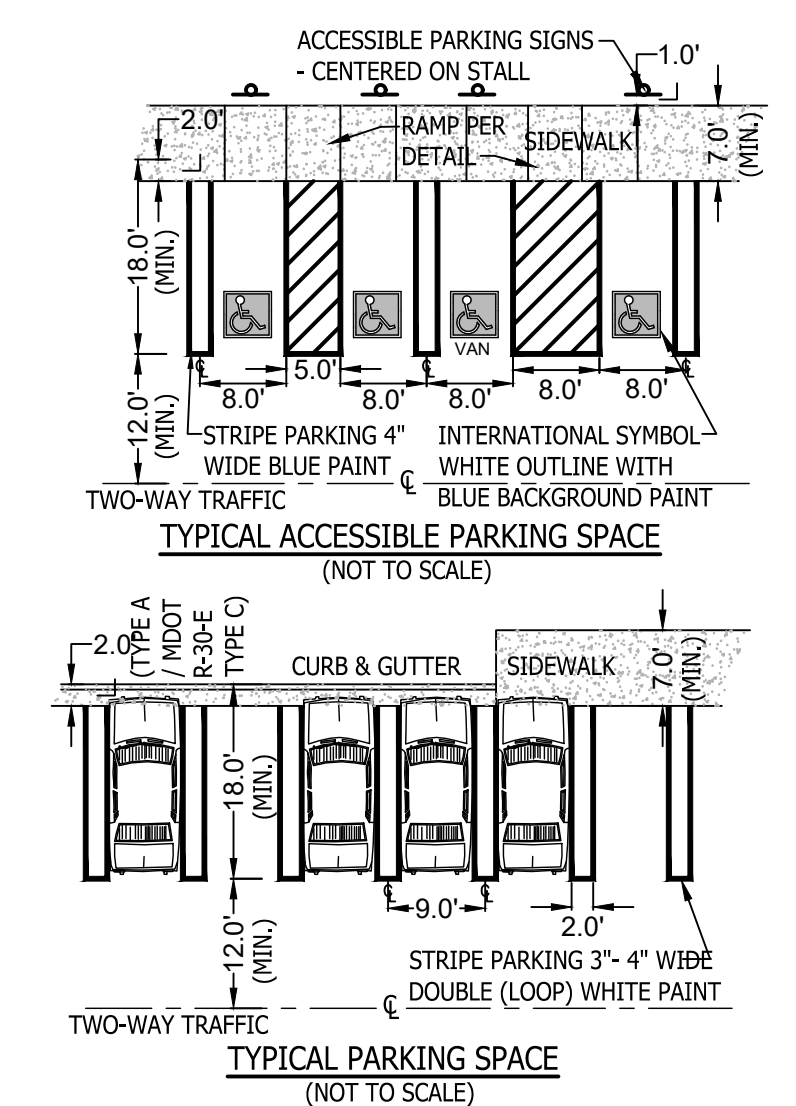
PARKING CALCULATIONS:
 - AUTOMOBILE WASH: 2 SPACES PLUS 1 PER EMPLOYEE PER PEAK SHIFT
 2 + 3 EMPLOYEES (PEAK SHIFT)
 REQUIRED: 5 SPACES
 PROVIDED: 20 SPACES (INCLUDES VACUUM SPACES WHICH ARE UTILIZED AS ADDITIONAL PARKING SPACES DURING TIMES OF EMPLOYEE SHIFT CHANGES)
 LOADING/UNLOADING SPACES: 10' x 50'
 WAIVER REQUESTED: LOADING ZONE N/A FOR PROPOSED USE

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PLANS DEPARTMENT OF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670



- GENERAL NOTES**
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
 - ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
 - THE BUILDING ADDRESS SHALL BE A MINIMUM 6" HIGH LETTERS OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET. THE LOCATION AND SIZE SHALL BE VERIFIED PRIOR TO INSTALLATION.
 - A KEY BOX/KNOX BOX SHALL BE LOCATED NEAR THE FRONT ENTRY (FINAL LOCATION TO BE DETERMINED BETWEEN THE OWNER & FIRE MARSHAL).
 - ONE SIDE OF THE STREET SHALL BE MARKED AS A FIRE LANE AND SHALL HAVE APPROPRIATE SIGNAGE AT 50' INTERVALS.
 - ACCESS ROADS TO THE SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
 - ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 LBS.
 - A MINIMUM VERTICAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED THROUGHOUT THE SITE. THIS INCLUDES ENCROACHMENTS FROM LARGE TREE CANOPIES, LIGHTING, ETC.
 - DURING THE CONSTRUCTION PROCESS, THE BUILDING WILL BE EVALUATED FOR EMERGENCY RESPONDER RADIO SIGNAL STRENGTH. IF COVERAGE IS FOUND TO BE QUESTIONABLE OR INADEQUATE, AN APPROVED CONTRACTOR SHALL BE HIRED TO PERFORM A GRID TEST OF THE FACILITY. IF THE SIGNAL STRENGTH COVERAGE IS FOUND TO BE NON-COMPLIANT, AN APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE PROVIDED IN THE BUILDING.
 - SITE LIGHTING SHALL BE PLACED ON TIMERS TO BE OFF DURING NON-USE HOURS TO THE EXTENT POSSIBLE WHILE MAINTAINING SITE SAFETY. SITE LIGHTING SHALL BE PROGRAMMED TO TURN OFF AT NIGHT WHEN ACTIVITIES ARE NO LONGER OCCURRING ON THE PROPERTY.
 - VACUUMS ARE TURNED OFF AT NIGHT.
 - THE "NO LEFT TURN" SIGN ON THE WEST SIDE OF LATSON ROAD WILL BE INSTALLED AND MAINTAINED BY THE LCRC. THE "NO LEFT TURN" SIGN ON THE EAST SIDE OF THE ROAD, WITHIN THE LIMITS OF THIS PROPERTY, SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.



MISTER CAR WASH

PROJECT: MISTER CAR WASH
 PREPARED FOR: CWP WEST LLC
 222 E 7TH AVE
 TUCSON, AZ 85705
 206.664.1303

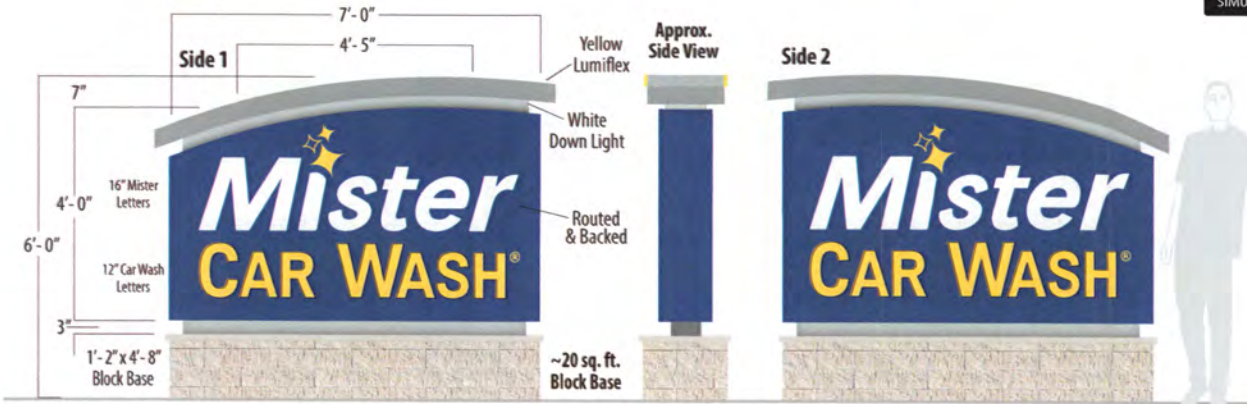
TITLE: SITE PLAN

NO.	DATE	REVISION PER
1	5-20-2024	NO BY
2	6-17-2024	PER MHOG REVIEW
3	7-1-2024	PER MHOG REVIEW
4	7-23-2024	SANITARY LEAD

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO: 21-519
 DATE: 04/15/2024
 SHEET NO. 5



A 4'-8" x 7'-0" Routed & Backed Monumnet Sign @ 6' OAH - 28 sq. ft. of Sign Area



CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-A3	JY	Customer Approval
Scale: 3/8" = 1'-0"	Date: 11-14-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
Dualite One Dualite Lane Williamsburg, Ohio 45176	WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS	This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 Copyright 2024 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.

Sparkles should be centered up and down and left to right on the tunnel exit/entrance.







C 7'-0" x 5'-7" Sparkle on Tower of Tunnel Entrance - 40 sq ft



CAR WASH TUNNEL ENTRY ELEVATION - SOUTH

1/16"=1'-0"

CORPORATE COLORS:

PMS	 PMS 123 C	 PMS 2955 C
VINYL	 3630-125	 Custom Vinyl 3630-8119
FLEX	 Match 3M Color	 Match 3M Color

FILE#24-6-46-F-MISTR-B4	JY	Customer Approval
Scale: 3/16" = 1'-0"	Date: 11-14-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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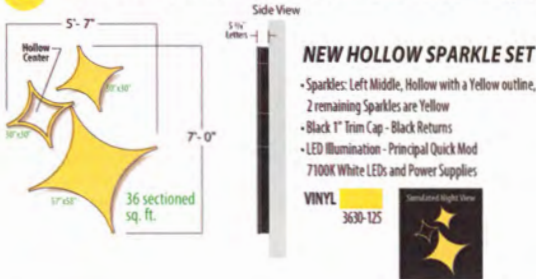
All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

B M40 4'-10 13/16" x 14'-5 7/16" - 50 sq. ft. - NEW OPAQUE CENTER SPARKLE



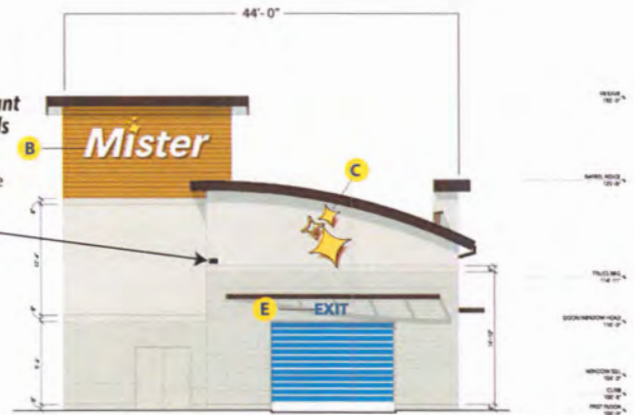
Sparkles should be centered up and down and left to right on the tunnel exit/entrance.

C 7'-0" x 5'-7" Sparkle on Tower of Tunnel Entrance - 40 sq ft



6" White Pin Mount Address Numerals
Scale: 3/16" = 1'-0"
1/4" thick Aluminum Pin-Mount, Painted White

NOTE: Exact Placement of Address Numerals TBD.



CAR WASH TUNNEL EXIT ELEVATION - NORTH

E 15" Illuminated Exit Letters - 8.4 sq ft

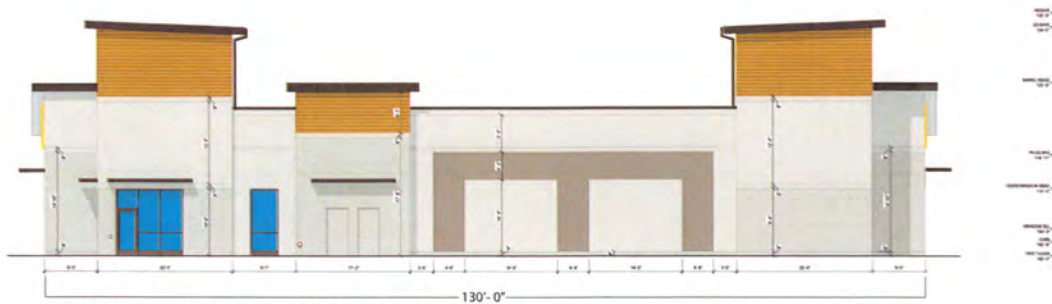


CORPORATE COLORS:

PMS	PMS 123 C	PMS 2955 C
VINYL	3630-125	Custom Vinyl 3630-8119
FLEX	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-CS	JY	Customer Approval
Scale: 3/16" = 1'-0"	Date: 11-19-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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No Signage on this Elevation.



BUSINESS / MECHANICAL ELEVATION - EAST

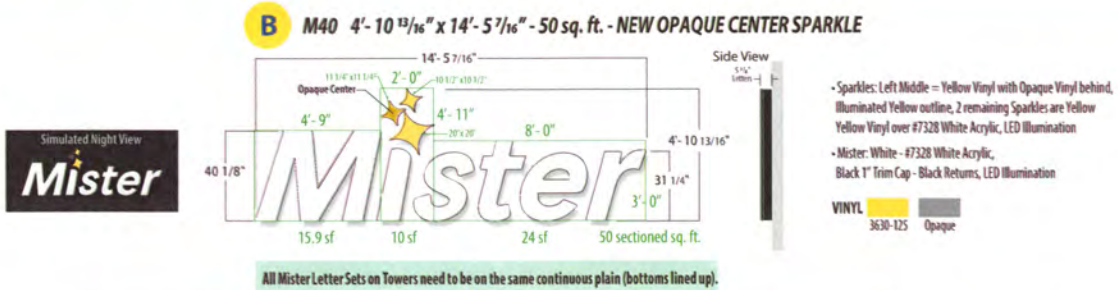
3/8 4" = 1'-0"

CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-D4	JY	Customer Approval
Scale: 3/16" = 1'-0"	Date: 11-14-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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B M40 4'-10 13/16" x 14'-5 7/16" - 50 sq. ft. - NEW OPAQUE CENTER SPARKLE



All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).



TUNNEL WALL ELEVATION - WEST

3/64" = 1'-0"

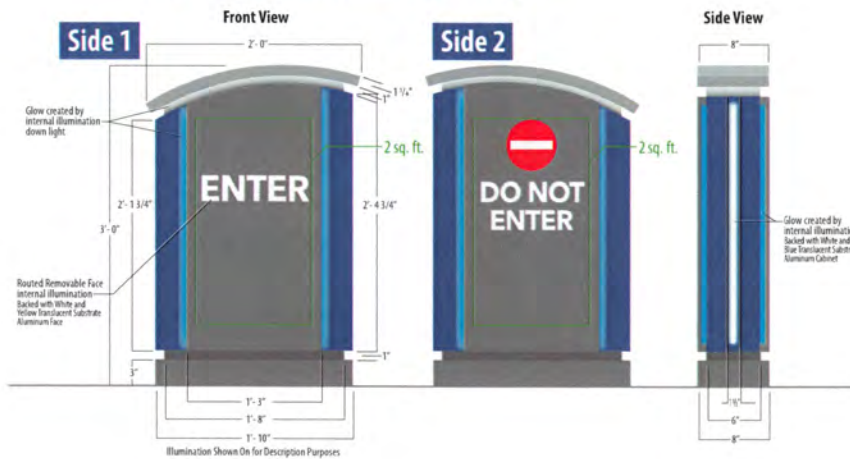
CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-E4	JY	Customer Approval
Scale: 3/16" = 1'-0"	Date: 11-19-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
Dualite One Dualite Lane Williamsburg, Ohio 45176	WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS	This design is exclusive property of Dualite Sales & Service, Inc. - 1 Dualite Lane - Williamsburg, OH 45176 Copyright 2024 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection. Sign contractor responsible for connecting wires within 5' of sign.

3'-0" x 2'-0" Directional Sign - 4 sq. ft.



Simulated Night Illumination - Example



DESCRIPTION

- Cap Painted 7665 Dark Gray (Wall Street)
- White LED Glow under top Blue cap of sign - Reveal Painted 7C Cool Gray (Morning Fog)
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Inner Sign Body Aluminum (with Routed Direc. Copy) = 7665 Dark Gray (Wall Street) with Vertical Blue Glow
- Outer Cabinet Aluminum = Painted 2995 Blue with White Vertical Glow on Sides
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- Base Painted 7665 Dark Gray (Wall Street)

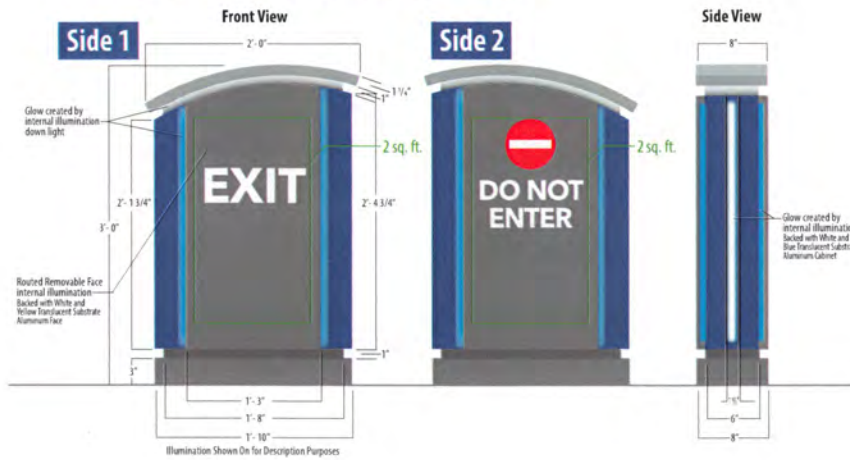
CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8335
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-F3	JY	Customer Approval
Scale: 3/4" = 1'-0"	Date: 11-14-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
Dualite One Dualite Lane Williamsburg, Ohio 45176	WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS	This design is exclusive property of Dualite Sales & Service, Inc. - 1 Dualite Lane - Williamsburg, OH 45176 Copyright 2024 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.

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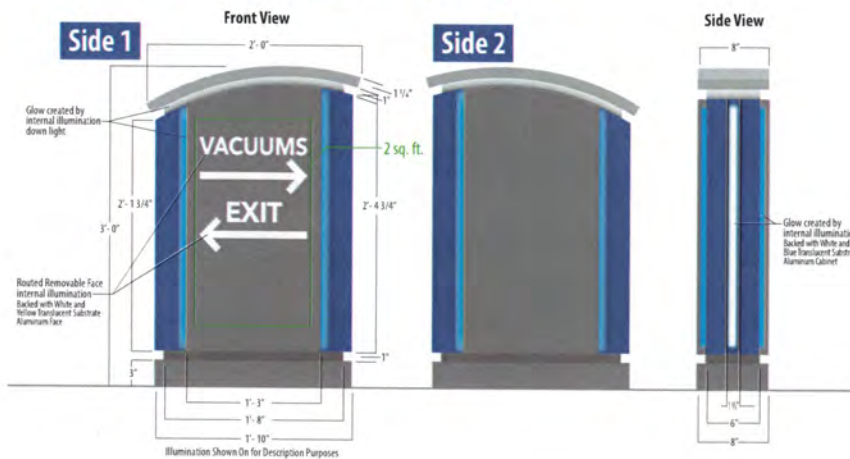
CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8335
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-G4	JY	Customer Approval
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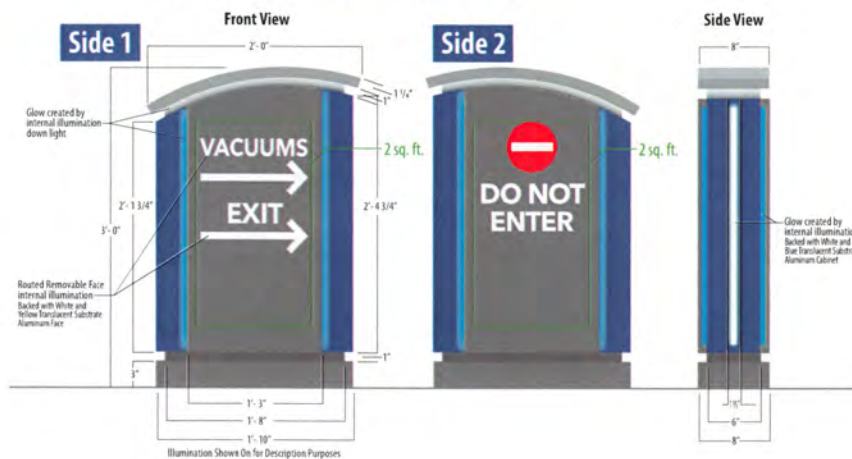
CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8335
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-H4	JY	Customer Approval
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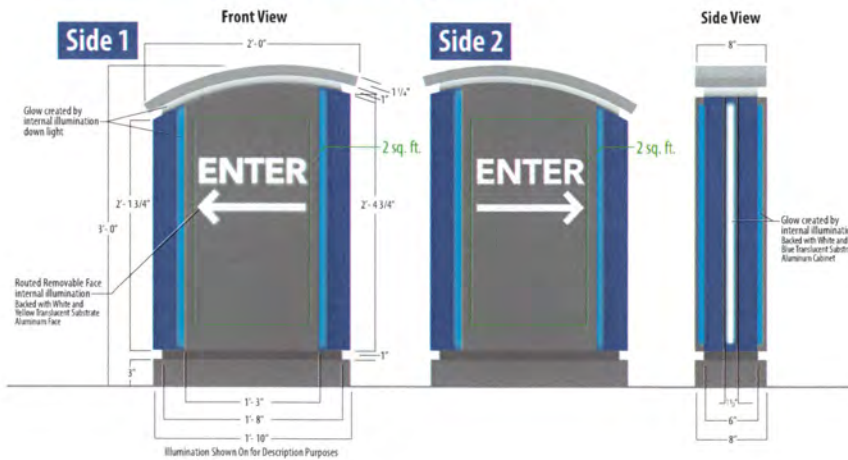
CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8335
FLEX		
	Match 3M Color	Match 3M Color

FILE#24-6-46-F-MISTR-I4	JY	Customer Approval
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Simulated Night Illumination - Example



DESCRIPTION

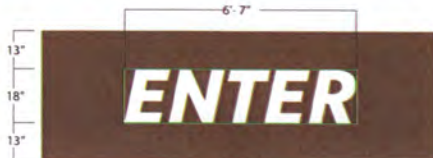
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- Reveal Painted 7665 Dark Gray (Wall Street)
- Base Painted 7665 Dark Gray (Wall Street)

CORPORATE COLORS:

PMS	 PMS 123 C	 PMS 2955 C
VINYL	 3630-125	 Custom Vinyl 3630-8335
FLEX	 Match 3M Color	 Match 3M Color

FILE#24-6-46-F-MISTR-J4	JY	Customer Approval
Scale: 3/4" = 1'- 0"	Date: 11-14-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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G
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9.9 sqft



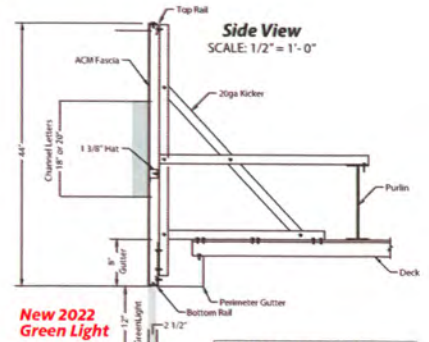
G
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11.9 sqft



NEW 2021 - 1 qty., 18" ENTER and 2 qty. 20" UNLIMITED MEMBER LANE LETTERS WITH GREEN INDICATOR DOT (Under Mount)

NEW 1-21 CHANNEL LETTER FONT STYLE: SOLITAIRE MVB PRO HEAVY ITALIC

White Letters with Black Sides and Trim-Cap - 3" deep Centered on 44" tall Canopy - Under Canopy Mounted Green Lights



New 2022 Green Light

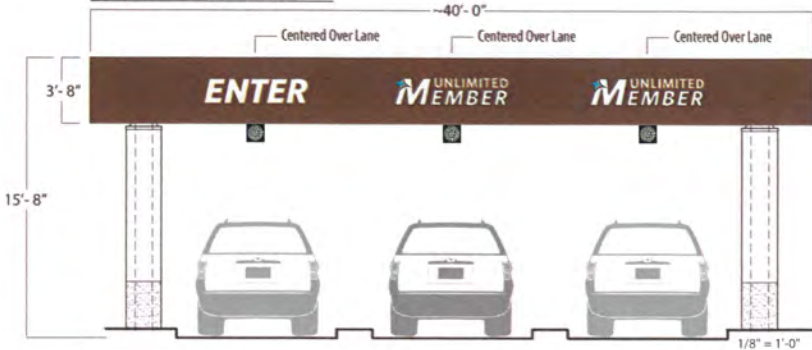
EXTERIOR MATERIAL KEY

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CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

CANOPY ELEVATION



FILE#24-6-46-F-MISTR-K3	JY	Customer Approval
Scale: 1/4" = 1'-0"	Date: 11-14-2024	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: February
RE: ZBA 25-02

STAFF REPORT

File Number: ZBA#25-02
Site Address: 1015 S Latson-Mister Carwash
Parcel Number: 4711-09-100-042
Parcel Size: 1.58 Acres
Applicant: Garry Potts, Professional Permits
Property Owner: 1015 Latson Road LLC
Information Submitted: Application, site plan, conceptual drawings
Request: Sign Variance
Project Description: Applicant is requesting a variance for the number of signs allowed per the Ordinance
Zoning and Existing Use: GCD (General Commercial District)
Other:

Public hearing was published in the Livingston County Press and Argus on Sunday February 2, 2025 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per Township Records, a Land Use was issued to construct a new automatic car wash
- The parcel is serviced by municipal sewer & water
- See Assessing Record Card.

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Summary: The applicant is requesting variance from **Article 16.1-** number of wall signs allowed, applicant is also requesting total wall sign square footage of 230sq. feet whereas the Ordinance only allows for 100 sq. feet or 10% of the front façade, whichever is less.

Applicant is also requesting a variance from **Article 16.07.05-** number of directional signs allowed. Applicant is requesting to have 6 directional signs whereas the Ordinance allows for 1. Staff cannot find reason to allow the number of Directional Signs requested.

Staff is also concerned with the sign lighting per **Article 16.01.11-** Regulate the light emitted by signs to protect the Township’s natural, existing, and desired dark skies. (as amended 11/02/20)

Staff does not see any issue with the Monument Sign (sign A on site plan), Informational Sign (sign E on site plan), or Wayfinding Signage (sign G on site plan).

Variance Requests

Wall Signs	Sq. Footage	No. of Signs
Ordinance	100 sq. ft	1
Requested	230 sq. ft	5
Variance Amount	130 sq. ft	4

Directional Signs	No. of Signs
Ordinance	1
Requested	6
Variance Amount	5

Elevation	No. of Wall Signs	Sq. Footage
North	2	90 sq. ft
South	1	40 sq. ft
East	0	0 sq. ft
West	2	100 sq. ft

The following is the section of the Zoning Ordinance that the variance is being requested from:

16.01.01 Recognize that the proliferation of signs is unduly distracting to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct and warn the public. Too many signs can overwhelm the senses, impair sightlines and vistas, create confusion, reduce desired uniform traffic flow, create potential for accidents, affect the tranquility of residential areas, impair aesthetics and degrade the quality of a community. (as amended 11/02/20)

16.01.11 Regulate the light emitted by signs to protect the Township’s natural, existing, and desired dark skies. (as amended 11/02/20)

16.07.05 Directional Signs: No more than one (1) directional sign shall be permitted per approved driveway, with a maximum sign area of four (4) square feet per sign, and a maximum height of three (3)

feet. Any area of a directional sign that includes an establishments name, symbol or logo shall be calculated as part of the allowable monument sign square footage, as specified in table 16.1. (as amended 11/02/20)

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the applicant from installing the number of signs they typically have on their buildings and around their site. Staff believes that granting the variance would not serve substantial justice, as it could negatively impact the aesthetic character of the district and introduce excessive signage that could distract drivers.; the applicant has not demonstrated a sufficient hardship to justify an exception to the Ordinance.
- (b) Extraordinary Circumstances** – Due to the limited width of the parcel, the applicant faced restrictions on the building's orientation on the lot, thus making it more difficult for sign placement. However, staff does believe the number of signs being requested is a self-created issue.

Per Table 16.1 (2) b.

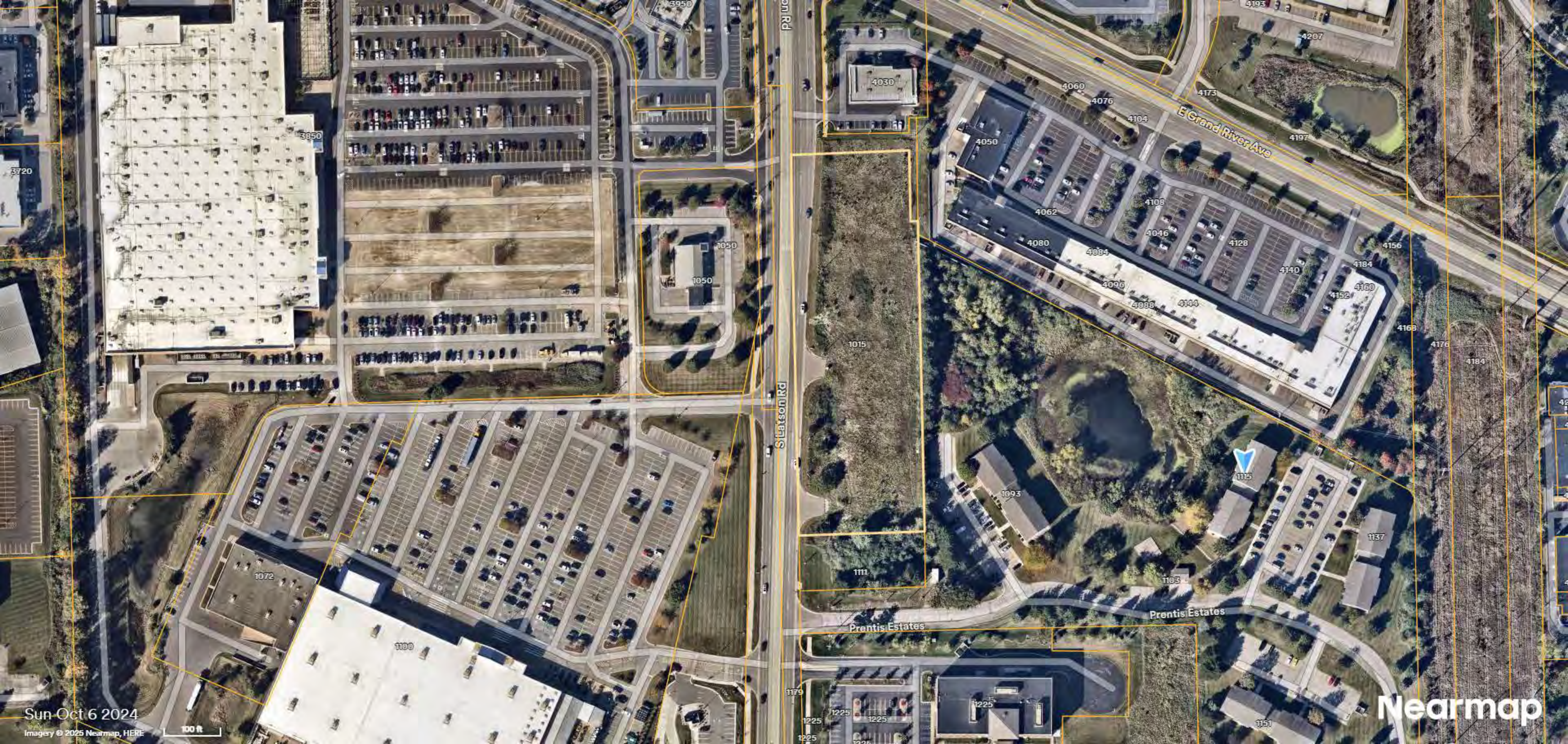
The Planning Commission shall permit two wall signs for establishments located on a lot which under certain circumstances, where obstructed views and building orientation, require additional visibility. The total collective sign area of the two signs may not exceed one-hundred (100) square feet. (as amended 11/02/20)

- (c) Public Safety and Welfare** –Too many signs can overwhelm the senses, impair sightlines and vistas, create confusion, reduce desired uniform traffic flow, create potential for accidents, affect the tranquility of residential areas, impair aesthetics and degrade the quality of a community.
- (d) Impact on Surrounding Neighborhood** – The proposed variance may have some impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. Staff notes that too many signs can overwhelm the senses, impair sightlines and vistas, create confusion, reduce desired uniform traffic flow, create potential for accidents, and impair aesthetics and degrade the quality of the community.

Recommended Conditions

If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

1. To allow for (2) “Mister” channel letter wall signs (sign B) one on North Elevation & one on West Elevation not to be more than 100 square feet in size total.
2. Directional signs may only have the verbiage lit, no blue accent lighting down the sides or sparkle logo.
3. To allow for (3) Directional Signs, each one not to be larger than 4 square feet in size.
4. No additional signage permitted in the future.



Sun-Oct 6 2024

Imagery © 2025 Nearmap, HERE

100 ft

Nearmap

PRUC Rd

Silatson Rd

E Grand River Ave

Prentis Estates

Prentis Estates

4030

1050

1050

1015

1111

1093

1115

1103

1137

1151

1179

1225

1225

1225

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4160

4152

4096

4088

4144

4168

4176

4184

4207

4173

4197

4193

3850

3720

1072

1100

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
Property Address		Class: COMMERCIAL-VACANT		Zoning: GCD		Building Permit(s)		Date	Number	Status									
1015 S LATSON RD		School: HOWELL PUBLIC SCHOOLS		Commercial		10/29/2024		P24-170											
Owner's Name/Address		P.R.E. 0%		MAP #: V24-12															
1015 LATSON ROAD LLC 29200 NORTHWESTERN HWY STE 450 SOUTHFIELD MI 48034		2025 Est TCV 688,250		TCV/TFA: 0.00															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2003.2003 COMMERCIAL LAND													
SEC 4 & 9 T2N R5E COMM AT NW COR TH N87*18'40"E 56.81 TO POB TH NW'LY ALONG ARC OF A CURVE LEFT CHORD BEARING N00*15'46"W 159.36 FT TH N88*33'52"E 150.45 FT TH S01*15'25"E 125 FT TH N88*33'52"E 12.94 FT TH S01*14'18"E 30.69 FT TH S01*46'21"E 260.49 FT TH S88*33'38"W 177.83 FT TH N01*07'25"E93.36 FT TH N'LY ALONG ARC OF A CURVE LEFT CHORD BEARING N00*39'26"E 163.71 FT TO POB CONT 1.58 AC M/L SPLIT/COMBINED ON 07/19/2024 FROM 4711-04-300-017, 4711-09-100-004; Comments/Influences		Public Improvements		* Factors *															
		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		Gravel Road		MAIN CORRIDOR		68825		SqFt		10.00000		100						688,250	
		Paved Road		1.58 Total Acres		Total Est. Land Value =												688,250	
		Storm Sewer																	
		Sidewalk																	
		Water																	
		Sewer																	
		Electric																	
		Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
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		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2025		344,100		0		344,100				344,100S	
		DLR 12/10/2024		INSPECTED				2024		0		0		0				0	
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								2022		0		0		0				0	

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

Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing																																
Class: C Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght			Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>									High	Above Ave.	Ave.	X	Low																
High	Above Ave.	Ave.	X	Low																												
Depr. Table : 2.5% Effective Age : 9 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100			** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Radiant 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																													
Year Built Remodeled Overall Bldg Height																																
Comments:																																
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:																				
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:																								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:15%;">Poured Conc.</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> </tr> </table>		X	Poured Conc.	Brick/Stone	Block	Footings		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many Above Ave.</td> <td style="width:15%;">Average Typical</td> <td style="width:15%;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical					Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Total Fixtures</td> <td style="width:15%;">Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Few Average</td> <td style="width:15%;">Few Average</td> </tr> <tr> <td>Many Unfinished</td> <td>Many Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> </tr> </table>		Few Average	Few Average
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Many Unfinished	Many Unfinished																															
Typical	Typical																															
(3) Frame:				(9) Sprinklers:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Flex Conduit</td> <td style="width:15%;">Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>				Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	(40) Exterior Wall:										
Flex Conduit	Incandescent																															
Rigid Conduit	Fluorescent																															
Armored Cable	Mercury																															
Non-Metalic	Sodium Vapor																															
Bus Duct	Transformer																															
(4) Floor Structure:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0																								
(5) Floor Cover:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Gas Oil</td> <td style="width:15%;">Coal Stoker</td> <td style="width:15%;">Hand Fired Boiler</td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table>				Thickness	Bsmnt Insul.																
Gas Oil	Coal Stoker	Hand Fired Boiler																														
Thickness	Bsmnt Insul.																															
(6) Ceiling:				(14) Roof Cover:																												

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



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Category: Project: Type:

Prepared by: Date: Title:

Mirada Medium (MRM) Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	7500 - 48000
Weight (lb)	48 - 80
Efficiency (lm/W)	97 - 90
Weight (kg)	30 (13.6)

QUICK LINKS	
Ordering Guide	Performance
Photometrics	Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LPS. During installation powder coat. Housing process. The DuraGrip finish withstands extreme weather, chemical, without cracking or peeling. Color available in 11 finishes.
- Total harmonic distortion <math>< 20\%</math>.
- Operating temperature: -40°C to +40°C (-40°F to +102°F). 42, and 48L lumen packages are available.

Optical System

- State-of-the-art one-piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- High-performance refractor optics provide exceptional glare control. Available in Type 2, 3, RW, FT, FA, and AL. Silicone optic sheet does not yellow or crack with age and provides a typical light transmission of 95%.
- Zero uplight.
- Available in 8000K, 4000K and 3000K color temperatures per ANSI C183.17. Also Available in ProSeries ColorMatrix LED technology for more detail.
- Integral tower (L) and recessed shield (R) options available. For more detail, please refer to the technical specification sheet performance. See page 3 for more detail.

Category: Project: Type:

Prepared by: Date: Title:

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

IP66 IK08



OVERVIEW	
Lumen Package	8000 - 21,000
Weight Range (lb)	21 - 35
Efficiency (lm/W)	100 - 100
Weight (kg)	10 (4.5)

QUICK LINKS	
Ordering Guide	Performance
Photometrics	Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
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Category: Project: Type:

Prepared by: Date: Title:

Scottsdale Legacy (CRUS) LED Canopy Luminaire

IP66



OVERVIEW	
Lumen Package	8000 - 21,000
Weight Range (lb)	21 - 35
Efficiency (lm/W)	100 - 100
Weight (kg)	10 (4.5)

QUICK LINKS	
Ordering Guide	Performance
Photometrics	Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-thin IP67 profile, cast housing, with flat clear or diffused tempered glass lens. Lens is water resistant sealed and IP66 rated ingress protected and designed to meet IK08 IK09 and IK10 IK11 IK12 IK13 IK14 IK15 IK16 IK17 IK18 IK19 IK20 IK21 IK22 IK23 IK24 IK25 IK26 IK27 IK28 IK29 IK30 IK31 IK32 IK33 IK34 IK35 IK36 IK37 IK38 IK39 IK40 IK41 IK42 IK43 IK44 IK45 IK46 IK47 IK48 IK49 IK50 IK51 IK52 IK53 IK54 IK55 IK56 IK57 IK58 IK59 IK60 IK61 IK62 IK63 IK64 IK65 IK66 IK67 IK68 IK69 IK70 IK71 IK72 IK73 IK74 IK75 IK76 IK77 IK78 IK79 IK80 IK81 IK82 IK83 IK84 IK85 IK86 IK87 IK88 IK89 IK90 IK91 IK92 IK93 IK94 IK95 IK96 IK97 IK98 IK99 IK100 IK101 IK102 IK103 IK104 IK105 IK106 IK107 IK108 IK109 IK110 IK111 IK112 IK113 IK114 IK115 IK116 IK117 IK118 IK119 IK120 IK121 IK122 IK123 IK124 IK125 IK126 IK127 IK128 IK129 IK130 IK131 IK132 IK133 IK134 IK135 IK136 IK137 IK138 IK139 IK140 IK141 IK142 IK143 IK144 IK145 IK146 IK147 IK148 IK149 IK150 IK151 IK152 IK153 IK154 IK155 IK156 IK157 IK158 IK159 IK160 IK161 IK162 IK163 IK164 IK165 IK166 IK167 IK168 IK169 IK170 IK171 IK172 IK173 IK174 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**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
January 14, 2025 - 6:30 PM**

MINUTES

Call to Order: Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Craig Fons, Matt Hurley Michele Kreutzberg, Rick Soucy, and Carrie Aulette, Zoning Official. Absent was Bill Rockwell.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introductions: The members of the Board and staff introduced themselves.

Conflict of Interest: None

Approval of the Agenda:

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:31 pm with no response.

Chairperson McCreary reviewed the criteria necessary for a variance to be approved.

OLD BUSINESS

1. 24-28... A request is being made by Jeffrey A. Adams of 5239 Wildwood for a rear (waterfront), road, and side yard setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to construct an accessory structure.

Mr. Adams stated that the proposed structure would not have an impact on the neighborhood and will be an improvement from the existing shed that he has. There are seven houses on Wildwood that have garages. His neighbor's home is 2' 8" inches from the property line. His neighbor does not have any issues with him placing the garage there. This will not have a negative effect on vehicle or foot traffic, and it will match his home.

He showed the plan, noting that he has reduced the size of the structure from 14' x 30' to 12' x 24' and moved it one foot closer to his home so there is nine feet between his and his neighbor's home at the road and seven feet at the waterfront.

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Board Member Kreuzberg appreciates the changes made by the applicant. She questioned if the concrete slab is going to be removed. Ms. Aulette stated it must be removed to meet the impervious surface minimum.

Board Member Soucy stated that the neighbor's home being so close to Mr. Adams' home is a hardship for him.

Board Member Fons confirmed that the house will be connected to the garage by a walkway. Mr. Adams stated yes, it will have a roof but there will be no walls. It will be six feet wide.

Chairperson McCreary asked about the walkway that is between Mr. Adams' house and the home to the west. It is community property but has brick pavers and is being used as parking. Mr. Adams stated that he was not aware that he was encroaching into the walkway when he laid down the pavers in the 1990's. There are many people who park there. She would like to see this come into compliance.

Board Member Fons stated that there are many walkways in this subdivision that have sheds and fences built on them. He does not want the applicant to park there, but he doesn't think he needs to remove the brick pavers as they are not a permanent structure. Board Member Soucy agrees.

The call to the public was made at 6:49 pm with no response.

The packet included a letter from his neighbor, Austin Mitter, at 5245 Wildwood, stating he is in support of the variances.

Moved by Board Member Kreuzberg, supported by Board Member Soucy, to approve Case #24-28 for Jeffrey A. Adams of 5239 Wildwood for a rear (waterfront) setback variance of 2 feet from the required 40 feet for a setback of 38 feet, a front yard/road setback variance of 1 foot from the requested 10 feet for a setback of 9 feet, and side yard setback variance of 5 feet, 8 inches from the required 10 feet for a setback of 4 feet, 4 inches to construct 12' x 24' garage, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict intended use of the property.
- These variances will provide substantial justice, is the least necessary, is not self-created, would make the property consistent with other properties and homes in the area as there are several homes in the vicinity that do not meet the LRR setbacks or lot coverage requirements.
- The variances are necessary due to the extraordinary circumstances, such as the narrowness of the lot, placement of home on the property, and the neighboring home located two feet from the lot line makes it difficult to adhere to side yard setbacks.
- Granting these variances would not impair adequate light or air to adjacent properties, would not increase congestion or increase danger or fire or threaten public safety or welfare.

- The variances would have little or no impact on the appropriate development, continued use or value of adjacent properties and surrounding neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.
2. Owner must remove all other existing accessory buildings and cement slabs on the property.
3. The pavers may remain in the platted walkway, but no parking is permitted on said walkway.

The motion carried unanimously.

NEW BUSINESS

1. 25-01...A request by Paul Mitter of MITTS LLC, 5796 E. Grand River, for a front yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a monument sign.

Mr. John Nagle of Image 360, representing Mr. Mitter and Wonderland Marine, stated they are requesting a variance of six feet to install a monument sign. The existing pole sign is no longer in compliance with the new ordinance. They would like to put in an electronic message area, so to ensure it can be read, they have to increase the width of the sign. Having a large sign on Grand River is important. The unique circumstance of this property is the location of the underground utilities. This is the only location where the sign can be placed. They will use the existing foundation and pole. The other utility companies and the Livingston County Road Commission have approved the sign location. It is not self-created because the ordinance changed from when the sign was initially installed. There is no site visibility issues with this location.

Chairperson McCreary stated that the sign is not encroaching 10 feet into the "road ROW", it is encroaching into the "road ROW setback". She noted that there are other locations along Grand River that have the same issue with their signs due to the location of the underground utilities.

Board Member Fons asked if the Township Utilities Director reviewed this because it is on top of the sanitary sewer main. Ms. Aulette stated that he approved the original site plan.

The call to the public was made at 7:04 pm with no response.

Moved by Board Member Kreutzberg, supported by Board Member Hurley, to approve Case #25-01 for Paul Mitter of MITTS LLC, 5796 E. Grand River, for a ROW setback variance of six feet from the required ten feet for a setback of four feet to construct a monument sign, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably prevent the application from installing a sign.
- This variance would provide substantial justice, is the least necessary, is not self-created, and would make the business consistent with other businesses with monument signs in the same zoning district.

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- The variance is necessary due to extraordinary circumstances, such as new building construction setbacks, required parking area and landscaping have reduced the available space to install a proper monument sign. It should be noted that the new sign will be more consistent with current sign standards as the existing sign is non-compliant.
- Granting this variance would not impair adequate light or air to adjacent properties, would not increase congestion or increase danger or fire or threaten public safety or welfare. The location of the sign will not interfere with traffic entering or exiting Grand River.
- The variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and surrounding businesses.

This approval is conditioned upon the following:

1. Any additional signage will require Township approval.

The motion carried unanimously.

Administrative Business:

1. Correspondence

Ms. Aulette stated the Election of Officers will be on next month's agenda. There will be one old business case and one new business case.

2. Approval of minutes for the December 17, 2024 Zoning Board of Appeals meeting.

Moved by Board Member Kreutzberg, supported by Board Member Fons, to approve the minutes of the December 17, 2024 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

3. Member Discussion

Chairperson McCreary stated she advised the Planning Commission last night that the car wash being developed on Latson Road is causing a lot of dirt and mud on Latson Road.

Board Member Kreutzberg stated there was a large amount of water on Grand River in front of the development at Dorr Road.

4. Adjournment

Moved by Board Member Hurley, supported by Board Member Kreutzberg, to adjourn the meeting at 7:18 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary