Chairman Doug Brown called the regular meeting of the Zoning Board of appeals to order at 6:30 p.m. at the Genoa Township Hall. The Pledge of the Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Doug Brown, Barbara Figurski, Steve Wildman, Kevin Brady and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 7 persons in the audience.

Chairman Brown gave a brief introduction of the board members and on why the Zoning Board of Appeals exists.

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

06-23...A request by Larry Nastwold, Section 22, 4054 Clifford, for a side yard and front yard variance to construct an addition.

A call to the public was made with the following response: Anne Jackson- 4044 Clifford, questioned if his garage is going to be taller than hers and when she walks out her front door will she be looking at a wall?

Moved by Brady, supported by Perri, to table case #06-23 for the petitioner to have time to redesign the placement for the garage for up to the next three scheduled Zoning Board of Appeals meetings. Motion carried as follows: Ayes- Perri, Brady, Brown, Wildman. Nays- Figurski.

06-35...A request by Stanley Rojowski, Section 28, 4151 Homestead, for two side yard variance and a waterfront variance to construct an addition.

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to approve case #06-35 for 4151 Homestead, for a one side yard variance of 4’9” with a setback of 5’1” and a waterfront variance of 4’ with a setback of 60’. The home is to be completely guttered. The practical difficulty is the narrowness of the lot. Motion carried unanimously.

06-36...A request by A1 Signs, Sec. 5, 3599 E. Grand River, is for a sign variance to install a new sign on an existing building.

A call to the public was made with no response.
Moved by Brady, supported by Wildman, to alter the variance request for case #06-36 to allow a 180 sq. ft. sign. The practical difficulty is the architectural design of the building, configuration of the building on the lot, and setback from Grand River Ave. Motion carried unanimously.

06-37...A request by Dennis Cuffe, Sec. 9, 1135 Cresthaven, is for a front yard variance and a side yard variance to construct a new home.

A call to the public was made with no response.

Moved by Figurski, supported by Perri, to approve case #06-37, 1135 Cresthaven for a front variance of 8’7” with a setback of 26’3” and a side yard variance of 5’ with a setback of 5’. The practical difficulty is the narrowness of the lot and this would be an improvement to the area. Motion carried unanimously.

06-38...A request by CVS, Sec. 6, 2235 E. Grand River, is for a sign variance, wetland buffer variance, retention pond variance and a variance for an additional drive-thru lane.

A call to the public was made with no response.

Moved by Brady, supported by Perri, to approve case #06-38 for an additional 483 sq.ft. encroaching into the wetland setback, a variance for an additional drive-thru with the practical difficulty being the topography and shape of the lot. Also, approval for a variance for an additional directional sign. The practical difficulty is to improve traffic flow for safety and welfare. Motion carried unanimously.

Moved by Figurski, supported by Wildman, to approve minutes with corrections. Motion carried unanimously.

Meeting was adjourned at 8:06 p.m.

Respectfully submitted:

Amy Ruthig