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, Steve Wildman, Kevin Brady, Barbara Figurski and Joe Perri. Also present was Township staff member Adam Van Tassell and approximately 11 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 with removal of Item #2. **Motion carried unanimously.**

A call to the public was made for non agenda items with no response.

1. **A request by Dean and Patricia Buckley, Section 22, Vacant Conrad Road, for a variance to the secondary front yard to allow the construction of a new home.**

   A call to the public was made with no response.

   Moved by Perri, supported by Figurski to approve case #06-09 with a front north yard variance of 20 feet with a setback of 15 feet. The practical difficulty of corner lot and narrowness of the lot. Further that this petition replaces the first petition. Condition: house to be guttered. **Motion carried unanimously.**

3. **A request by Gerald Musselman, Section 19, 3744 Westphal, is for a variance to construct an addition to a detached accessory structure that is currently nonconforming due to being located in the front yard.**

   A call to the public was made with the following response:

   A letter was received by Township Staff on July 5th, 2006 stating the following: “We Mr. and Mrs. Shinglebecker own property at 3742 and 3746 Westphal, which is adjacent to 3744 Westphal- where a pole barn is being built. We have no objection what-so-ever where this pole barn is being built on this property.”

   **Moved** by Brady, supported by Perri to approve case #06-20 to allow a 24 by 24 addition to an existing pole barn in the front yard. Practical difficulty being the rough topography and the well located in the rear yard. **Motion carried unanimously**
4. A request by Stephen Bindon, Section 15, 5321 Crooked Lake Road, is for a variance to install an inground swimming pool in the front yard.

A call to the public was made with no response.

Moved by Perri, supported by Brady to approve case #06-21 to grant a variance to allow the pool in the front yard as well as a second variance of one foot in height for a fence in the front yard around the swimming pool. Practical difficulty is the topography of the surrounding property is unsuitable for a pool. Motion carried unanimously.

5. A request by Mt. Brighton LLC., Section 25, 4141 Bauer Road, is for a variance to create two nonconforming lots.

A call to the public was made with the following response: Martin Anderson of 4545 Bauer – Is it nonconforming because its too big? VanTassell: I received a call from a Mr. Durbin of 4620 Kingswood. He stated his support for this petition as long as the neighbors directly adjacent did not object.

Moved by Brady, supported by Figurski to table case #06-22 to allow the petitioner to provide more information regarding the lot and the Livingston County drainage easement for up to the next 3 months. Motion carried unanimously.

Moved by Figurski, supported by Wildman to approve the minutes of the June 20, 2006 Zoning Board of Appeals meeting with minor corrections. Motion carried unanimously.

Meeting adjourned at 7:15pm

Respectfully Submitted:

Adam Van Tassell