

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 20, 2006
MINUTES**

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

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

06-09...A request by Dean and Patricia Buckley, Section 22, Vacant Conrad Road, is for an appeal of administrative decision and interpretation of zoning ordinance.

A call to the public was made with no response.

Moved by Perri, supported by Brady, to table case# 06-09 for Dean and Patricia Buckley for the next scheduled meeting of the Zoning Board of Appeals to republish for a dimensional variance as opposed to an appeal of administrative decision and interpretation of Zoning Ordinance. **Motion carried unanimously.**

06-16...A request by Nancy Korenchuk, Section 29, 3580 E. Coon Lake Road, for a variance to split property into two nonconforming lots making two detached accessory structures non conforming.

A call to the public was made with the following response: Joe Staggs- 3689 E. Coon Lake Road, I moved in 34 years ago and I live within 300 feet of them. I could have split my property with 8 acres. The 3 lots that is next to them have been there for at least 25-30 years ago. I don't know what it was zoned at the time.

Moved by Brady, supported by Perri, to table case #06-16 for up to 3 scheduled Zoning Board of Appeals meetings to allow the petitioner further time to obtain new information. **Motion carried unanimously.**

06-17...A request by Robert and Rita Bennett, Section 10, 5265 Wildwood, for a side yard, front yard, rear yard, waterfront and lot coverage variance to construct a new home.

A call to the public was made with no response.

Moved by Brady, supported by Perri, to approve case# 06-17 located at 5265 Wildwood requesting a variance of 30.45 feet in the front, a 5.79 foot variance on the west side, a 22.12 foot rear yard variance, 6 foot waterfront variance and a overall lot coverage of 5%. The house is to be guttered. The 17 feet between the property line and the waterfront helped the Board make their decision for the lot coverage variance. The practical difficulty is the narrowness of the lot. **Motion carried unanimously.**

06-18...A request by Charles and Mary Denning, Section 10, Vacant Grand River, for a sign variance.

A call to the public was made with the following response: Byron Baker- 5481 E. Grand River-I own the house to the west of the subject property. I know that the home is not located on that lot. The business is located in Westland. He should not be allowed to keep the sign up during the variance process.

Moved by Perri, supported by Wildman to deny case# 06-18 due to there being no home present on that lot and which violates the home occupation ordinance. **Motion carried unanimously.**

06-19...A request by David and Elizabeth Holdwick, Section 35, Vacant Cunningham Lake Road, for a side yard variance to construct a new home.

A call to the public was made with the following response: Jim Heaslip- 6474 Cunningham Lake Road- I am the neighbor to the north, I do not understand why someone would buy the property knowing the setback and construct a house that does not fit. The intent of the setbacks is to stay within the requirement. There is ample room for not needing a variance. Katherine Heaslip- 6474 Cunningham Lake Road- the house with the view looks like the house is cocked and that is causing the variance. It looks like there is enough room to change the house and not need a variance. Katherine Heaslip- when he purchased the property the Zoning ordinance was in effect and when he designed the home. The Zoning Ordinance is there for a reason and if there is not compelling reason for why he could not change the angle on the house. You still have a view of the water. Cunningham Lake is not a lake with beautiful views. The setbacks should have been kept in mind when designing the house.

Moved by Perri, supported by Brady to approve case #06-19 per petitioner's request for a 10 foot side yard variance to construct a new home. The practical difficulty is the irregular shape of lot. **Motion carried unanimously.**

Moved by Brady, supported by Wildman, to approve the minutes of the May 18, 2006 Zoning Board of Appeals meeting. **Motion carried unanimously.**

Meeting was adjourned at 8:15 p.m.