

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 20, 2005
6:30 P.M.**

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, Jean Ledford, Barbara Figurski, Joe Perri and Kevin Brady. Also present was Township staff member Adam Van Tassell and approximately 8 persons in the audience.

Moved by Figurski, supported by Ledford to approve the agenda with the tabling of case 05-36. Motion carried unanimously.

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

05-24...A request by Mark Snyder, Section 32, 5697 Richardson Road, for a variance to create two non-conforming lots.

A call to the public was made with the following response: Dave Hembree- At the last meeting, it was made clear to vacate the rental property. There are still people living in the house. Pam Rietsch: One thing that is not being discussed was the noise ordinance. Chairman Brown: that matter should be taken up with the appropriate authorities but not this Board.

Moved by Brady, supported by Ledford, to deny case #05-24 5679 Richardson Road, due to not meeting criteria to grant land variance and due to the lack of practical difficulty associated with the land. Motion carried unanimously.

05-25...A request by Paul and Amanda Mykolaitis, Section 29, Vacant Brighton Road, for a variance to create two nonconforming lots.

A call to the public was made with the following response: Chairman Brown read a letter from Jeff Sauls dated 9-15-05. "Again I am writing a letter about the variance to create two nonconforming lots, on section 29, vacant Brighton Rd., case 05-23 for board of appeals, September 20,2005, 6:30 p.m. My concern is I am not in favor of possible two houses being built on the five acre's. I moved here because of the woods and wildlife, and now someone wants to destroy that. We have talked to Paul and Amanda Mykolaitis, one option was to ask my Wife and I to give up some of our two and half acre's for a driveway(answer NO!), option two, reading the letter from Kim Hiller, utilities and permits engineer, there is a way, other than a possible chance that two houses could be built. I understand cost to some, but I tried to weigh the cost to everyone around us and think it would be more costly to the neighboring area's to lose the woods and have

Zoning Board of Appeals 9-20-05 Minutes

possible two houses so close to one another, including mine, it would be three, four houses all in a grouping and lose all the woods. Why not move back into town (don't want that). I think there could be a better solution than splitting five acre's. Would that mean we could split our two and half acres? I know it's a tough road for some, but I also have to keep the value of our property in mind. Also we are not trying to make enemies; we just think there has to be a better solution. Thank you for your time. Jeff Sauls.

Moved by Ledford, supported by Brady, to grant petitioner's request to split property for the purpose to split off the non conforming existing driveway and to allow a conforming driveway according to the Livingston County Road Commission. It is subject to the Township attorney's review and the smaller parcel is to be sold in conjunction with the larger parcel and the practical difficulty is the topography of the parcel. Motion carried unanimously.

05-35...A request by Helmut Kaltenbacher, Section 29, 3161 Brighton Road, for a side and rear yard variance to construct a detached accessory structure.

A call to the public was made with no response.

Moved by Perri, supported by Ledford, to grant petitioner's request for case 05-36 to construct a 12 X 20 detached accessory structure with a 15 foot variance on one side and a 40 foot variance to the rear. The practical difficulty is the topography of the land. Motion carried unanimously.

Moved by Ledford, supported by Brady, to approve the July 19, 2005 Zoning Board of Appeals minutes pertaining to FTAG Investments to accept the meeting minutes as being represented of the ZBA process the night of August 16, 2005 Zoning Board of Appeals minutes with corrections.

Meeting was adjourned at 7:33 p.m.