

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 16, 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 11 persons in the audience.

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

Moved by Figurski, supported by Ledford to approve the agenda with the tabling of case 05-22, 05-24 and 05-25. Motion carried unanimously.

05-29...A request by Neal Nielsen, Section 14, Grand River Annex, for a sign variance.

A call to the public was made with the following response- Dr. Bonine, 6893 W. Grand River, I am here in support of my neighbor, Mr. Neilsen. I consider this a great aesthetic to the community. When I think of message signs I think of New York City with the running ticker tape. I believe this sign serves as a community service and it enriches the environment of Livingston County. I do not think that it will serve as a visual distraction. I believe that ticker tapes should not be allowed. I support him entirely and believe that he is enriching the neighborhood.

Moved by Figurski, supported by Ledford, to agree with the Zoning Administrator's interpretation of the Zoning Ordinance for Mr. Neilsen. Motion carried unanimously.

Moved by Ledford, supported by Perri, to grant petitioner's request for case 05-29 for a sign variance to attach a clock and temporary temperature mechanism to the existing sign of approximately 27" X 14" due to the uniqueness of the property and uniqueness of the intended use. Motion carried unanimously.

05-30...A request by Raymond Gage, Section 21, 4894 Stillmeadow, for a side yard variance to construct an addition.

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to deny case# 05-30 due to the application conflicting with the PUD agreement between the Township and the developer and due to the fact of no practical difficulty shown to the property. Motion carried unanimously.

05-31...A request by William and Sharon Bostock, Section 10, 1330 Elmhurst, for a split variance.

A call to the public was made with the following response: Gary Ptaszniak- I am the neighbor down the street and the Bostock's keep a nice place. You are here to help the people that are good in the neighborhood. They have a true hardship and it was not explained to them correctly. They are looking to improve the area. There are only 17 people on the street and no one is here to fight them on this. This is an enhancement to the neighborhood. The person that wants to buy this property does not want to sell this.

Moved by Ledford, supported by Perri, to deny case #05-31 due to the lack of practical difficulty. Motion carried unanimously.

05-32...A request by Sign A Rama, Section 13, 7191 W. Grand River, for a sign variance.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to grant case #05-32 a sign variance for 7191 W. Grand River located on the south-west corner of the Grand River side of the building. The size of the sign will be 10 X 3 as submitted to the Zoning Board of Appeals. The practical difficulty is the west sign is not accessible to the public coming from the east. Motion carried unanimously.

05-33...A request by John Topij, Section 3, 5790 Maunee, for a side yard variance to construct a detached accessory structure.

A call to the public was made with no response.

Moved by Brady, supported by Figurski, to grant petitioner's request for a third and last detached accessory structure 18X 20. The carport will be covered on two sides with grass as the flooring. The practical difficulty is the narrowness of the lot. The motion carried unanimously.

Moved by Ledford, supported by Figurski, for approval of the July 19, 2005 Zoning Board of Appeals minutes. The motion carried unanimously.

Meeting was adjourned at 8:55 p.m.