

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
May 17, 2005**

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 and Barbara Figurski. Also present was Township staff member Adam Van Tassell and approximately 15 persons in the audience.

Moved by Ledford, supported by Figurski, to table item #1 (04-45) for John and Eileen Nowicki, Section 22, Vacant Land on Sharp Drive, for a waterfront variance to construct a new home, per petitioner's request. Motion carried unanimously.

05-13...A request by Bonnie and Robert Fish, Section 17, 2303 Chilson Road, for a side yard variance to construct a detached accessory structure.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to grant petitioner's request for case #05-13 for a 36 foot south side variance with a 4 foot setback to construct a 12 X 20 accessory structure with a concrete floor. Conditioned upon accessory structure being guttered. The practical difficulty is that the north side is inaccessible, the location of the septic system leaving the south side that only available place. Motion carried unanimously.

05-12...A request by Jeff Iid, Section 9, 1054 Sunrise Park, for a height variance, rear yard and a front yard variance to construct an addition.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to grant case # 05-12 for Jeff Iid, for a 1 foot rear yard variance, 9 foot front yard variance and a 5 foot height variance. The practical difficulty is the water erosion at the rear of the property and the steep slope of the lot. Motion carried unanimously.

05-14...A request by Tim and Nancy Walter, Section 26, 6060 Meadow Pointe Circle, for a side yard variance to construct a detached accessory structure.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to table case # 05-14 until the next scheduled Zoning Board of Appeals meeting per the petitioner's request. Motion carried unanimously.

05-15...A request by John Gwisdala, Section 9, 803 Sunrise Park, for two side yard variances and a front yard variance to construct an addition.

A call to the public was made with the following response: Tom Sutton- 814 Sunrise Park- If he builds up he will block my view of the lake. I bought my house with the view of the lake. Mary Huff- Is the lot straight. Is it the same at the front than at the back? Deborah Sobel-800 Sunrise Park- If he is going up, it will take a lot of view away. Is he going to take the trees out?

Moved by Figurski, supported by Ledford, to table case #05-15 until the next schedule Zoning Board of Appeals meeting for further information. Motion carried unanimously.

05-16...A request by Gerald Matta Jr., Section 3, 5673 Chippewa, for a side yard variance to construct a garage in the front yard.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to grant petitioner's request for a 5 foot front yard variance to construct an attached garage and breezeway. The practical difficulty is the 40 foot drain easement and 6 foot public utility easement at the rear of the property, a 10 foot wide drain easement to the side of the property, and the petitioner's must maintain 5 feet from the well per the Livingston County Health Department. Motion carried unanimously.

05-17...A request by Mark LeChard, Section 12, 1634 Sandy Shore, for a side yard variance to construct a garage in the front yard.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to grant petitioner's request for a 5 foot south side yard variance to construct a new home. The practical difficulty is the Livingston County Health Department approved the septic site is based on access to the septic field for possible future servicing of the septic system. Motion carried unanimously.

Moved by Ledford, supported by Figurski, to grant petitioner's request to allow a detached accessory structure in the front yard with a 2 foot side yard setback and a 24 foot front yard setback. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the March 22, 2005 Zoning Board of Appeals minutes with corrections. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to table approval of April 25, 2005 Zoning Board of Appeals minutes. Motion carried unanimously.

Meeting adjourned at 8:00 p.m.