

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
AUGUST 17, 2004**

**MINUTES**

Chairman Doug Brown called the regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Jean Ledford, Kevin Brady, Joe Perri and Doug Brown. Also present was Township Staff member Adam Van Tassel and approximately 20 persons in the audience.

Moved by Figurski, supported by Ledford to approve the Agenda. Motion carried unanimously.

A call to the public was made with no response.

**04-11...A request by Jeffrey Adams, Section 10, 5239 Wildwood, for a front yard, rear yard and side yard variance to construct a 2<sup>nd</sup> story addition. (tabled 4-20-04)**

A call to the public was made with no response.

Moved by Ledford, supported by Brady, to grant petitioners request for a 2<sup>nd</sup> story addition in keeping within the present building envelope structure known as 5239 Wildwood, with requested setbacks of 3 feet at front, 10 foot rear yard variance, a 35 foot waterfront variance and 2 foot west side variance. The practical difficulty is due to the narrowness and odd shape of the lot as per survey prepared by Hughes Land Surveyors dated July 28, 2004. Conditioned upon the structure being guttered with water runoff to be directed toward the lake or supply a catch basin. Motion carried unanimously.

**04-36...A request by Randy Van Heemst, Section 9, 1047 Sunrise Park, for a front yard and side yard variance to construct a detached accessory structure.**

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to grant approval for a variance for a 20 X 20 detached accessory structure for an 8 foot variance in the front, 2 foot variance on the side. The practical difficulty is the small size of the lot. This approval is conditioned upon the structure being guttered, no living space, no water or heat for the accessory structure. Motion carried as follows: Ayes- Ledford, Brown, Perri, Figurski; Nays- Brady.

**04-38...A request by Lorrie Beno, Section 3, 610 Pathway, for a front yard variance to construct an addition.**

A call to the public was made with the following responses: Karen Green- (604 Black Oaks Trail) I am concerned about road access and construction traffic. I am also concerned about the utilities in the sewer easement. Mr. Brown stated that access easements do not involve the Township. Joe Green- (604 Black Oaks Trail) the chimney is on the property line. Steve Miller- (680 Pathway) I am concerned about the driveway and protecting the access. Mark Trump- (616 Pathway) I do not agree with Mr. Green and Mr. Miller claims the road is supposed to go across his property. Steve Wildman- (658 Pathway) I have concerns regarding an ingress and egress.

Moved by Brady, supported by Perri, to table to allow the petitioner to submit more accurate drawings to reflect proposed and existing structures to the September 21, 2004 Zoning Board of Appeals meeting. The motion carried unanimously.

**04-39...A request by Debbie and Brian Leek, Section 28, 3997 Homestead, for a road side variance to construct a covered porch.**

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to amend the February 12, 2004 variance for 3997 Homestead for the house with a south side setback of 11 feet to a 7 foot setback on the south side to allow for a 4 foot deep, 18 foot wide covered porch. The motion carried unanimously.

**04-40...A request by D.E. Lynch Carpets, Section 10, 5205 E. Grand River, for a front yard variance to install a parking lot and a side yard variance to construct an addition.**

A call to the public was made with no response.

Moved by Brady, supported by Ledford, to approve a 14.1 foot front yard variance and a side parking lot variance of zero feet. The practical difficulty is the existing nonconforming building and the lot shape and intruding pathway. The motion carried unanimously.

**04-41...A request by Robert Fritch, Section 3, 5900 Golf Club, for a rear yard variance to construct a detached accessory structure.**

A call to the public was made with no response.

Moved by Brady, supported by Perri, to grant a 22 foot rear setback for a 1200 sq. ft. pole barn. The practical difficulty is the location of the existing drain fields. The motion carried unanimously.

**04-42...A request by Dean and Jan Hartford, Section 19, 3681 Kipling Circle, for a side yard variance to construct a detached accessory structure.**

A call to the public was made with the following response: Michael Suci- (1071 Sunrise Park) A man can never have too much garage.

Moved by Figurski, supported by Ledford, to grant a 7 foot variance to allow a 900 sq. ft. accessory structure on the following conditions: the height must meet the Township ordinance, the dormers to be removed on the neighbor's side and there is to be a vegetation screening on neighbor's sides. The practical difficulty is the location of the existing elevated drain field. The motion carried unanimously.

Moved by Ledford, supported by Figurski, to approve the July 20, 2004 Zoning Board of Appeals minutes with corrections. The motion carried unanimously.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted:

Adam Van Tassell