

**GENOA TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 22, 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, Joe Perri, Kevin Brady and Doug Brown. Also present was Township Staff member Adam Van Tassell and approximately 12 persons in the audience.

Chairman Brown welcomed new Zoning Board of Appeals member Kevin Brady.

Moved by Ledford, supported by Figurski to approve the Agenda with the tabling of item #3 for Michael Boggio (Crystal Gardens) until the July 20, 2004 meeting. Motion carried unanimously.

A call to the public was made with no response.

04-05...A request by C.A. and D.M. Malysz, Section 12, Vacant, Clark Lake Road, for a front yard, side yard and waterfront variance to construct a new home. (tabled 3-16-04, 4-20-04, 5-18-04)

A call to the public was made with no response.

After discussion it was decided to make a motion for each lot.

Moved by Ledford, supported by Figurski, to grant petitioner's request for setbacks on lot 115 as follows: Front yard variance of 19 feet, one side yard variance of 20 feet, other side variance of 24 feet, rear lot line to waterfront of 27 feet and the waterfront variance to the closest edge of the house of 24 feet. This conditioned upon the residence being guttered, the construction of block wall being subject to the Livingston County Building Department's approval and the footprint of the house to be approximately 1727 sq.ft. The hardship is the narrowness of the lot and the location of the septic field. Motion carried unanimously.

Moved by Ledford, supported by Figurski, to table request pertaining to lot 114 up to two months per the petitioner's request. Motion carried unanimously.

04-09...A request by Champion Chevrolet, Section 10, 5000 Grand River, for a height variance to install a 70 foot flag pole.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to grant a variance of 30 feet in height for petitioner to erect a 70 foot flag pole with the condition that the lights will not glare to affect the vision of traffic. The hardship is it is closer to the ground and the flag is flying at half mast it may cause interference with vehicle site distance. Motion carried unanimously.

Chairman Brown commented on a letter that was received regarding this case. It was very inflammatory not only towards Ms. Ledford but the Township itself. Her motion for denial was not against the American flag it was against the pole itself. Ms. Ledford is a very patriotic person. Also the letter stated that the Genoa Township flag is not lit at night. The Township flag was stolen and the pole was vandalized. The Township Board has made an approval for Laundry Electric to replace the light that was damaged. The letter was very uncalled for.

04-17...A request by Michael Boggio Jr., (Crystal Gardens), Section 10, 5798 E. Grand River, for a sign size variance. (tabled 5-18-04)

Tabled per petitioner's request.

04-19...A request by Stephen Riley, Section 7, 2650 Beck Road, for a side yard variance to construct an attached garage.

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to grant the petitioner's request for a 12 foot side yard variance to construct a 36 X 32 attached garage. The hardship is the close proximity to the well and propane tank in the back yard at the rear of the proposed garage and the septic field and reserves in the front yard on either side of the driveway making this the only suitable area for the garage in question. Motion carried unanimously.

04-20...A request by Mary Larson, Section 30, 4380 Gale Drive, for a rear yard variance to construct a new deck.

A call to the public was made with no response.

Mr. Bill Gehringer was present to represent the petitioner.

Moved by Figurski, supported by Ledford, to grant case # 04-20 a 21 foot variance to erect a 10 X 12 deck to attach to the rear of the home. The hardship is the depth of the lot and the deck could serve as a fire escape in the rear of the home. Motion carried unanimously.

04-21...A request by Mary Jo and Gary Haapala, Section 2, 5981 Oak Bend Court, for a rear yard variance to construct a new deck.

A call to public was made with no response.

Moved by Figurski, supported by Perri, to grant approval of case # 04-21 for a deck of 800 sq. ft. with a rear yard variance of 10 feet. The hardship is the slope and terrain of the lot and also the deck could serve as a fire escape in the rear of the home. Motion carried unanimously.

04-22...A request by Robert and Diana Murdock, Section 15, 5818 Sterling Drive, for a variance to allow a split with non conforming lot widths.

A call to the public was made with no response.

Mr. Thomas O'Connell and Mr. Murdock were present to represent to the petitioner.

Moved by Figurski, supported by Ledford, to deny case # 04-22 on Sterling Drive for Mr. Murdock due to no practical difficulty or hardship exists with the land. Motion carried unanimously.

04-23...A request by Enterprise Rent-A-Car, Section 13, 7184 w. Grand River, for a side yard variance to construct an addition.

A call to the public was made with no response.

Mr. Jason Spong and Mr. Dave Smith with Enterprise were present for the petitioner.

Moved by Ledford, supported by Figurski to grant petitioner's request for a 5 foot variance along the west side yard to construct a 505 sq. ft. addition to Enterprise Rent-A-Car's existing nonconforming structure. The variance would make the property consistent with the other properties in the vicinity. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Zoning Board of Appeals, May 18th, 2004 minutes with grammatical corrections. Motion carried as follows: Ayes- Perri, Brown, Figurski, Ledford with Brady abstaining.

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

Respectfully submitted:

Amy Ruthig

