

(corrected)
GENOA TOWNSHIP
ZONING BOARD OF APPEALS
August 14, 2001

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Vice-Chairman Barbara Figurski at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Polly Skolarus, Jean Ledford and Judith Stornant. Also present were Township Zoning Administrator Adam Van Tassell and approximately 15 person in the audience.

Moved by Ledford, supported by Stornant, to approve the Agenda as presented. The motion carried unanimously.

A Call to the Public was made with no response.

01-30 A request by Craig and Elizabeth Hagen, Section 22, 4191 Highercrest, for a 9-foot side, 72-foot waterfront and a 2-foot height variance to construct a new home.

Moved by Skolarus, supported by Ledford, to table the petition until the next regular meeting of the Board. The motion carried unanimously.

01-37 A request by Mike and Natasha Dunlop, Section 27, 5437 Versailles, for a 15-foot variance to construct a deck.

A Call to the Public was made with the following response: Jim Justin - The Hagen's have built to the maximum extent of the parcel and I oppose the variance. Barbara Fritz - I signed the petition objecting to the variance and I don't want a precedent set here. Tom Fritz - The petitioner knew the house was located next to a swamp area when they bought the house. We all have mosquito problems. Letters were received from many Villas residents both opposing and supporting the variance.

Moved by Ledford, supported by Stornant, to deny the request for variance since no hardship or practical difficulty related to the property was presented by the petitioner. It was determined that the parcel should remain in accordance with the PUD agreement and that the petitioner had an opportunity at the time of construction to make an allowance for a covered porch. The motion carried unanimously.

01-38 A request by Thomas and Kathleen Sweder, Section 22, 3823 Highercrest, for a 7.5-foot waterfront and a 9.3-foot front yard variance to construct a new home.

A Call to the Public was made with the following response: Glenn Lent - I am the previous owner of this parcel. This new home will enhance the value of our property and I am in favor of the variance being granted. Moved by Skolarus, supported by Ledford, to grant a 7' 3" roadside variance and a 7' 5" waterfront variance contingent upon the petitioner reducing the size of the garage to 24' x 26'. This will reduce the depth of the home by 2'. The practical difficulty is the unusual topography in

that the lot slopes from front to back forcing the placement of the garage outside the roadside setback. The motion carried unanimously.

01-39 A request by Joann Bartmolomucci, Section 22, 3914 Highercrest, for a 1.88-foot side yard variance to construct a new home.

A Call to the Public was made with no response. The board received numerous letters both opposing and supporting this petition. Moved by Skolarus, supported by Ledford, to grant a 2' side yard variance for construction of a new home. This action is contingent upon the lower deck extending no more than 11' from the back of the home and that the deck extend no more than 5' into the 85' setback requirement from the waterfront. Further, the deck on the 2nd level will not be removed from the plan at the request of the petitioner. The practical difficulty is the narrowness of the lot. The motion carried unanimously.

01-40 A request by Quade and Mindy Finnicum, Section 13, 7061 Herbst, for a variance to construct a detached garage in the front yard and a variance to exceed maximum square footage for a detached garage.


A Call to the Public was made with no response. Moved by Ledford, supported by Stornant, to approve the placement of the garage in front of the home. The garage will conform to the zoning ordinance and measure no more than 1200 sq. ft. in area. The hardship is the unusual configuration of the property with two front yards. The motion carried unanimously.

01-41 A request by Velmeir Companies, Section 6, Vacant Grand River located on the NW corner of Grand River and Golf Club Road, for a height and a wetland variance to construct a retail building.

A call to the public was made with no response. Moved by Ledford, supported by Skolarus, to grant a 5' height variance with the practical difficulty being that the building will sit 5' below the level of Grand River Avenue. This will allow conformity between the new construction and neighboring properties. The motion also approved a 12' variance into the buffer area of a regulated wetland since all the criteria of section 3.80 of the Zoning Ordinance was met by the developer. 1. Soil erosion measures will be applied during construction so that the ecology of the wetland will not be impacted. 2. The natural drainage pattern will not be altered. 3. A retaining wall will be constructed in the buffer area. 4. The highway right-of-way for sight distance has caused them to vary from the preferred layout of the site. 5. A study of the impact to the wetland was submitted to Archinal and the MDEQ and the wetlands themselves will not be impacted by this development. The motion carried unanimously.

Moved by Ledford, supported by Stornant, to approve the Minutes of the July 10, 2001 regular meeting with a spelling correction. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:45 p.m.


Paulette A. Skolarus
Genoa Township Clerk