

GENOA TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 13TH, 2001

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Rick Staley, Jean Ledford, and Paulette Skolarus. Also present were Township Ordinance Enforcement Officer Adam VanTassell and approximately 20 persons in the audience.

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

A call to the public was made with the following response: Jim Heaslip introduced Boy Scouts, Jason Keeney and Gary Heaslip, who were seeking Citizenship in Community Badges with their attendance at the Public Hearing of the Zoning Board of Appeals. Chairman Staley welcomed them to the township meeting.

00-52... A request by Chris Barnard, Section 6, 392 Chalmers, for a 3'9" side yard setback and a 7' setback from principal structure to construct a detached garage.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to table (at the petitioner's request) until the next regular meeting of the board.

01-03... A request by Karl Tank, Section 12, 1467 Hacker, for a 12-foot side yard variance to install an above ground swimming pool.

A Call to the Public was made with the following response: Wayne Breneman - I have no problem with this petition being granted. Moved by Ledford, supported by Skolarus, to approve a 12' variance as requested. The hardship is the narrowness of the lot and the location of the septic field immediately behind the house. The motion carried unanimously.

01-04... A request by Thomas Tierney, Section 15, 2353 Itsell, is for a variance to the regulation for storage of boats on residential property.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to deny the petition since the petitioner presented no hardship or practical difficulty related to the property. The motion carried unanimously.

01-05... A request by John Jones, Section 10, 5525 E. Grand River, is for a 5-foot side yard variance to construct an attached garage.

A Call to the Public was made with no response. Moved by Ledford, supported by Skolarus, to grant the variance requested for construction of a 20' x 22' single story garage conditioned upon the structure being constructed no closer than 10' from the neighboring garage. The hardship is the narrowness of the lot, the placement of the well and the location of the existing nonconforming home.

01-06... A request by Jack Scrivens, Section 12, 1081 Hacker, is for an interpretation of zoning district boundaries to allow for a property split.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to grant a 41' 5" variance to the rural residential requirement for the splitting of parcel E-1 and E-2. This variance is granted due to the extraordinary circumstance that divides this single piece of property into two separate zoning districts. Further, the petitioner stated that they have no intention of splitting parcel E-3 at any time in the future. Further, they will record that decision with the township-assessing department and also in the deed restrictions for parcel E-3. Wayne Perry of Desine, Inc. stated that the board in asking this restriction of Mr. Scrivens used no coercion - none at all. The motion carried unanimously.

01-07...A request by Edward Luff, Section 9, 1267 Boulevard, for a variance to allow a pre-manufactured home in the Lakeshore Resort Residential zone.

A call to the public was made with the following response: Robert Bressman - I am glad to see that the petitioner is using both lots for this construction. I am concerned with the water runoff from these lots. Nicole Estermyer - We have flooding in our basement now. The fill on this parcel has created a bigger problem for us. Please take that into consideration when making your decision. Moved by Ledford, supported by Skolarus, to table (at the petitioner's request) until the Township Planner can review the documents provided to determine whether the home is mobile or manufactured. The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Moved by Ledford, supported by Skolarus, to approve the minutes of the February 13th, 2001 meeting of the board with the deletion of the word "and" from the last sentence. The motion carried unanimously.

The regular meeting of the ZBA was adjourned at 8:30 p.m.



Paulette A. Skolarus
Genoa Township Clerk