

(Corrected)
GENOA TOWNSHIP
ZONING BOARD OF APPEALS
January 11th, 2000
7:00 P.M.

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, Barbara Figurski, Nancy Litogot, Chris Hensick and Jean Ledford. Also present were Township Manager Michael Archinal and three persons in the audience.

Moved by Hensick, supported by Figurski, to approve the Agenda with the addition of a request to include a deck to a petition that was originally granted 06-08-99 petition #99.28. Further to correct the date on the Agenda with reference to approval of the Minutes. The motion carried unanimously.

A Call to the Public was made with no response.

00-01...A request by Lawrence Cousino, 6465 Forest Beach, Section 26, for a 32' front variance to construct an attached garage.

A Call to the Public was made with the following response: Dick Brandt - I support Mr. Cousino's petition, however, it is unfortunate that the township was forced to allow these splits and create nonconforming lots within the township.

Moved by Hensick, supported by Figurski, to grant the variance to permit construction of a single story attached garage measuring 20' x 24' in area. The garage is to be attached to the southwest end of the house and extend no closer to the road than the home is located at that corner (the continuation of a nonconforming use). The hardship is the location of the septic field and holding tanks, which do not allow the placement of the garage in any other location. The motion carried unanimously.

00-02...A request by Mike Urban, 5877 Marchar Lane, Section 31, for a 20' front variance to construct an accessory building.

A Call to the Public was made with no response. Moved by Hensick, supported by Figurski, to grant a variance to allow the accessory building in the front yard area of the residence. The accessory building will encroach no further than 5' in front of the existing home. This action is conditioned on no plumbing being installed in the accessory building. The hardship is the preservation of the wetland and the location of the existing home. The motion carried unanimously.

00-03...A request by Yvonne Walker, 5282 Wildwood for consideration of a deck on a petition that was granted 08-10-99, #99.44.

A Call to the Public was made with no response. Moved by Litogot, supported by Ledford, to reconsider petition #99.44 and approve the variance requested. Further, this determination was made upon the consensus of the board and those present at the 08-10-99 meeting of the ZBA that the home and deck was to be built to replace the house and deck that was there initially (before the fire/gas explosion). It was an oversight of the board not to include the second story uncovered deck, measuring 12 x (approximately) 24' in the initial variance. The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Moved by Figurski, supported by Ledford, to approve the Minutes of the December 14, 1999 meeting as presented. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 7:55 p.m.



Paulette A. Skolarus
Genoa Township Clerk