

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 19TH, 2008
6:30 P.M.**

MINUTES

Board member Joe Perri called the regular meeting of the Zoning Board of Appeals to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for transaction of business: Kevin Brady, Joe Perri, Steve Wildman. Absent were Mike Howell and Barbara Figurski. Also present was Township staff member Adam Van Tassell and 10 persons in the audience.

Moved by Brady, supported by Wildman, to approve the agenda as presented. **Motion carried unanimously.**

A call to the public for non-agenda items was made with no response.

08-02...A request by Kensington Woods High School, Section 5, 3750 Cleary Dr., for a sign variance.

A call to the public was made with no response. The following letter received from Cleary's University: "Cleary University has not objection to this variance request."

Moved by Brady, supported by Wildman, to allow a second ground sign to be installed at Cleary University. This variance is granted due to the practical difficulty that the strict application of the sign restrictions would unreasonably prevent the use of the property, the placement of the buildings on the site being the extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

08-03...A request by Archer and Huntley, Section 14, 2140 Grand River Annex, for a sign variance.

A call to the public was made with no response. The following letter received from Fredric L. Bonine (6893 Grand River Road) was into the record: "This letter is in regards to a proposed variance request by Archer and Huntley. The request is for a sign variance. I oppose the request due to the fact that the zoning ordinance for signs has a purpose, but it seems to have become more lax. My feeling is that the ordinance should be adhered to by all members of the community." An additional letter was read into the record received from Dennis and Pat Doran (1939 Kellogg Road): "We are opposed to the request by Archer and Huntley for a sign variance. We feel the current ordinance was developed after deliberate and thoughtful planning. To allow a variance sets a precedent for current and future tenants to also request variances for the size and intensity of their business

signs. As residents to the north, we are very concerned regarding all signs contained in this business complex as to their size, placement and intensity. We feel the current signage is more than adequate for the tenants' business purposes and hence the current zoning be upheld."

Moved by Brady, supported by Wildman, to approve a 3 square foot variance to allow a 5 square foot tenant wall sign above entrance facing northeast. This variance is granted due to the practical difficulty that the strict application of the sign restrictions would unreasonably prevent the use of the property, the orientation of the building on the lot being the extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

08-04...A request by Mike Page, Section 22, 3793 Highercrest, for a side and front yard variance to construct an addition.

A call to the public was made with the following response: Robert Zdziebko (5020 Grover): What is the front yard variance? Brady answered that it is a 7 foot variance with a 28 foot setback. Tom Crane (3793 Noble): Parking is an issue on this road. 19 feet is not sufficient for parking on Page's lot. 28 feet is more acceptable. Will the height remain the same. Petitioner answered yes. I am also concerned about the lighting on the garages facing on to street. The following letter from Robert Zdziebko (5020 Grover) was read into record: "Dear Sir, Mr. Page, in his request for a variance fails to show what variance he will be needing on his sketch. We think all front yard variances should be held to the present zoning laws, unless there is a hardship. In this case, we don't see any hardship. In our area too many people have purchased small lots and want to build large homes on them, thus disregarding any existing zoning laws. These rules should have been reviewed before they purchased their property. Parking could be a very serious problem, due to the size of the road in this area. We wish to have this request rejected due to the above issues and the lack of clarity of this request."

Also the following letter from John Roberts (3805 Highcrest) was read into record: "Submitted is our support of the variance request made by Mike Page. We believe that Dr. Page's request conforms to other garages and variances that exist in the subdivision. Furthermore, Dr. Page's addition is in step with the already realized real estate progression that has been added valuation and a positive impact for the Genoa Township and Tri Lake area. Please let the Zoning Board know, as the immediate neighbor of Mike Page, we support the construction of his addition."

Moved by Brady, supported by Wildman, to allow construction with a 3 foot setback from the south side lot line for a 7 foot variance and a 28 foot setback with a 7 foot variance from the west front lot line bordering Highcrest. Conditioned upon the removal of the 10 x 10 shed on the north rear property before issuance of Certificate of Occupancy and the addition is to be guttered. This variance is granted due to the practical difficulty that the strict application of the Lakeshore Resort Residential setback restrictions would unreasonably prevent the use of the property, the narrowness of the lot being the

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extraordinary circumstances which burden this parcel which were not self-created by the applicant and the negligible impact on the public safety, welfare, use and value of the surrounding neighborhood. **Motion carried unanimously.**

Moved by Brady, supported by Wildman, to approve the Zoning Board of Appeals meeting minutes for January 23rd, 2008. **Motion carried unanimously.**

Meeting adjourned at 7:15 p.m.

Respectfully submitted:

Adam VanTassell