

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MARCH 17, 2009  
6:30 P.M.**

**MINUTES**

Chairman Mike Howell 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: Steve Wildman, Mike Howell, Barbara Figurski, and Kevin Brady. Also present was Township staff member Adam Van Tassell and approximately 3 persons in the audience.

The members induced themselves to the public.

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

A call to the public was made with no response.

**09-04...A request by Donald Selmi, Sec. 22, 3718 Conrad, for a size, height and front yard variance to construct a detached accessory structure.**

Mr. Selmi supplied the board with a letter from Michael Penner, 3747 Conrad, stated the following: "We are unable to attend the Zoning Board of Appeals meeting on March 17<sup>th</sup>, 2009 but with regards to the above mentioned variance request, please accept this letter indicating that we have no objections to this variance." Keith Penner, 3732 Conrad, " We are trying to do more to this area and maintain boat storage inside also the height variance to block what is behind us.

**Moved** by Brady, supported by Figurski, to approve case# 09-04, 3718 Conrad, to allow up to a 1200 sq.ft. detached accessory structure with a 300 sq.ft. variance. Conditioned upon petitioner combining parcels #2 and #3 that will never be split again. Petitioner is to abide by the setbacks and height restrictions.

The finding of fact is the combining of the lots would create a near-conforming lot for a 1200 sq.ft. structure. **Motion carried unanimously.**

**09-05...A request by Liberty Tax Service, Sec. 4, 4072 E. Grand River, for a variance to allow a prohibited temporary sign.**

A call to the public was made with no response.

Petitioner was not present.

**Moved** by Figurski, supported by Wildman, to deny petitioners request due to the lack of substantial justice. **Motion carried unanimously.**

**09-06...A request by Steven and Jill Evenson, Sec. 22, 4129 Highcrest, for a side and front yard variance to construct an addition.**

A call to the public was made with no response.

**Moved** by Wildman, supported by Figurski, to approve case #09-06, 4129 Highcrest, for a 17 ft. front yard variance with an 18 ft. setback and a 1.8 ft. side yard variance with an 8.2 ft. setback to construct an addition. Conditioned upon structure being guttered.

The finding of fact is the topography of the lot. **Motion carried unanimously.**

**Moved** by Figurski, supported by Wildman to approve the minutes from the February 17, 2009 Zoning Board of Appeals meeting. **Motion approved unanimously.**

Respectfully submitted:

Amy Ruthig