

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 15, 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: Mike Howell, Joe Perri, Steve Wildman, Marianne McCreary and Barbara Figurski. Also present was Township staff member Adam VanTassell and approximately 13 persons in audience.

The members introduced themselves to the public.

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

The call to the public was made with no response.

09-14...A request by Dennis Carnes, Section 10, 1200 Chemung Drive, for a side yard, waterfront and lot coverage variance to construct an addition.

A call to the public was made with no response.

Moved by Perri, supported by Figurski, to table case# 09-14 located at 1200 Chemung Drive due to the property not being staked. **Motion carried unanimously.**

09-15...A request by Charles and Mary Denning, Sec. 10, 5518 Wildwood, for a front, rear and two side yard variance to construct a new home.

A call to the public was made with no response.

Moved by Perri, supported by , supported by Perri, to approve case # 09-15 at 5518 Wildwood, for a front yard variance to 20 feet with a setback of 15 feet, a one side yard variance of 2 feet with a setback of 8 feet, a rear yard variance of 13.4 feet with a setback of 26.6 feet. Conditioned upon the applicant turning in Garlock and Smith survey showing 10 foot on one side for no variance, there will be absolutely no signage on the home or garage and the home will be guttered. The finding of fact is the narrowness of the lot. **Motion carried unanimously.**

09-16...A request by Robert Rochowiak, Section 9, 4308 Beck Road, for a side, height and size variance to construct a detached accessory structure.

A call to the public was made with the following response: Richard Demeuse- 4240 Beck Road- "I don't see a problem with this variance as long as he is not running a business out of there." Chairman Howell read the following letter received by Bruce Hundley of 4400 Beck Road into the record: " In regards to the variance request of 4308 Beck Road. I must voice my opposition to this project. I am suspect why anyone would need a storage facility as big as their home and no use is indicated. This would lead me to believe that a business of some type (maybe a car or equipment repair facility) may be the intended use."

Moved by Perri, supported by Figurski, to approve case #09-16 located at 4308 Beck Road, for a side yard variance of 20 feet with a setback of 20 feet, a size variance of 1200 sq.ft. and a height variance of 2 feet with a 16 foot height. Conditioned upon there will be no business operated at anytime, building to be guttered, grading to be completed on property and the sheds to be removed prior to Certificate of Occupancy. The finding of fact is the substantial justice to the applicant as well as to other properties in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the August 18, 2009 Zoning Board of Appeals minutes. **Motion carried unanimously.**

At 7:11 p.m., Jeff Purdy from LSL Planners conducted a training session for the Board of Appeals members.

Moved by Figurski, supported by Wildman, to adjourn the meeting at 8:15p.m. **Motion carried unanimously.**

Respectfully submitted:

Amy Ruthig