

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 19th, 2011  
6:30 P.M.**

**MINUTES**

Chairman Dhaenens 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 board members in attendance were as follows: Marianne McCreary, Chris Grajek, Barbara Figurski and Jeff Dhaenens and Steve Wildman. Also present was Township staff member Adam VanTassell and 2 persons in the audience.

**Moved** by Figurski, supported by McCreary, to approve the agenda as submitted. **Motion carried unanimously.**

**11-01...A request by BMH Realty, Section 09, 4525 E. Grand River for a side and size variance to construct an additional kerosene tank.**

Mark Jeffries, BMH Realty, 775 N. Second Street, Brighton was present for the petitioner. Mr. Jeffries related that the size of the tank has changed from 2,000 gallons to 500 gallons.

A call to the public was made with no response.

**Moved** by Wildman, supported by Grajek, to approve the variance with a 20 foot side yard setback for a variance of 55 feet and a size variance of 500 gallon tank for a variance of 200 gallons. The approval is conditioned upon approval of Township Planner of a horseshoe-like vegetation screening around the tank (open at the front for access and visibility from the store). Practical difficulty is the relation of the tank to the building for security and the advance in tank technology allowing for safer tanks that can be closer to lot lines. **Motion carried unanimously.**

**11-02...A request by Liberty Tax, Section 09, 4072 E. Grand River for a front yard variance to construct an addition.**

Steve Schenk, 4072 E. Grand River, was present for the petitioner.

A call to the public was made with no response.

**Moved** by Grajek, supported by Wildman, to approve the petitioner's request for a (1) year period with 2 banners, 2 windfeathers and balloons for an additional 3 weeks from the allowed 2 weeks per the ordinance. The finding of fact is the temporary type of seasonal business and the hardship of the

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location off the road. **Motion carried as follows: yeas: Dhaenens, Wildman, Grajek. Nays: Figurski, McCreary.**

**Moved** by Figurski, supported by, Wildman to approve the December 14th, 2010 Zoning Board of Appeals meeting minutes with corrections. **Motion carried unanimously.**

Motion to adjourn: Figurski, Wildman. 7:01 pm

Respectfully Submitted:

Adam VanTassell