

12-13-11 Approved Minutes

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 13, 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, Steve Wildman and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 5 persons in the audience.

Moved by Figurski, supported by McCreary to approve the agenda with the following items to be tabled #1 and #3 until the next meeting also with item #2 to be deleted.

Motion carried unanimously.

A call to the public was made with no response.

11-23...A request by James Koerschen, Sec. 11, 1764 Hughes Road, for a front yard variance to construct an addition.

Ken Sexton of Alpha Contracting and Bradley Alvord of Lindhout Associates Architects was present for the petitioner.

A call to the public was made with no response.

Moved by Wildman, Supported by Figurski to grant case#11-23 1764 Hughes Road for a front setback of 17 feet with a variance of 18 feet. The approval is conditioned upon the addition being guttered. The finding of fact is the placement of the existing home on the property and the topography of the land. **Motion carried unanimously.**

11-25...A request by Steve Schenck (Liberty Tax Service), Sec. 4, 4072 E. Grand River, for a sign variance.

A call to the public was made with no response.

Moved by Figurski, supported by Wildman to grant 11-25 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 location off the road. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary to approve the November 15, 2011 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, supported by McCreary to adjourn the Zoning Board of Appeals meeting at 7:05 p.m. **Motion carried unanimously.**