

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
SEPTEMBER 18, 2012
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 members and staff of the Zoning Board of Appeals were introduced. The Board members in attendance were as follows: Chris Grajek, Marianne McCreary, Barbara Figurski, Steve Wildman, and Jeff Dhaenens. Also present was Township staff member Adam Van Tassell and 17 persons in the audience.

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

A call to the public was made with no response.

12-20...A request by John and Carrie Mitter, 5287 Edgewood Shores Drive, Sec. 22, for a side yard variance to construct an addition.

John and Carrie Mitter were present for the petitioner. Mr. Mitter proceeded to state his case for requesting a variance.

Call to the public was made with the following responses: Chairman Dhaenens received into record letters received from Timothy and Nadine Mooney, Brian and Jennifer Lynn, Chris Brodie and the Northshore Village Association President.

Joe Donatti of 4696 Stillmeadow stated that he is the president of the Northshore Village Association. He stated that it would be better for the Zoning Board of Appeals to make the decision and that the board could not make a decision to approve or disapprove.

Chris Brodie of 5295 Edgewood Shores Drive stated the Township said there could be some discrepancy with the lot line so she had a survey done. She is still within the 30 feet between the homes.

It was discussed by the board and petitioner to see if the addition could be made smaller or moved around to the rear of the house also.

Moved by Figurski, supported by McCreary, to table case #12-20, John and Carrie Mitter of 5487 Edgewood Shores Drive until the next Zoning Board of Appeals meeting. **Motion carried unanimously.**

12-22...A request by Gary Bozyk, 3719 Highcrest, Sec. 22, for a side and front yard variance to construct a new home.

Glenn Richmond and Gary Bozyk were present for the petitioner. Mr. Richmond proceeded to state his case for requesting a variance for Mr. Bozyk.

A call to the public was made with the following response: Rodney Smith of 3773 Highcrest stated that he lives 4 houses down from Mr. Bozyk. I have been welcomed to this neighborhood and Mr. Bozyk has been instrumental in the stabilization of the neighborhood. He stated that it would be a great addition to the neighborhood.

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John Edwards of 3695 Highcrest stated that he lives 3 doors down from Mr. Boyzk who has been born and raised in this area. It would be an advantage to approve the variance. It would help with property values and parking issues. He is getting the cars off of the road.

Harold Crane of 3713 Highcrest stated that he lives next door to Mr. Bozyk. His main concern is the side variance. He would like to build one day and on the north side of his property there is a garage that is 2 feet off of his property line. He would like the variance on the other side of the property. There is a difference in the elevations with a wall and steps. Mr. Crane is worried about someone walking in the dark and not seeing the grade change. He stated that it would be restrictive for him to construct a new home and he is worried about the access to the grinder.

Moved by Wildman, supported by Grajek, to grant case#12-22, Gary Boyzk, 3719 Highcrest for a front yard setback of 4'9" and a variance of 30'1" and a side setback of 3'9" with a variance amount of 1'1". The practical difficulty is the narrowness of the lot and the topography of the lot. Conditioned upon the home being guttered and the water drained to the lake. **Motion carried unanimously.**

12-24...A request by 242 Community Church, 7526 W. Grand River, Sec. 13, for a sign variance to install a new sign.

Eric Rauch of 242 Community Church was present for the petitioner. Mr. Rauch proceeded to state his case for sign variance.

There was a call to the public with no response.

Moved by Wildman, supported by McCreary to grant case #12-24, 242 Community Church, 7526 W. Grand River, for a variance to allow for a third wall sign on the east side of the building at 72 sq.ft. The practical difficulty is the setback from Grand River Avenue, visual sight line and the substantial size of the property. Motion carried as follows: Ayes- Wildman, McCreary, Grajek, and Dhaenens and Nays- Figurski.

12-25...A request by Michael Morgan Jr., 6483 Forest Beach Drive, Sec. 26, for an appeal of an administrative order for a fence.

Michael Morgan and David Denkhaus were present for the petitioner. Mr. Morgan presented his petition and correspondence to the board.

Mr. Morgan stated that he interprets the Hanaford's fence as being constructed in their front yard. Mr. Morgan further stated that the fence was built partially onto his property.

The board stated to Mr. Morgan that the Township only approves residents to construct structures on their own lot. The Board encouraged Mr. Morgan to pursue his other concerns with his neighbors.

A call to the public was made as the follows: Monika Pis of 6474 Forest Beach stated that the 5 foot easement is theirs. They would like the easement protected.

Patricia Hanaford of 6471 Forest Beach Drive stated that the lot line and the easement were surveyed. We intend to rebuild the fence on the property and will not encroach on the easement line.

Moved by Wildman, supported by McCreary, to deny case #12-25, 6483 Forest Beach Drive, Michael Morgan for an appeal of an administrative decision to approve a permit at 6471 Forest Drive. **Motion carried unanimously.**

Moved by Figurski, supported by Wildman, to approve the August 21st, 2012 Zoning Board of Appeals minutes. **Motion carried unanimously.**

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Member Discussion: In regards to Mr. Morgan's case, Grajek stated that the Board received Mr. Doug Milne's letter.

Moved by McCreary, supported by Wildman, to adjourn the meeting of the Zoning Board of Appeals at 9:44 p.m.

Motion carried unanimously.