

(corrected)
GENOA TOWNSHIP
Zoning Board of Appeals
Sept. 11, 2001

MINUTES

A regular meeting of the Zoning Board of Appeals was called to order by Chairman Staley at 7:00 p.m. at the Genoa Township Hall. Staley asked for a moment of silence in memory of those who died in the terrorist attack in New York City. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Polly Skolarus, Judith Stornant, Jean Ledford and Rick Staley. Also present were Township Ordinance Enforcement Officer Adam VanTassell and approximately 15 persons in the audience.

Moved by Skolarus, supported by Ledford, to approve the Agenda with the addition of a request by CVS Pharmacy for a variance to the wetland setback. The amended agenda was voted and the motion carried unanimously.

01-30 A request by Craig and Elizabeth Hagen, Section 22, 4191 Highercrest, is for a 9-foot side, 72-foot waterfront and 2 foot height variance to construct a new home.

There was no response when this petition was called. Moved by Ledford, supported by Figurski, to remove petition 01-30 from the agenda. The motion carried unanimously.

01-42 A request by Korich Inc., Section 15, 5665 Sterling Drive, is for a variance to construct a commercial driveway within the setback for an existing parking lot from a road right of way.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to grant a 2.63-foot variance to the 50' requirement between the building and the road right-of-way. Further, to grant a 400' variance to the 1000' limit for a private road. The petitioner was advised that additional requests for variances would not be welcome in relation to the setback requirements of the newly created parcels. The practical difficulty is the unusual configuration of the land and the location of the existing building. The motion carried unanimously.

01-43 A request by Jeff Rhoades, Section 7, 2129 Fisk Road, is for a 160-foot front yard variance to construct a detached garage.

A Call to the Public was made with no response. Moved by Ledford, supported by Figurski, to grant a 35' variance for construction of a detached garage. Note: Van Tassell advised the board that no variance was required to place the garage in front of the existing home. The garage will measure no greater than 30' x 40' in area. This action is contingent on there being no storage of commercial material outside of the barn. The practical difficulty is the location of overhead electrical wires and ground water in the low area of the parcel. The motion carried unanimously.

01-44 A request by Tom and Kathy Krocker, Section 27, 3953 Highcrest, is for a 5-foot side yard and a 21 foot waterfront variance to construct a new home.

A Call to the Public was made with no response. Moved by Ledford, supported by Figurski, to approve a 5' side yard variance and a 21' waterfront variance for construction of a new house. The deck will be built on the same plane as the neighboring property owner. Further, the practical difficulty is determined to be the narrowness of the lot and the steep topography. The motion carried unanimously.

01-45 A request by Alan Bozyk, Section 22, 5480 Sharp Drive, is for a 3-foot height variance to construct a new home.

A Call to the Public was made with no response. The petitioner advised the board that properties at NorthShore did not have the same restrictions even though this parcel backs up to NorthShore. Moved by Figurski, supported by Ledford, to deny the request since no practical difficulty related to the land was presented by the petitioner. The motion carried unanimously.

01-46 A request by Thomas and Judith Evely, Section 12, 7746 Darlene, is for a variance to allow a detached garage in the front yard.

A Call to the Public was made with the following response: John Hoss - This would be an improvement to the neighborhood. Bill Okamoto- I am not concerned with the garage being placed in this area. It is the best location. Moved by Skolarus, supported by Figurski, to grant a 30' variance for placement of a detached garage in the front yard (according to the plans submitted). The practical difficulty is the fact that this parcel has two front yards. This action is contingent upon the following: 1. Removal of the existing shed measuring 15' x 20'. 2. A permanent line of trees will be maintained, screening the garage from Hacker Road. 3. The termination of the drainage easement as reference in Heikkinen's letter 09-11-2001 in which he states "The applicants may desire to bring a circuit court proceeding to alter the plat." The motion carried unanimously.


01-41 A request by Velmeir Companies, Section 6, Vacant Grand River located on the NW corner of Grand River and Golf Club Road, for a height and a wetland variance to construct a retail building.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to amend the variance granted on 08-14-2001 to allow the placement of the road further to the north and according to the plans submitted. Note: This change is a requirement of the Livingston County Road Commission asking that the access drive be aligned with Maple Drive. This action is contingent upon all water run off from that area of the drive being directed away from the wetland and into the catch basin described on the plan. The access road will be curbed and guttered. The motion carried unanimously.

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Moved by Ledford, supported by Figurski, to approve the Minutes of the 08-14-01 regular meeting of the board, correcting petition 01-40 to include a practical difficulty. The motion carried unanimously.

The regular meeting of the Zoning Board of Appeals was adjourned at 8:45 p.m.


Paulette A. Skolarus
Genoa Township Clerk