

GENOA TOWNSHIP
Zoning Board of Appeals
Oct. 10, 2000

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. The following board members were present constituting a quorum for the transaction of business: Rick Staley, Barbara Figurski, Chris Hensick, Jean Ledford and Judy Stornant. Also present were Township Manager Michael Archinal and approximately 25 persons in the audience.

Moved by Ledford, supported by Figurski, to approve the Agenda as presented. The motion carried.

A call to the public was made with no response.

00-39... A request by Dean Carpenter, Section 21, 3320 Hillandale, the request is for a 20 foot side and a 40 foot rear yard variance to construct an accessory building.

A Call to the Public was made with no response. A letter, signed by neighboring property owners, was presented by the petitioner voicing no objection to the variance. Moved by Figurski, supported by Hensick, to table (at the petitioner's request) until the next regular meeting of the board.

00-42... A request by Richard Balagna, Section 22, 3450 Pine Ridge Lane, is for a 113 foot waterfront variance to construct a new home.

A call to the public was made with no response. Ledford advised the board that the secretary/treasurer of the homeowners association provided a plat showing that the home was already in front of the allowed setback of the approved plat. During discussion it was agreed that there would be no objection to the new construction being placed no closer to the lake than the existing home. The petitioner argued their original request referencing their Oct. 10, 2000 letter to the board. Moved by Hensick, supported by Figurski, to deny the petition since no hardship or practical difficulty was presented. The motion carried as follows: Ayes - Figurski, Stornant, Hensick and Ledford. Nay - Staley.

00-43... A request by Tim and Laura Shannahan, Section 11, 6011 Blue Heron Drive, is for a 4 foot rear yard variance to construct a sunroom.

A call to the public was made with no response. Moved by Hensick, supported by Ledford, to deny the request since the petitioner presented no hardship or practical difficulty.

00-44... A request by Greg Krench, Section 11, 1732 Hughes Road, is for a variance to perform work in the required 10 foot side yard to construct an addition.

A Call to the Public was made with no response. Todd Thomas (the builder) addressed the board on behalf of the petitioner. Board members asked to have the property surveyed and consider options for the 6' fence that is an eyesore to the neighborhood. Moved by Figurski, supported by Ledford, to table (at the petitioner's request) until the next regular meeting of the board. The motion carried unanimously.

00-45... A request by Nick Altrock and Dave Darnell, Section 11, 1554 Oak Haven, is for a 6 foot side yard and a 2 foot waterfront variance to construct an addition.

A call to the public was made with no response. Moved by Hensick, supported by Ledford, to grant a 6' east side-yard variance contingent upon the home being guttered to contain any water runoff on the existing property. The hardship is the narrowness of the lot. The motion carried unanimously.

00-46... A request by Andrew Tonkovich, Section 1, 472 Newton Road, is for a variance to construct a 2000 sq. ft. detached accessory building instead of a 1200 sq. ft. that is allowed.

A call to the public was made with the following response: Jeff Colley - I represent the Newton Farms Homeowners Association. The petitioner needs to have his plans reviewed by the architectural committee of the Homeowners Association. We request that this petition be tabled.

Moved by Hensick, supported by Figurski, to deny the request since no hardship or practical difficulty exists that would allow this request. The motion carried unanimously.

00-47... A request by Donald Neville, Section 3, 616 Pathway Drive, is for a 5-foot side yard variance to construct an addition.

Hensick asked to abstain from discussion of this petition since he was appointed by the court as an arbitrator in matters involving Donald Neville. A call to the public was made with the following response: Richard Locke - How long will this construction take? Petitioner - We will be finished by June 2001. Locke - What about the height? Petitioner - The height will be within the township restrictions. John Yaldoo - A fence was constructed across this property. Petitioner - I did put up a fence to stop pedestrians from walking through my lot. Jessica Flynn - There is a road right-of-way easement across this lot. (Copies of two-1920 Indenture certificates were provided to the board.) Now the road has been reconfigured. The neighbor's chimney is on my property. Petitioner - There is no easement marked in the deeds for this property. The previous owner was there for 15 years and there was no easement. Staley - Is this home being constructed in the easement? Flynn - No. Staley - Then the traffic situation is not relevant to the Zoning Board.

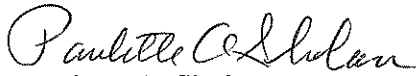
Moved by Ledford, supported by Figurski, to grant a 5' variance to the north side. The hardship is the narrowness of the parcel. This action is contingent upon the existing shed

being removed. The motion carried as follows: Ayes - Figurski, Ledford, Stornant and Staley. Abstain - Hensick.

00-48... A request by Gregory Pollex, Section 21, 3267 Lakewood Shores Drive, is for a 12-foot side yard variance to construct a deck.

A call to the public was made with no response. Moved by Ledford, supported by Hensick, to deny the petition since the petitioner presented no hardship or practical difficulty. The motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Minutes of the 09-12-2000 regular meeting of the board as presented. The motion carried with Hensick abstaining.



Paulette A. Skolarus
Genoa Township Clerk