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 as follows: Chris Grajek, Jean Ledford, Barbara Figurski and Jeff Dhaenens. Absent was Marianne McCreary. Also present was Township staff member Ron Akers. There were 5 persons in the audience.

Moved by Figurski, supported by Grajek to approve the agenda as presented. Motion passed.

A call to the public was made with the following response: Steve Wildman, 658 Pathway, spoke to the members about 668 Pathway. He stated that the owner would like to seek approval of using the structure as a duplex as if was years ago. It has been vacant for a long time. It is zoned Lakeshore Resort Residential. It is a single family zoning with a duplex. Mr. Wildman referred to Zoning Ordinance section 11.02.01 it states that “no lot may contain more than one principal building, structure or use” and in regards to table 3.03 showing that a duplex is not a permitted use for the LRR zoning. The structure should have been torn down. The structure is unsafe and is a fire hazard.

13-26...A request by Oren and Jill Lane, Section 9, 623 Sunrise Park, for a variance from both side yard setbacks, the front yard setback, the shoreline setback, and the maximum building height.

Scott Torkelson with Fenton Lakes Builders and Design was present for the petitioner.

A call to the public was made with the following response: Steve Wildman-658 Pathway, stated that he is not happy with the height either however anytime someone can tear down an old house and build a new one it can only raise property values.

Moved by Grajek, supported by Ledford, to approve case#13-26, 623 Sunrise Park Drive, for Jill and Oren Lane, for a front yard variance of 25 feet with a 10 foot setback, 3 foot variance on both sides with 7 foot setback on both sides, 2 foot height variance and a 4 foot waterfront variance. Conditioned upon the new home being guttered with downspouts. The Finding of fact is the narrowness of the lot; the variances are not self-created and the typography of the lot. Motion passed.
Moved by Figurski, supported by Ledford, to approve the minutes with typographical corrections. Motion passed.

Review Draft By-Laws-Discussion was held regarding attendance for board members in regards to lengthy absences that should be handled on a case by case basis. Page numbers will be added to the by-laws and there was a change in regards to reading materials.

Township Board Representative Report: Ledford stated that Barbara Figurski was appointed for another term.

Planning Commission Representative Report: Figurski stated that the Planning Commission meeting was moved to November 25th, 2013.

Zoning Official Report: Mr. Akers stated that he is working on Sign Ordinance violations. A mass letter will be sent out to all business to take down any illegal signs.

Moved by Figurski, supported by Grajek to adjourn the Zoning Board of Appeals meeting at 7:15p.m. Motion approved.