

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 14, 2014
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 as follows: Chris Grajek, Jean Ledford, Barbara Figurski, Marianne McCreary and Jeff Dhaenens. Also present was Township staff member Ron Akers. There was 1 person in the audience.

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

There was no declaration of Conflict of Interest.

14-01...A request by Benjamin J. Marhofer, Section 09, 4179 Sweet Road, for a side yard variance to build an attached garage.

Mr. Marhofer was present for the petitioner. Mr. Marhofer stated that he will be removing the existing garage. The new garage will be bigger and attached to the side of the current home. The current garage is 7.3 feet away from the side lot line and the new garage will be further away at 8'6 feet. He would be using attic trusses.

A call to the public was made with no response.

Moved by Figurski, supported by McCreary to approve case#14-01, 4179 Sweet Road, for Mr. Benjamin Marhofer, for a side yard variance of 31.5 feet on the East side of the property to construct an attached garage. Conditioned upon the garage being guttered and with downspouts.

The practical difficulty is the location of the well and septic field, the current placement of the house and the topography of the lot. The request does not impair the public safety and welfare.

Motion passed as follows: Ayes: Ledford, Figurski, Dhaenens, and McCreary and Nays: Grajek.

Moved by Ledford, supported by Grajek to approve the minutes with corrections as submitted. **Motion passed with Figurski abstaining.**

Review Draft By-Laws- Mr. Akers stated that the Rules of Procedure were presented to the Township Board and Township Attorney. The Township Attorney resubmitted several changes that he saw were needed. It was discussed that Board of Appeals as stated in the Rules of

Procedure should be changed to ZBA. In Article A in a bullet point 'A' should be added. The Declaration of Conflict of Interest will be removed from the agenda.

Moved by Grajek, supported by Figurski, to approve the Rules of Procedures with the changes as discussed at the meeting and the changes recommended by the Township Attorney. **Motion passed.**

Election of Officers: Moved by Figurski, supported by Grajek, to appoint Mr. Dhaenens as Chairperson. **Motion passed.**

Moved by Figurski, supported by McCreary to appoint Mr. Grajek as Vice Chairperson. **Motion passed.**

Township Board Representative Report: Ledford stated that the January 6th, 2014 Board meeting was canceled due to the snow storm.

Planning Commission Representative Report: Figurski stated that the Planning Commission meeting was canceled for January.

Zoning Official Report: Mr. Akers stated that there is training on Transportation in Lansing next month. There are four people that were interested in applying for the February meeting.

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