

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
March 21, 2017 6:30 PM**

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:32 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Jeff Dhaenens, Marianne McCreary, Jean Ledford, Barb Figurski, Dean Tengal, and Kelly VanMarter, Community Development Director/Assistant Township Manager.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Moved by Figurski, seconded by Ledford, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public: The call to the public was made at 6:31 pm with no response.

1. 17-06 ... A request by Brett Gierak, 921 Sunrise Park, for a rear yard variance to construct a second story addition on an existing home.

Ms. VanMarter stated the measurements were taken incorrectly by staff, so the side-yard setback is no longer needed as published. The agenda is correct.

Mr. and Mrs. Gierak were present. Mr. Gierak stated they would like to add a second-story to the home as well as expand the home toward the rear and the side; however, a variance is not needed for the side.

A call to the public was made at 6:38 pm. Lynn Hewitt of 837 Sunrise Park stated she is in support of the request. She would like for the improvements to be made so it can be a year-round home. The call to the public was closed at 6:39 pm.

Moved by Ledford, seconded by McCreary, to approve Case #17-06 for 921 Sunrise Park by Brett Gierak for a rear yard/lakefront variance of 11 feet for a rear yard/lakefront setback of 29 feet from the required 40 feet, to construct a second-story addition to a single-family home, based on the following findings of fact:

- Strict compliance with the rear yard setback would prevent the applicant from constructing the addition to the existing single family home.
- The exceptional or extraordinary condition of the property is the non-conforming location of the existing home. The need for the variance is not self-created
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase

the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The granting of this variance is conditioned upon:

- The structure must contain gutters and downspouts
- Drainage must be directed toward the lake

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the February 21, 2017 Zoning Board of Appeals Meeting

Moved by Figurski, seconded by Ledford, to approve the February 21, 2017 Zoning Board of Appeals Meeting minutes with the changes discussed. **The motion carried unanimously.**

2. Correspondence –There were no correspondence to present this evening.
3. Township Board Representative Report - Board Member Ledford gave a review of the Township Board meetings held on March 6th and March 20, 2017.
4. Planning Commission Representative Report – Board Member Figurski gave a review of the March 13, 2017 Planning Commission meeting.
5. Zoning Official Report - Ms. VanMarter had nothing to report this evening.
6. Member Discussion - There were no member discussion items.
7. Adjournment

Moved by Figurski, seconded by McCreary, to adjourn the meeting at 7:02 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary