

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 16, 2025 - 6:30 PM**

MINUTES

Call to Order: Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Craig Fons, Michele Kreutzberg, Bill Rockwell, Rick Soucy, and Carrie Aulette, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introductions: The members of the Board and staff introduced themselves.

Conflict of Interest: None

Approval of the Agenda:

Moved by Board Member Soucy, supported by Board Member Kreutzberg, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:32 pm with no response.

Chairperson McCreary reviewed the criteria necessary for a variance to be approved.

Old Business:

1. 25-17...A request by Gary Poma, 4075 Highcrest, front and shoreline setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing home and construct a new home.

Mr. Gary Poma stated the unique condition of the property is that the current house is in disrepair and must be removed to be able to build a safe home, the extraordinary condition is that the current house is inhabitable and cannot be repaired, the current home is inhabitable and must be torn down for the safety of the neighborhood, and a new home will improve the neighborhood, property value and safety of the environment.

They have revised the plans multiple times and have made it as small as possible to try to comply with the ordinance.

Mr. Matt Bilinski, the engineer, stated that the lot size is very small and a house would not be able to be built with the current setback requirements. The majority of houses on this street are at the ROW or within the ROW.

Chairperson McCreary noted that at the previous meeting a neighbor questioned the applicant's survey. Mr. Bilinski stated they had the surveyor out to the property and the neighbor agrees with the results.

Board Member Kreutzberg thanked the applicant for reducing the number of variances requested. Board Member Rockwell also thanked the applicant.

Board Member Soucy appreciates the effort to try and conform with the ordinance requirements.

Chairperson McCreary noted that the road ROW is shown on the survey, but it is not correct as the road was vacated.

The call to the public was made at 6:51 pm with no response.

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to approve Case #25-17 for Gary Poma of 4075 Highcrest Drive for a front yard setback variance of 35 feet from the required 35 feet for a setback of 35 feet, and a waterfront setback variance of 19 feet from the required 40 feet for a setback of 21 feet, to demolish an existing home and construct a new home, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property or cause it to be unbuildable. These variances will provide substantial justice, are the least necessary and would make the property consistent with other properties and homes in the area.
- The variances are necessary due to the extraordinary circumstances such as the size of the property, which is considered non-conforming in an LRR zoning neighborhood, containing an extremely small building envelope. In considering the property size and location of the neighboring homes, these variances are not self-created.
- Granting these variances would not impair adequate light or air to adjacent properties, would not increase congestion or increase danger or fire or threaten public safety or welfare.
- The variances would have little or no impact on the appropriate development, continued use or value of adjacent properties and surrounding neighborhood.

This approval is conditioned on the following:

1. Survey must be provided prior to Land Use Issuance for new build with confirmed setbacks.
2. The structure must be guttered with downspouts.
3. The attic space in the home may not be finished.
4. The height of home may not exceed 25 feet.
5. A stamped Survey shall be provided at time of Land Use submittal
6. Silt fencing must be installed and remain until final grade.

The motion carried unanimously

2. 25-18...A request by Robert Ready, 5377 Wildwood, for a front and shoreline setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to demolish a home and construct a new one. **WRITTEN REQUEST RECEIVED TO WITHDRAW APPLICATION**

Moved by Board Member Rockwell, supported by Board Member Soucy, to withdraw the application from Robert Ready of 5377 Wildwood at the applicants request. **The motion carried unanimously**

Administrative Business:

1. Approval of minutes for the August 19, 2025 Zoning Board of Appeals meeting.

Moved by Board Member Soucy, supported by Board Member Rockwell, to approve the minutes of the August 19, 2025 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will not be a meeting next month due to a lack of agenda items.

3. Member Discussion

None

4. Adjournment

Moved by Board Member Soucy, supported by Board Member Rockwell, to adjourn the meeting at 7:00 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary