

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
March 17, 2026 - 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, Michele Kreutzberg, Bill Rockwell, Rick Soucy, Matt Hurley, and Carrie Aulette, Zoning Official. Absent was Craig Fons.

Pledge of Allegiance: The Pledge of Allegiance was recited.

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

Conflict of Interest:

Mr. Hurley stated that he lives in the subdivision across from the Bible Baptist Church; however, this variance would not affect his property values.

Mr. Soucy stated that the Church of the Nazarene is one of the township's polling places and as the clerk he is asking if it is a conflict of interest. He does not believe it is.

The board members agreed that both Mr. Hurley and Mr. Soucy do not have a conflict of interest with either case.

Approval of the Agenda:

Moved by Board Member Kreutzberg, supported by Board Member Soucy, 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.

NEW BUSINESS

1. 26-01...A request by Signarama on behalf of the Brighton Church of the Nazarene, 7669 Brighton Road, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to allow a greater number of wall signs than allowed under the ordinance.

Mr. Mark Lopez of Signarama and Mr. Ken Burgess representing the Brighton Church of the Nazarene were present. Mr. Lopez showed an aerial photograph showing the proposed

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locations of the three building signs. There are no signs there currently. They are necessary in order to direct traffic and pedestrians, and it is important for emergency vehicles. The signs are not lit. They will not affect the neighboring properties. Mr. Burgess stated there are multiple entrances to the church. The signs will be helpful to identify which door people should enter.

Chairperson McCreary stated there is already one sign on the building that says “children”, so this variance would be for three additional signs. She noted that a directional sign could be used to direct vehicles.

Mr. Soucy stated he visited the building to review it for the election and he was confused as to which door he should enter. He appreciates what is being proposed. None of the signs are facing Brighton Road.

Ms. Kreuzberg visited the site and noted the building entrances are under awnings so putting information on the windows would not be seen by drivers when deciding where to park.

Mr. Hurley agrees that it is an issue when trying to determine which door to enter.

The call to the public was made at 6:53 pm with no response.

Mr. Rockwell confirmed that the existing “Children’s” sign will remain.

Moved by Board Member Rockwell, supported by Board Member Soucy, to approve Case #26-01 for Brighton Church of the Nazarene for a variance to have four wall signs, from the maximum allowed of one, for a variance of three signs, based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from installing the number of signs they are proposing. The signage is operational in nature rather than promotional, as its primary function is to direct traffic for the community to the different buildings.
- Due to the limited width of the parcel, the applicant was constrained in the orientation of the building on the lot and the placement of the parking area. Given the narrow lot width and resulting circulation challenges, the proposed wall signage is reasonably necessary to help support safe and orderly traffic flow on the property.
- The additional signage may help with traffic flow and contribute positively to the public safety and welfare of Genoa Township residents and visitors to the Church.
- The additional signage will have no impact on the surrounding neighborhood.

This approval is conditioned upon no additional wall signage be permitted in the future.

The motion carried unanimously.

2. 26-02... A request by Graph-X Signs on behalf of Trinity Health, 4379 E. Grand River, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to allow an additional wall sign facing a private road.

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Mr. Don Williams from Graph-X and Ms. Nicole Winnert from Trinity Health were present. Mr. Williams stated that this is a medical facility and there will be people of different demographics coming here. This sign is used to assist the medical clients to find the building and to enter the appropriate entrance off Arundell Drive. It is wall mounted, not lit, and matches Trinity's logo and color scheme. It will have no impact on the community. It is an elegant sign and will eliminate traffic issues.

Ms. Winnert stated that during the construction, people were using their GPS to get to the building and after it directed them down Arundell, then there was no additional information on where to enter the site.

Chairperson McCreary recommends removing the sign on the Grand River side of the building and replacing it with this one.

Ms. Kreutzberg noted that it will be difficult to see the sign on the front of the building when driving down Grand River. She recommends a sign be placed in one of the windows. Ms. Winnert stated they originally requested to have it in the window but they are only allowed to use 25 percent, and they need more.

Ms. Kreutzberg noted that it is a small building with only six tenants so it would not be difficult to find. She noted that other businesses across the street have signs on the side of the building, but the need for the variance here is because the sign is on the private road side of the building. Chairperson McCreary noted that Aubrey's has two signs, one of which is on Arundell. There are also buildings across the street that have wall signs on the sides of the buildings.

The call to the public was made at 7:18 pm with no response.

Mr. Williams asked what Aubrey's hardship was because they have a sign on Arundell. The sign they are proposing is a nice sign, unlit, it helps the tenant.

Moved by Board Member Kreutzberg, supported by Board Member Rockwell, to approve Case #26-02 for Graph-X Signs, on behalf of Trinity Health Physical Therapy, for a sign variance to allow a second wall sign too face a private road, based on the following findings of fact:

- Strict compliance with the ordinance would unreasonably restrict visibility.
- This variance will provide substantial justice, is the least necessary and would make the property consistent with other businesses in the area, such as Jacks Fireworks and AT&T.
- The variance is necessary due to extraordinary circumstances such as all traffic for this multi-tenant building enters off the side road considered private, yet there is no direct entrance to the parking lot from Grand River. An identifying logo will assist in locating the address for patients.
- Granting this variance would not impair traffic to adjacent properties, would not increase congestion or increase danger of fire or threaten public safety or welfare.

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- The additional signage will have little or no impact on the appropriate development, continued use or value of adjacent properties and surrounding neighborhood.

This approval is conditioned upon

1. No additional wall signage permitted in the future.
2. No sign lighting is allowed.

The motion carried unanimously

3. 26-03...A request by Bible Baptist Church, 3900 Golf Club Road, for a fence variance and any other variances deemed necessary by the Zoning Board of Appeals, to allow chain link fencing in the front yard and for that fence to be over the allowed height of 3'.

Mr. Tim Christoson, the pastor of Bible Baptist Church, stated they moved to this campus 1 ½ years ago and one of their goals was to create amenities for the congregation and cultivate religious education for the youth. Their previous approval included a soccer field, and they would like to add a basketball court, a sand volleyball court, and a playground. Each area will have a fence around it; however, the one for the playground will not require a variance.

He stated that the area around these fields have thick brush, so these fences are needed to contain the balls for each of them. This is a front yard by technical definition, but these fences will not be seen from Golf Club or Latson Road and their property is surrounded by mature trees.

Mr. Christoson and the board discussed the details of the locations of the fields and the fences being proposed.

The call to the public was made at 7:43 pm with no response.

Moved by Board Member Kreutzberg, supported by Board Member Hurley, to approve Case #26-03 for Bible Baptist Church at 3900 Golf Club granting a height variance of two feet from the required three feet for total height of five feet, and a variance to allow a chain link fence in the front yard, based on the following findings of fact:

- Strict compliance with setbacks would unreasonably restrict the intended use of the property.
- These variances will provide substantial justice, are the least necessary and would make the property consistent with other properties in the area, with multiple uses and recreational activities.
- The need for the variances is not self-created.
- The variances are necessary due to the extraordinary circumstances such as the topography of the 46 acre lot and the existing wetlands. These property characteristics dictated the location of the church's construction and consequently placement of parking and recreational yards. The placement of fencing is adequate distance from both roads, enough to maintain landscaping and foliage to obscure visibility from the surrounding neighbors.

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- 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 upon the following:

1. The fence height shall not exceed five feet.
2. The fence shall be black vinyl-coated chain link to reduce visual impact.
3. Landscaping shall be maintained along the street-facing side of the fence to provide screening.
4. The fence shall be limited to the sport court areas and shall not extend further into the front yard.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the September 16, 2025 Zoning Board of Appeals meeting.

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to approve the minutes of the September 16, 2025 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be three cases on next month's meeting agenda.

There is training for Zoning Board of Appeals members on March 31 at Washtenaw Community College. Chairperson McCreary stated this will be beneficial for members to attend.

Ms. Aulette stated that the township board approved a wage increase for ZBA and Planning Commission members.

3. Member Discussion

None.

4. Adjournment

Moved by Board Member Kreutzberg, supported by Board Member Rockwell, to adjourn the meeting at 7:56 pm. **The motion carried unanimously.**

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Respectfully submitted:

Patty Thomas, Recording Secretary