

GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS
Regular Meeting
August 18, 2026

MINUTES

Call to Order

Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Marianne McCreary, Craig Fons, Michele Kreutzberg, Bill Rockwell, and Rick Soucy.

Also present was Zoning Official Carrie Aulette and one person in the audience.

Introductions

The members of the Board and staff introduced themselves.

Conflict of Interest

Board Member Fons stated he does business with W4 Signs but he can be fair and impartial. All members agreed.

Approval of the Agenda

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

Call to the Public

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

Old Business

1. **WITHDRAWN** 26-12... A request by Visionary Builders, 249 S. Hughes Road, for a side yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached accessory building.

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

New Business

2. 26-14...A request by Mike Giacomantonio of W4 Signs, 2770 Grand River, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to place a sign in the road right of way.

Mr. Anthony Marinelli, a representative of the building owner, stated when the building was purchased, there was a pole sign there. When the parking lot was being installed in the front, the sign was hit and broke. The replacement sign cannot be placed outside of the ROW because it would be in their parking lot. They would like to put up a sign that will be lit up at night. There would be eight tenant names on the sign. There were two options shown in the packet. Ms. Aulette stated Option B meets the height ordinance, but it would be close to the road.

Board Member Fons recommended relocating the sidewalk closer to the parking lot and installing the shorter sign so it can be placed as far from the road as possible.

The board and Mr. Marinelli discussed which portion of the sidewalk should be moved, a possible different location of the sign, and a variance for a taller sign.

The call to the public was made at 6:59 pm with no response.

Chairperson McCreary suggested the applicant revise the plans as discussed this evening and return to the board.

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to table Case #26-14 until the September 15, 2026 ZBA meeting at the petitioner's request. **The motion carried unanimously.**

Administrative Business:

1. Approval of minutes for the July 14, 2026 Zoning Board of Appeals meeting.

Moved by Board Member Soucy, supported by Board Member Kreutzberg, to approve the minutes of the July 14, 2026 Zoning Board of Appeals meeting as submitted. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be two new cases on next month's agenda.

3. Member Discussion

Chairperson McCreary forwarded an email to the board members regarding a free Zoom webinar on non-conforming uses. It will be on September 24 from 12 pm - 1 pm.

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Board Member Soucy provided details of the August election.

4. Adjournment

Moved by Board Member Rockwell, supported by Board Member Fons, to adjourn the meeting at 7:09 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary