

GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS
Regular Meeting
October 20, 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: Chairperson Marianne McCreary, Matt Hurley, Michele Kreutzberg, Bill Rockwell, and Rick Soucy.

Also present was Zoning Official Carrie Aulette and six people in the audience.

Introductions

The members of the Board and staff introduced themselves.

Conflict of Interest - None

Approval of the Agenda

Moved by Kreutzberg, supported by 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.

Old Business

1. 26-15...A request by Michael Prudhomme, 3592 Kipling Circle, for rear and side yard setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached garage.

Mr. Michael Prudhomme stated he took the recommendations from the board to request the least amount necessary. He showed a drawing of what the property would look like if he were to meet the setback requirements. He is requesting a 10 foot side yard variance and a 45 foot rear yard variance, which is the absolute least amount necessary and still allows him to build the garage.

Chairperson McCreary questioned what the red posts are on the property. Mr. Prudhomme stated those show the new footprint being requested. He submitted photos showing that this will not block the views of any of his neighbors. The design of the garage will be consistent with others in the neighborhood.

Mr. Rockwell stated that the four variance requests in the neighborhood that were granted were for smaller structures. He asked if a smaller structure could be built so there would be less of a variance needed. Mr. Prudhomme stated he needs the space for storage and to fit his truck. Mr. Rockwell questioned whether this is really the least amount necessary, is there is a hardship to not reduce the size of the structure, and will this be detrimental to the neighbors.

Mr. Soucy stated the applicant improved from what he requested previously and this is not a detriment to the neighborhood. Chairperson McCreary agrees that it will not be a detriment and suggested the applicant plant vegetation at the back of the garage to help screen it.

Mr. Hurley asked if the garage could be smaller. Mr. Prudhomme stated the reason for the size of the building is because of what he needs for storage. He noted that he could build a larger structure with no variances in a different place on the property, but that would not be the appropriate location.

Ms. Aulette noted that the subdivision's PUD agreement does not list separate setbacks for accessory buildings. All structures have to meet the same setbacks as the primary residence.

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

Moved by Kreutzberg, supported by Rockwell to approve Case #26-15 for Michael Prudhomme of 3592 Kipling Circle for a rear yard setback variance of 45 feet from the required 80 feet for a rear yard setback of 35 feet and a side yard setback variance of 10 feet from the required 30 feet for a side yard setback of 20 feet to construct a new accessory building, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property.
- This variance will provide substantial justice, is the least necessary and would make the property consistent with other properties and homes in the area. Similar relief has been granted to other homes in the surrounding neighborhood with comparable circumstances. In addition, placement of the home approximately 2/3 to the rear of the property creates

hardship. The variance is necessary, not self-created and due to the extraordinary circumstances. The rear corner provides the most practical area for placement due to the topography on the lot. Low lying area accommodates the structure, slightly limiting visibility, reducing the need for excavation or tree removals as well as driveway access.

- The granting of these variances would not impair an adequate supply of light and air to adjacent properties, would not increase the congestion, or increase the danger of fire or threaten public safety and welfare.
- The proposed variances would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure shall be guttered with downspouts.

The motion carried (Kreutzberg – yes; Hurley – no; Mr. Rockwell - no; Soucy – yes; McCreary – yes).

New Business

1. 26-16...A request by Dennis & Patricia Pereira, 3859 Homestead Dr., for waterfront yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing home and build a new home.

Mr. Chris Hromek of Midwest Construction and Darren Mazurek of DM Designs were present. Mr. Hromek stated the applicant would like to demolish the existing house and build a new one. He noted the variance is needed for one portion of the garage. This will be a very modest home compared to others in the neighborhood. He spoke to MHOG and asked if the grinder pump should be moved and the utilities director agreed with leaving it in the current location. This house will not limit the lake views of the neighbors.

The call to the public was made at 7:26 pm.

Mr. Don Davis of 3907 Homestead Drive is in support of this variance being approved.

Chairperson McCreary stated an email was received from Mike and Maryann Peele at 3883 Homestead Drive stating they are in support of the variance being approved.

The call to the public was closed at 7:27 pm.

Moved by Rockwell, supported by Soucy, to approve Case #26-16 for Dennis & Patricia Pereira of 3859 Homestead Drive for a waterfront variance of 14 feet from the required 40 feet for a waterfront setback of 26 feet to demolish an existing home a build a new single-family residence, based on the following findings of fact:

- The property's peninsula configuration and waterfront surrounding the entire parcel creates an unusual building envelope that is not typical of properties in area. The ordinance

recognizes the unique development constraints within this district by allowing reduced side-yard setbacks of 5 feet and 10 feet for other homes; however, this property is further constrained because all yards are waterfront yards. The unique configuration of the property creates a practical difficulty in meeting the required setback while allowing for reasonable development of the parcel. Granting this variance would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity of the subject parcel.

- The extraordinary circumstance is the unique configuration of the lot, which is located on a peninsula and has waterfront surrounding the property. Unlike typical lots in are, the subject property has no traditional side or rear yard that can be utilized for development, as all yard areas are subject to the waterfront setback requirement. The proposed home has been designed to meet the waterfront setback to the greatest extent practical, with the requested variance limited to a small portion of the attached garage. This request was not self-created. The applicant's architect has worked with staff to determine least amount necessary.
- The granting of the 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.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure shall be guttered with downspouts.
2. Silt fencing to remain intact throughout construction

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the September 15, 2026 Zoning Board of Appeals meeting.

Moved by Soucy, supported by Kreutzberg, to approve the minutes of the September 15, 2026 Zoning Board of Appeals meeting as submitted. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will not be a meeting next month.

3. Member Discussion

Mr. Soucy showed the new name plates that will be installed at the dais. Early voting starts this Saturday, October 24.

The board and Ms. Aulette discussed amending the application to include additional information for the applicant; advising them of all of the items that need to be completed and what needs to

Genoa Township Zoning Board of Appeals Meeting
October 20, 2026
Unapproved Minutes

be submitted. If the submission is not complete, the items have not been done or the documents are not submitted by the due date, their item could be postponed until the following month's meeting.

4. Adjournment

Moved by Soucy, supported by Rockwell, to adjourn the meeting at 7:53 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary