GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS September 16th, 2025 6:30 P.M. AGENDA

Call to Order:
Pledge of Allegiance:
<u>Introductions</u> :
Conflict of Interest:
Approval of Agenda:
Call to the Public: (Please Note: The Board will not begin any new business after 10:00 p.m)
OLD BUSINESS:
 25-17A 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.

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 WITHRAW APPLICATION

NEW BUSINESS:

ADMINISTRATIVE BUSINESS:

- 1. Approval of minutes for the August 19th, 2025 Zoning Board of Appeals meeting.
- 2. Correspondence
- 3. Member Discussion
- 4. Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.

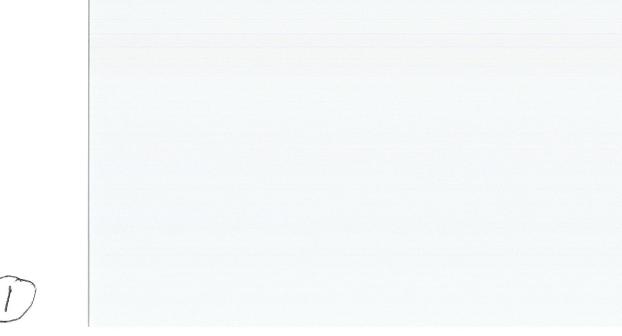


GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116 (810) 227-5225 | FAX (810) 227-3420

Case # 25-17 Meeting Date: Aug 19 2025 @ 6:30 pm PAID Variance Application Fee								
\$215.00 for Residential \$300.00 for Sign Variance \$395.00 for Commercial/Industrial								
Applicant/Owner: Gary Allen Poma Email: Gary. Poma 1 egmail. com Property Address: 4075 Higherest Drive Phone: 248-867-1949 Brighton, M. 48116 Present Zoning: LRR Tax Code: 4711-22-302-130								
<u>ARTICLE 23</u> of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.								
Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.								
The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.								
Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.								
Please explain the proposed variance below:								
1. Variance requested/intended property modifications: Demo existing house because it is not salvageable. Build new house that is more consistent with the houses in the area								

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at https://www.genoa.org/government/boards/zoningboard five days prior to the meeting.



The following is per Article 23.05.03 of the Genoa Township Ordinance:

<u>Criteria Applicable to Dimensional Variances.</u> No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that <u>all</u> of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

<u>Practical Difficulty/Substantial Justice.</u> Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Newhouse would be consistent with existing neighboring houses and increase value of all homes in arealpy not having a house that is empty, in terrible repair and dangerous

<u>Extraordinary Circumstances</u>. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

The variance is consistent with the variances that have been granted in the past and would not have a negative impact in the area.

<u>Public Safety and Welfare</u>. 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 or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

House would not increase congestion in the street or increase the danger of fine or endanger the public

<u>Impact on Surrounding Neighborhood.</u> The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The new home would increase the value of homes in the neighborhood and decrease danger of some one getting huntin existing structure

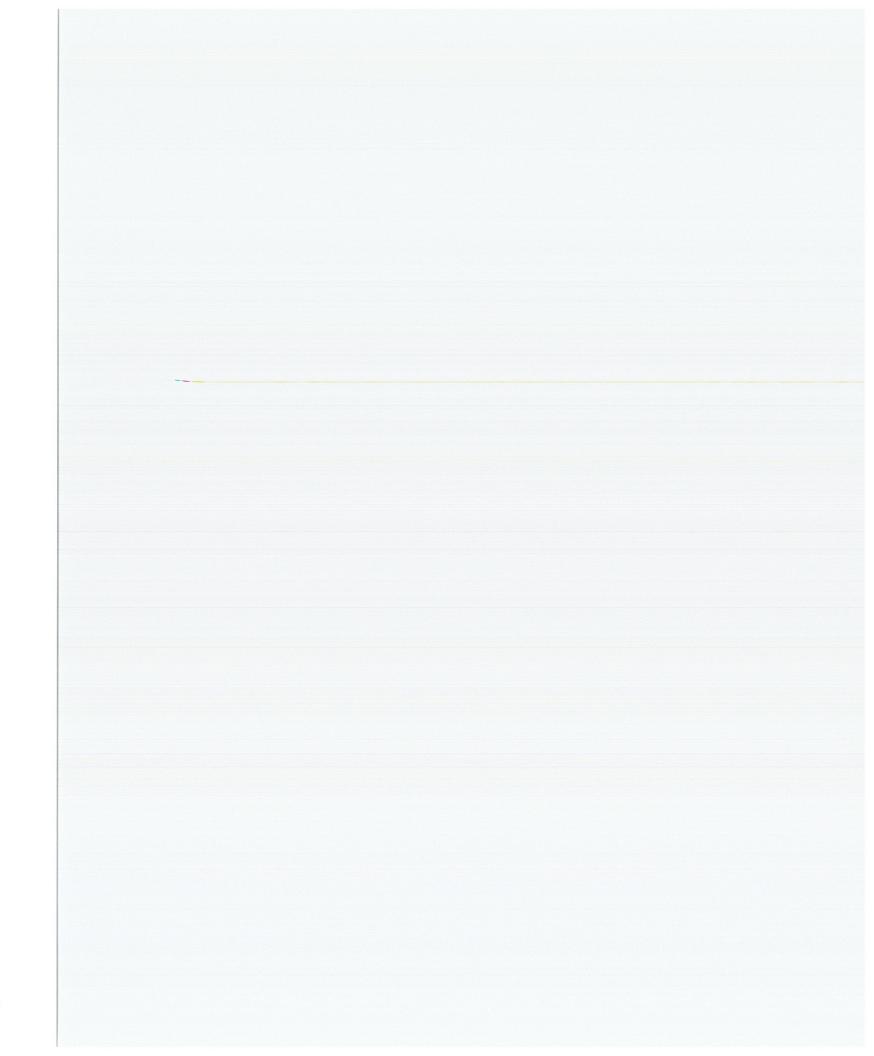
Attendance by the applicant is required at the Zoning Board of Appeals meeting.

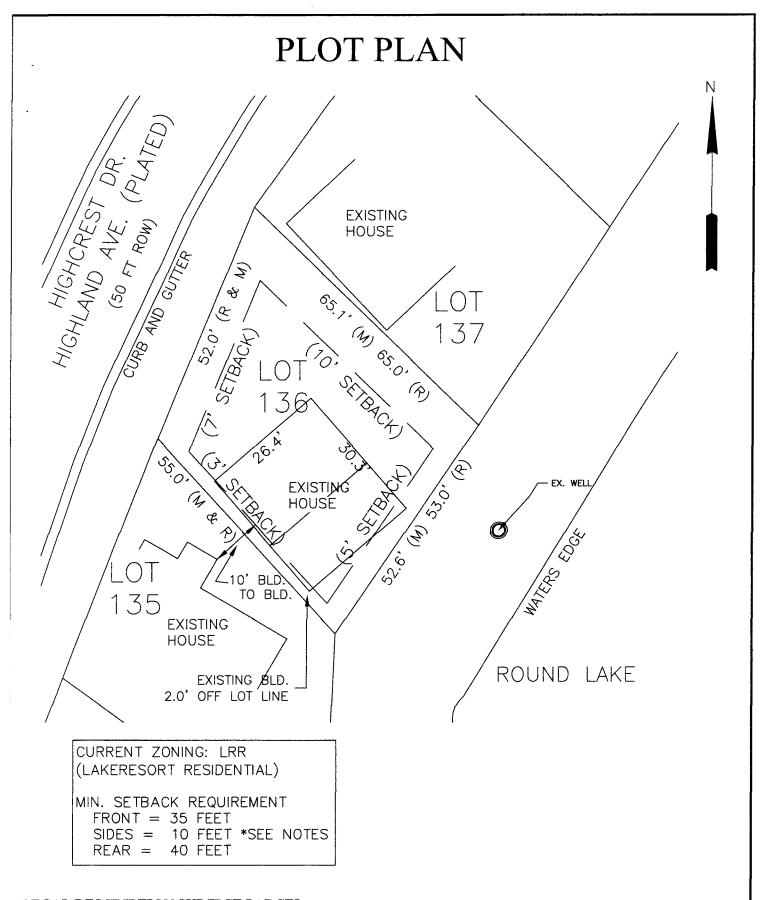
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.

Date: Joly 9/2025 Signature: Swy Jona



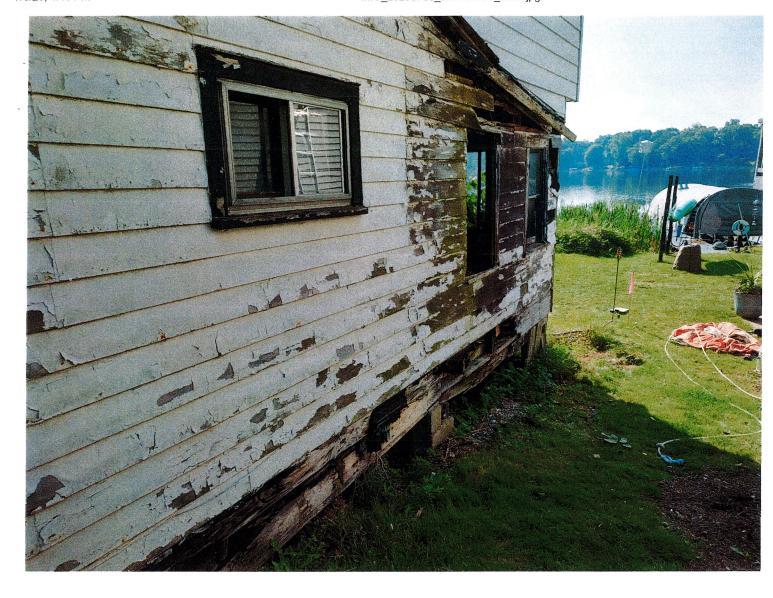




LEGAL DESCRIPTION SUBJECT PARCEL

Lots 136 of "CROOKED LAKE HIGHLANDS SUBDIVISION" as recorded in Liber 1 of Plats, on Page 40, Livingston County Records.

Tax Id #4711-22-302-130 4075 HIGH CREST



















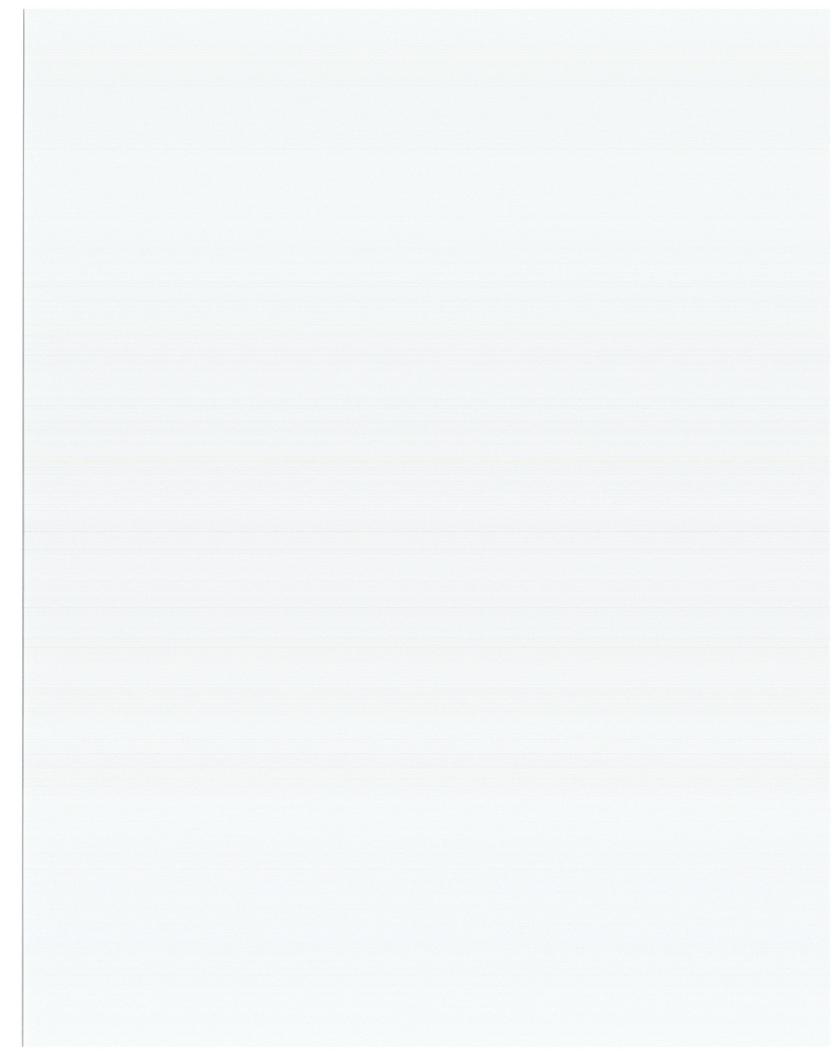








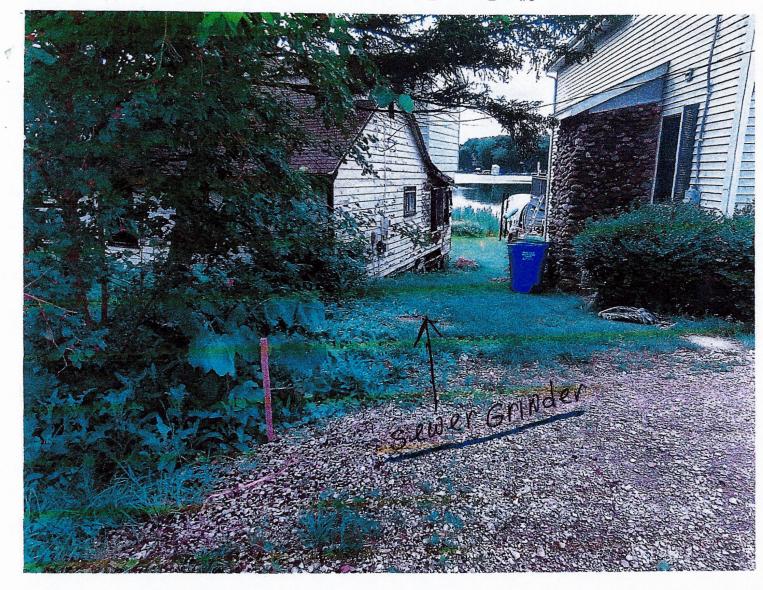






Houseon South Side (4085) of existing house (4075) 15 9' off Road





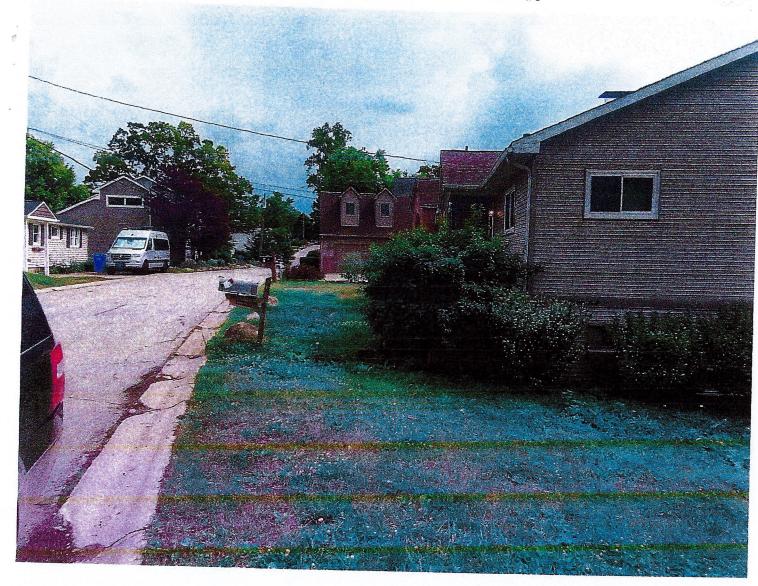
Distance between existing house (4075) and house to the south side (4085) will be improved by 3' with variance on road side



Distance betwee existing house (4075) and house on Southside (4085) will be improved by 3' LAKE Side



House to North (4065) new gargae on 4075 will be 8' off property line 10' from 4065



House to North (4065) 15 18' from road 2ND house to the North (4057) is 4' off the road





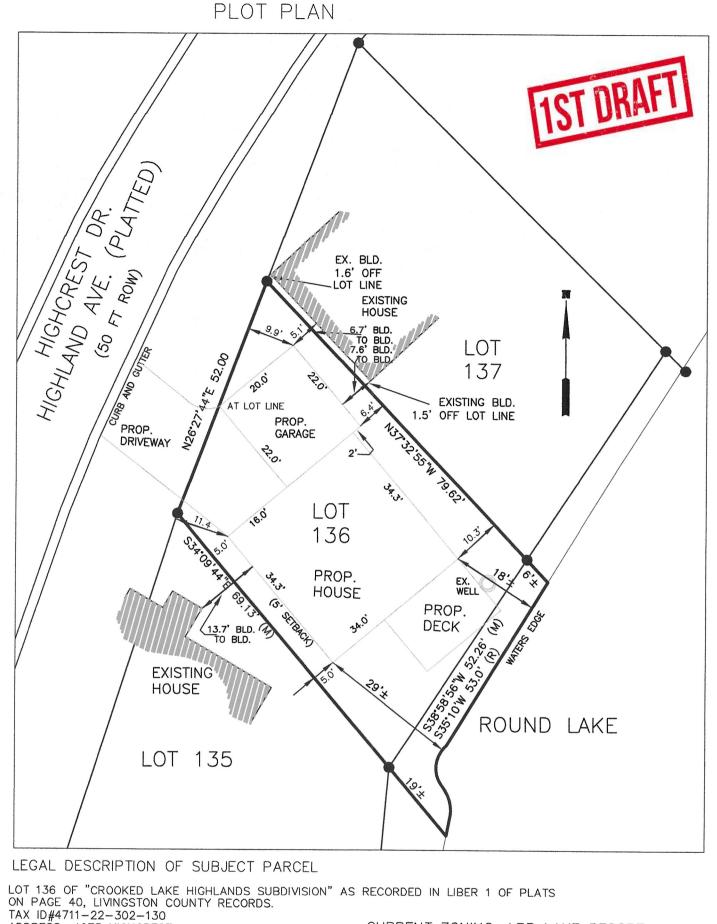
2 Houses to the south (4091) of existing house (4075) their deck is 13' OFF waters edge



House on opposite side of road (3) 3 houses to the North of existing house (4075) is 7' off road



Opposite side of street one house to the North of existing house (4075) is 12' off road



ADDRESS: 4075 HIGHCREST

SETBACK NOTES 3.04.02 FOOTNOTES TO TABLE 3.04.01 (K) SIDEYARD MINIMUM DISTANCE 5 FEET DISTANCE BETWEEN THE BUILDING AND ON ADJACENT LOT SHALL NOT BE LESS THAN TEN (10) FEET

CURRENT ZONING : LRR LAKE RESORT RESIDENTIAL MIN, SETBACK REQUIREMENTS FRONT=35 FEET SIDES=10 FEET *SEE NOTE (K) REAR=40 FEET

WILLIAM R STREBBING P.S.

PROFESSIONAL LAND SURVEYOR

267 PRINCE EDWARD DRIVE, HOWELL, MI 48843 EMAIL: WSTREBBING@SBCGLOBALNET PHONE: (517) 548-1006

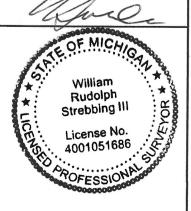
LEGEND

- O SET IRON ROD
- FOUND IRON ROD/PIPE
- FOUND MONUMENT
- SOIL BORING

CLIENT POMA/BILINSKI

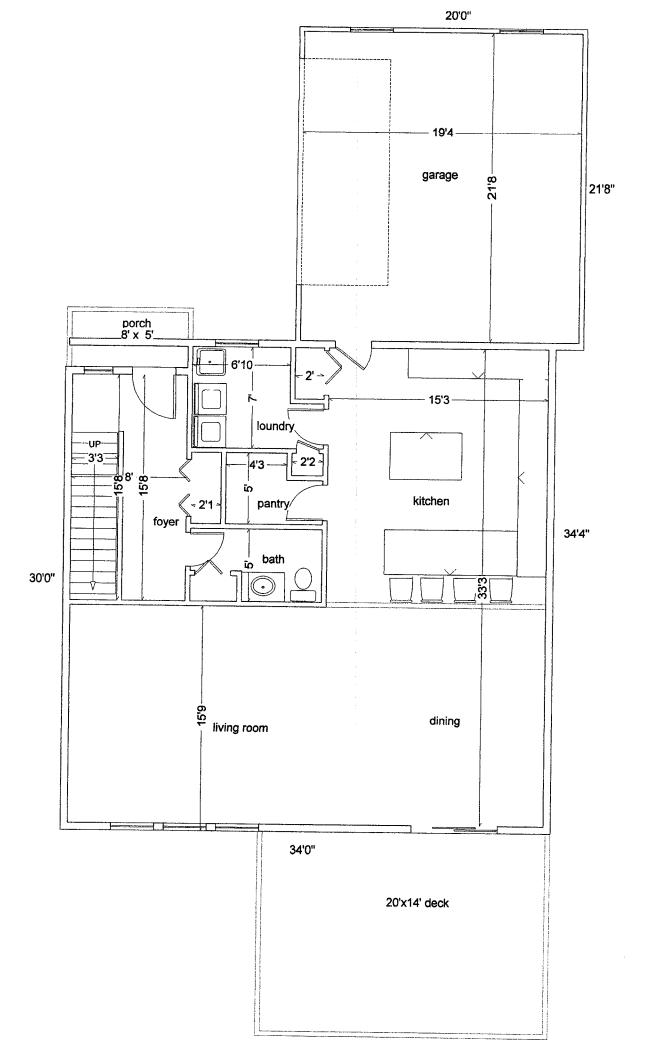
DESCRIPTION LOT 136 CROOKED LAKE HIGHLANDS, SEC.28, T2N-R5E, GENOA TWP, LIVINGSTON COUNTY, MICHIGAN

0' 2	0' 40'	DATE 8/18/2025
		REV.
SCALE 1"=20'	JOB No. 25-100	CREW MMB
SHEET No. 2 of 2	DRAWN WRS	CHECK

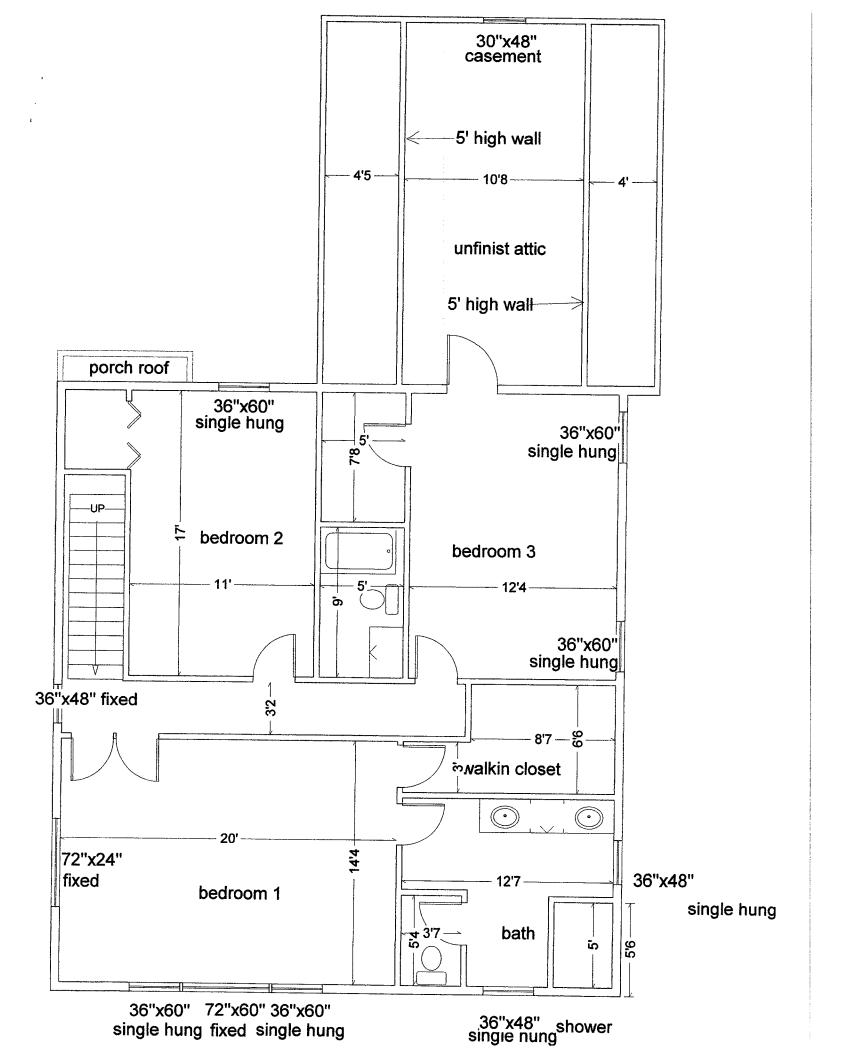




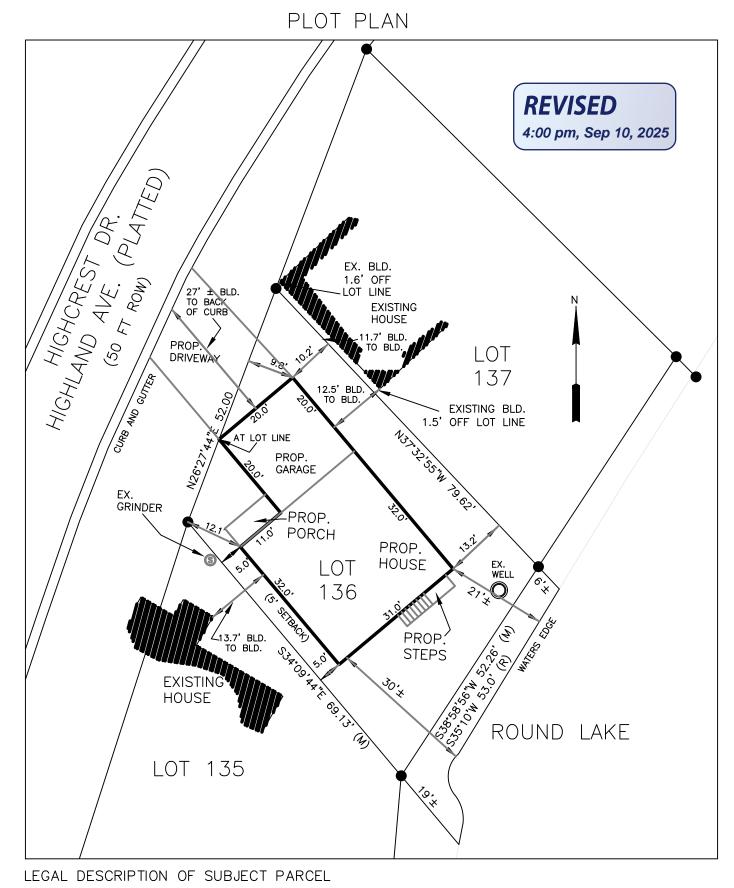












LOT 136 OF "CROOKED LAKE HIGHLANDS SUBDIVISION" AS RECORDED IN LIBER 1 OF PLATS ON PAGE 40, LIVINGSTON COUNTY RECORDS.

TAX ID#4711-22-302-130
ADDRESS: 4075 HIGHCREST

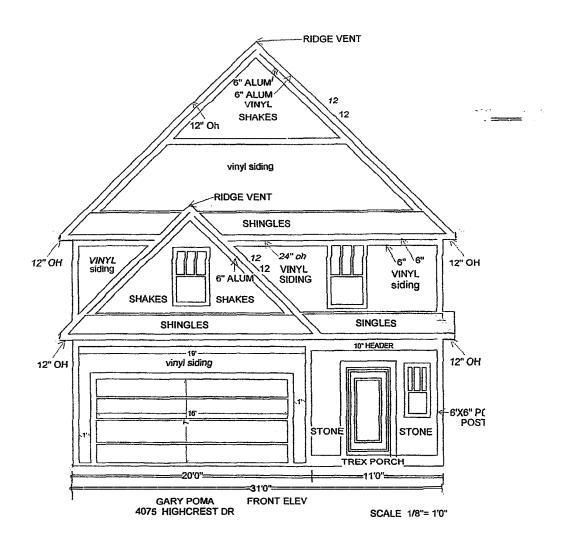
CURRENT ZONING : LRR LA

SETBACK NOTES 3.04.02 FOOTNOTES TO TABLE 3.04.01 (K) SIDEYARD MINIMUM DISTANCE 5 FEET DISTANCE BETWEEN THE BUILDING AND ON ADJACENT LOT SHALL NOT BE LESS THAN TEN (10) FEET

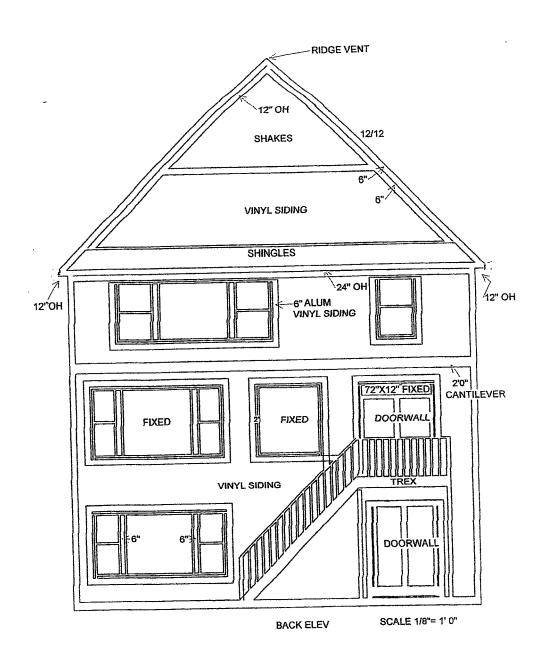
CURRENT ZONING : LRR LAKE RESORT RESIDENTIAL MIN, SETBACK REQUIREMENTS FRONT=35 FEET SIDES=10 FEET *SEE NOTE (K) REAR=40 FEET

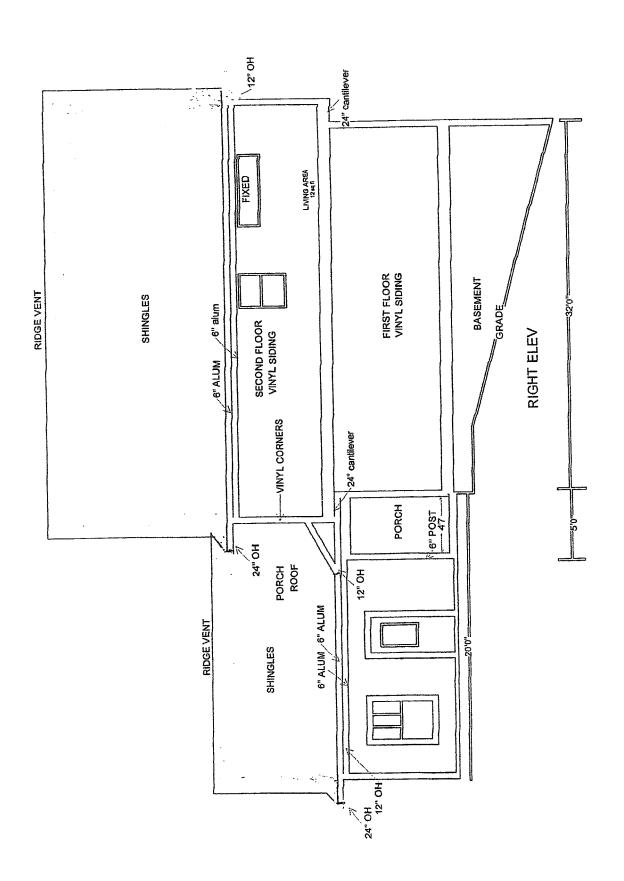
LEGEND WILLIAM R STREBBING P.S. O SET IRON ROD PROFESSIONAL LAND SURVEYOR FOUND IRON ROD/PIPE FOUND MONUMENT 267 PRINCE EDWARD DRIVE, HOWELL, MI 48843 EMAIL: WSTREBBING@SBCGLOBAL.NETPHONE: (517) 548-1006 SOIL BORING 20 DATE 8/18/2025 CLIENT POMA/BILINSKI REV. 9/4/2025 DESCRIPTION LOT 136 CROOKED LAK HIGHLANDS, SEC.28, T2N-R5E, GENOA TWSCALE 1"=20" CREW MMB JOB No. 25-100 LIVINGSTON COUNTY, MICHIGAN DRAWN WRS CHECK SHEET No.2 of 2

REVISED

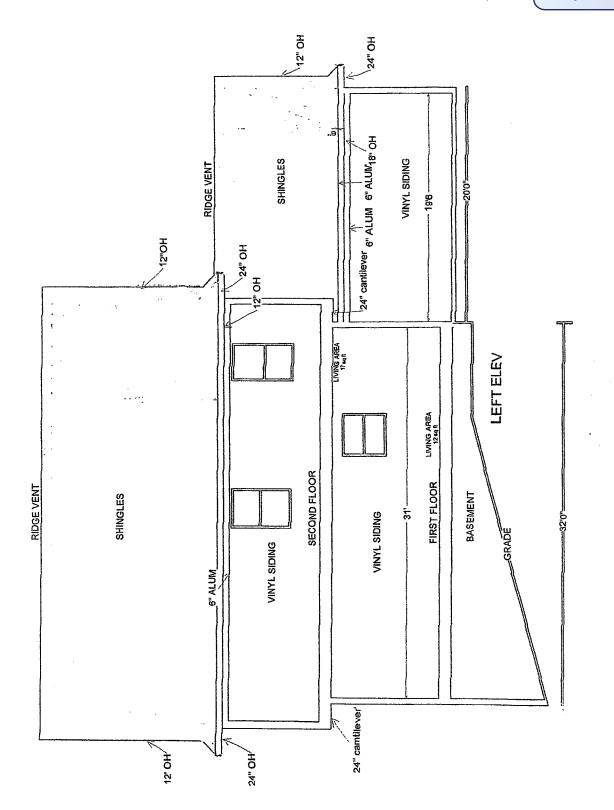


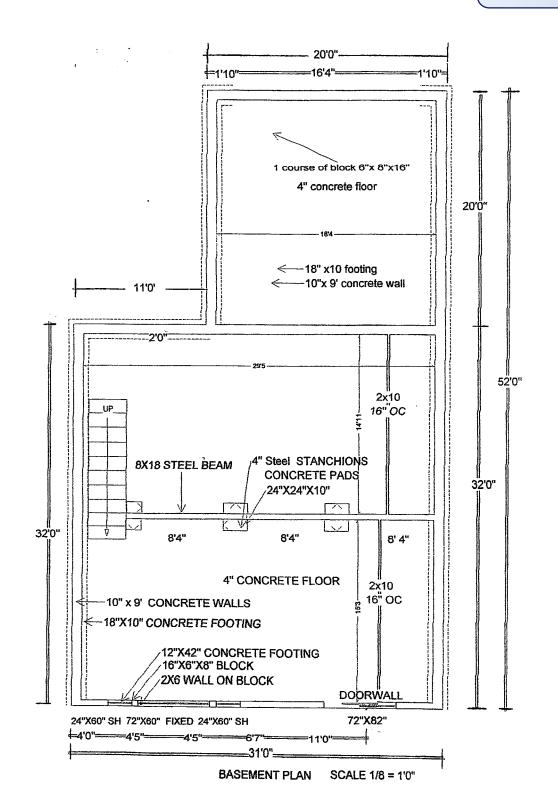
REVISED

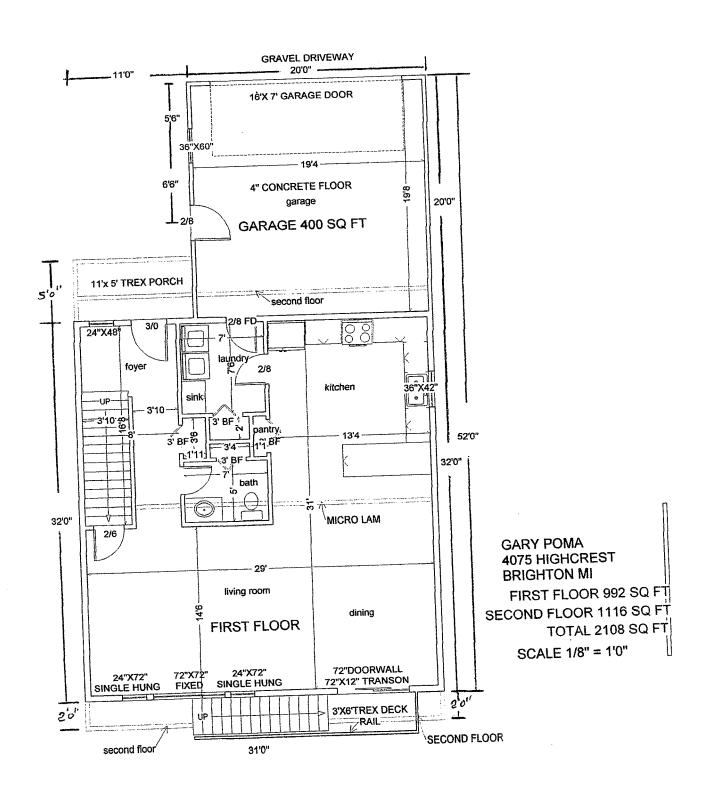


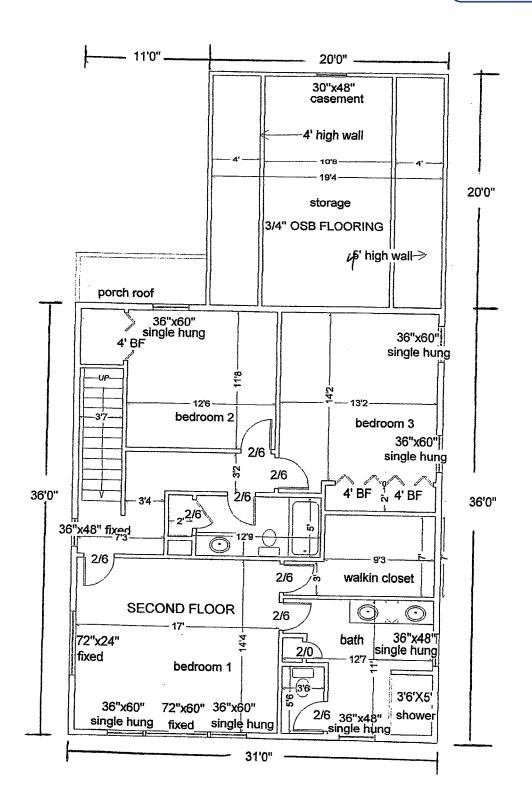


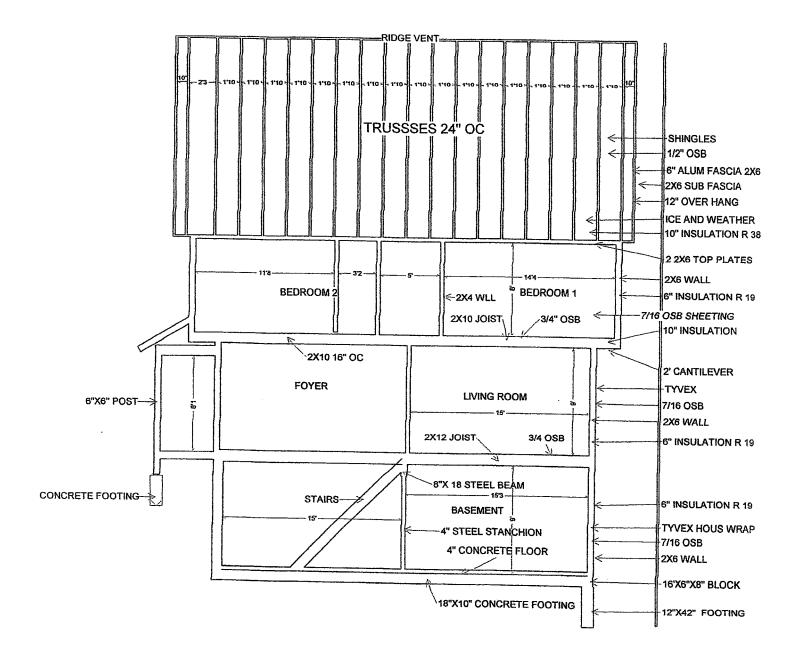
REVISED













2911 Dorr Road Brighton, MI 48116 810.227.5225 810.227.3420 fax genoa.org

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy
Bill Reiber
Candie Hovarter
Todd Walker

MANAGER

Kelly VanMarter

UPDATED

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals

FROM: Carrie Aulette, Zoning Official

DATE: September 8, 2025

RE: ZBA 25-17

STAFF REPORT

File Number: ZBA#25-17

Site Address: 4075 Highcrest Drive, Brighton

Parcel Number: 4711-22-302-130

Parcel Size: .102 Acres

Applicant: Gary Poma

Property Owner: Gary Poma, 3412 Beck Road, Howell

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a waterfront, front (street side), and side yard

setback variance to demolish an existing home and construct a new

single-family home.

Zoning and Existing Use: LRR (Lakeshore Resort Residential)

Background

The following is a brief summary of the background information we have on file:

- Per assessing records the existing home on the parcel was constructed in 1930, the applicant intends on demolishing the current home and building new.
- The parcel is serviced by well and grinder pump. The grinder is located on the neighboring parcel, the Utility Department agrees that it should stay in its current location.
- See Assessing Record Card.

Summary: The applicant is proposing to demolish an existing home and build a new one. The current home does not meet any setbacks and is in disrepair. **Since the last meeting, the**

applicant has reduced the number of variances requested from 4 to 2. He has done this by reducing the size of the home and garage and eliminating the deck.

<u>Variance Request:</u> The following is the section of the Zoning Ordinance that the variance is being requested from:

Section 03.04.01

SINGLE FAMILY STRUCTURE	Front Setback	Side Setback <i>North</i>	Side Setback South	Waterfront Setback	Max Lot Coverage (Building)
Required Setbacks	35′	10′	5′	40′	35%
Requested Setback	35' at corner of garage	10.2 (at garage)	5′	21'	31%
Variance Requested	35′			19′	

<u>Summary of Findings of Fact-</u> After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice Strict compliance with the front, waterfront, and side yard setbacks would prohibit the applicant from constructing the proposed home. The granting of the 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 zoning district and vicinity. There are other homes in the vicinity that have reduced setbacks and/or are encroaching into the road. 67% of homes in this section of Highcrest have either an attached or detached garage.
- **(b)** Extraordinary Circumstances The exceptional or extraordinary condition of the property is it is a non-conforming lot within the LRR zoning and the property contains a very small building envelope. The need for the variances is not self-created.
- (c) Public Safety and Welfare The granting of the variances 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
- (d) Impact on Surrounding Neighborhood The proposed variances, if approved would have a positive impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. In fact, replacing what is currently there will be of value to the neighboring properties.

Recommended Conditions

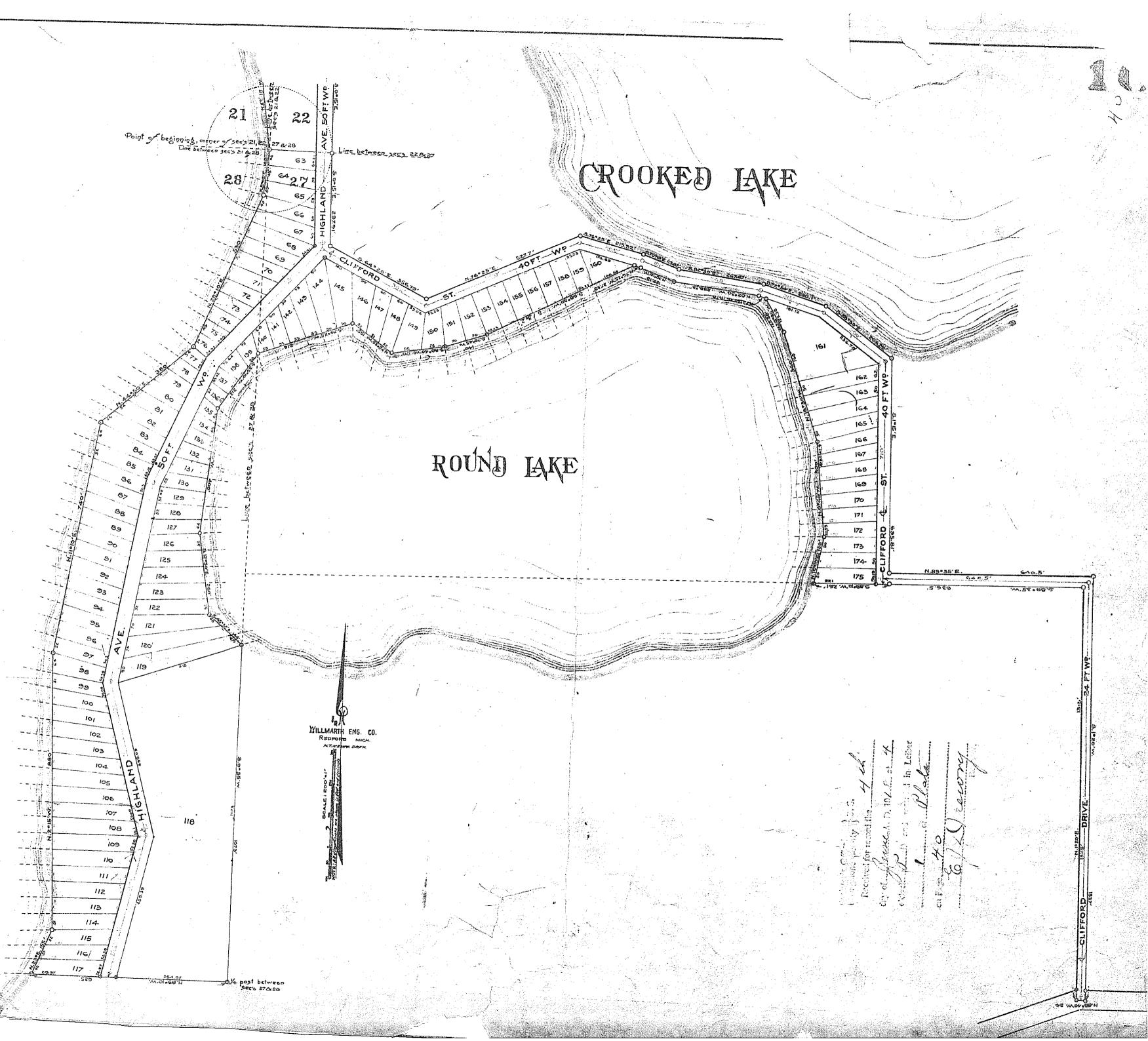
If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

- 1. Survey must be provided prior to Land Use Issuance for new build with confirmed setbacks.
- 2. Structure must be guttered with downspouts.
- 3. Attic space in home may not be finished.
- 4. Height of home may not exceed 25'.
- 5. Stamped Survey to be provided at time of Land Use Submittal



21, 22, 27 and 28, T. 2 N. R. 5 E.

21, 22, 27 ar se mich.



### Page Date Type Date Type S Fage Dy Trams Date Date	Parcel Number: 4711-	22-302-130	Jurisdictio:	n: GENOA CHA	ARTER TOWNS	HIP	County: LIVINGSTO	NC	Printed on		08/12/2025	
INCRESE INCR	Grantor	Grantee					Terms of Sale			rified	Prcnt. Trans.	
Property Address	HUGHES MARK	POMA GARY		200,000	05/16/2022	WD	03-ARM'S LENGTH	20221	R-014755 BUY	BUYER/SELLER		
School: BRIGHTON AREA SCHOOLS PARE Par	HUGHES, ROBERT	HUGHES MARK	HUGHES MARK		09/28/2021	_ QC	09-FAMILY	20211	2021R-040171 BUYER/SELL		0.0	
School: BRIGHTON AREA SCHOOLS PARE Par	Property Address		Clace DEC	DENTTAL - TMDD	OW Zoning:	T DD Buj	lding Permit(s)	De	Number	- g	t 2 t 11 e	
P.R.E. 08						DILL DUI	Taing reimic(s)	De	ice Number	. 5		
Mar #: V25-17 March Address Mar #: V25-17	4075 HIGHCREST DR				CHOOLS							
2026 Est TCV 363,827 TCV/FFA: 269.70	Owner's Name/Address		-									
### Street Lights Standard Utilities Underground Utils. Total Estimated Land Improvements True Cash Value = 1,996	POMA GARY				morr/mpa	260.70						
Public Tax Description Text Description Descri								1 1010 1010 0				
Improvements	HOWELL MI 48843			Vacant	Land Va	llue Estima			OUND LAKE			
Tax Description SEC. 27 TAX, RS5, CROOKED LAKE HIGHLANDS SUB. LOT 136 Comments/Influences Side lot light as Storm Sever Sidewalk Water Sewer Blectric Gas Curb Strandard Utilities Underground Utils. Topography of Site Level Roal Swamp Wooded Pond Name West and Strand Reser Strandard Utiling Low High Landscaped Swamp Wooded Pond X Materfront Ravine Welland Flood Plain X REFUSE The Equalizer. Copyright (c) 1999 - 2003. TJJ 10/26/2011 DATA ENTER Suc. 27 Topography of Genoa, County of Street Copyright (c) 1999 - 2003. TJJ 10/26/2011 DATA ENTER Suc. 2024 81,300 57,000 138,300 1338,300 1338,200 130. T7,400 134,236 137,000 138,300 130,000 127,400 100 100 100 100 100 100 100 100 100			Improvem	Improvements Description Frontage Depth Front Dept			ont Depth Rat	pth Rate %Adj. Reason Valu				
SUB. LOT 136 Comments/Influences Storm Saver Sidewalk Water Sewer Sidewalk Water Sewer Sidewalk Water Sewer Sewer Sidewalk Water Sewer Sidewalk Water Sewer Sewer Sidewalk Water Sewer Wood Frame Water Water Sewer Wood Frame Water Sewer Wood Frame Water Water Sewer Water Wate			Gravel Road Paved Road Storm Sewer						00 2900 100		17,400	
Land Improvement Cost Estimates Size % Good Cash Value Sewer Electric Gas	SUB. LOT 136	OKED LAKE HIGHLANDS			56 A	56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 227,400						
Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X REFUSE Who When What 2026 113,700 68,200 181,900 134,236 The Equalizer. Copyright (c) 1999 - 2009. To be a control of the control of			Sewer Electric Gas Curb Street I Standard	ights Utilities	_	rame	Total Estimated I	28.2	9 144	49	Cash Value 1,996 1,996	
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Flood Plain Year Land Value Value Value Value Review Other Value			Rolling Low High Landscap Swamp Wooded Pond X Waterfro Ravine									
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Licensed To: Township of Genoa, County of	1 1		TJL 10/26/2	2011 DATA ENT	ER 2024			·			130,2000	
	Licensed To: Township Livingston, Michigan	of Genoa, County of			2023			<u> </u>			124,0008	

^{***} Information herein deemed reliable but not guaranteed***

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/1	Decks (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: C Yr Built Remodeled 1930 Condition: Good	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small	X Gas Wood Coal Elec. Wood Coal Steam Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi Tub Oven Microwave Standard Range	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: C Effec. Age: 50 Floor Area: 1,349	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
Room List Basement 1st Floor	Doors: Solid X H.C. (5) Floors	Central Air Wood Furnace (12) Electric	Self Clean Range Sauna Trash Compactor Central Vacuum	Total Base New: 200,346 E.	C.F. Bsmnt Garage: .342 Carport Area:
2nd Floor 2 Bedrooms	Kitchen: Other: Other:	0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min	Security System Cost Est. for Res. B	ldg: 1 Single Family C Forced Air w/ Ducts	Roof: Cls C Blt 1930
X Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	No. of Elec. Outlets Many X Ave. Few Few (13) Plumbing	Ground Area = 810 SF Phy/Ab.Phy/Func/Econ Building Areas Stories Exterio 2 Story Siding	Floor Area = 1349 SF. /Comb. % Good=50/100/100/100/50 r Foundation Size Crawl Space 270	Cost New Depr. Cost
(2) Windows Many X Avg. X Avg. Few Small	(7) Excavation Basement: 0 S.F. Crawl: 810 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat	2 Story Siding 1 Story Siding	Crawl Space 215 Crawl Space 160 Crawl Space 35 Crawl Space 35 Crawl Space 95 Overhang 54	
Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement Conc. Block	No Plumbing Extra Toilet Extra Sink Separate Shower	Other Additions/Adju	Total:	177,685 88,842 3,332 1,666
Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Water/Sewer Public Sewer Water Well, 200 Fe Fireplaces	et 1	1,538 769 11,088 5,544
(3) Roof X Gable Gambrel Hip Mansard Flat Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Exterior 1 Story Notes:	Totals: ECF (4310 ROUND LAKE) 1.342	6,703 3,351 200,346 100,172 => TCV: 134,431
X Asphalt Shingle Chimney: Brick	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:			

^{***} Information herein deemed reliable but not guaranteed***

GENOA CHARTER TOWNSHIP ZONING BOARD OF APPEALS August 18, 2025 - 6:30 PM

MINUTES

<u>Call to Order</u>: 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, Matthew Hurley, Bill Rockwell, Rick Soucy, and Carrie Aulette, Zoning Official. Absent was Michele Kreutzberg.

<u>Pledge of Allegiance</u>: The Pledge of Allegiance was recited.

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

<u>Conflict of Interest:</u> Chairperson McCreary stated she has no conflict of interest; however, the company that she currently works for had previous business with Mr. Ready.

Approval of the Agenda:

Moved by Board Member Soucy, supported by Board Member Hurley, 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. 25-16...A request by Glass Doctor of Michigan, 2855 Fishbeck Road, for a dimensional variance and any other variances deemed necessary by the Zoning Board of Appeals, to install an aluminum framed patio cover.

Mr. Kirk Rasch of The Glass Doctor of Michigan stated they would like to add a 224 square foot aluminum patio cover. The ordinance only allows for 150 square feet, so they are requesting a 74 square foot variance. The practical difficulty is the size of the existing deck that they wish to cover. The cover would be below the existing roof line of the home. This should not be a detriment to anyone in the area.

Chairperson McCreary noted that this property and the ones surrounding it are large with a lot of trees between them. It does not appear that it will be detrimental to the surrounding neighbors.

The commissioners agreed that the footprint is not being enlarged, the applicant is requesting to cover their entire deck, and not just a portion of it.

The call to the public was made at 6:43 pm with no response.

Moved by Board Member Soucy, supported by Board Member Hurley, to approve Case #25-16 for the Glass Doctor of Michigan at 2855 Fishbeck Road for a dimensional variance of 74 square feet from the maximum allowable 150 square feet for a total square footage of 224 square feet to install an aluminum framed patio cover, based on the following findings of fact:

- The applicant is not encroaching any further into side yard or rear yard setbacks. The
 additional square footage beyond what the Ordinance limits is minor and does not impact
 neighboring properties or block views. The variance requested is minimal and granting it will
 not change the essential character of the locality.
- The applicant is compliant with all setback requirements and if the request to have an addition put on the house, a variance would not be needed.
- 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 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.

This motion is conditioned on the following:

- 1. The structure must be guttered with downspouts.
- 2. A Building Permit must be obtained from the Livingston County Building Department.

The motion carried unanimously

2. 25-17...A request by Gary Poma, 4075 Highcrest, for a side, front and shoreline setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing home and construct a new home.

Mr. Don Harvey of the Brighton Building Company and Mr. Gary Poma were present. Mr. Harvey stated that the existing house is falling apart. The lot is small, and variances are required to build a home that is compatible with the neighborhood. The old home is a safety hazard so removing it and rebuilding it would be a benefit to the neighborhood.

Ms. Aulette displayed the aerial that shows that the property lines are far from the roadway; however, there are residents on this road whose houses appear to be built in the road right-of-way. She was advised by staff that that has been vacated, but she could not find documentation to support that. The applicant should be aware of this when designing the home and placing it on the property. Board Member Fons advised the applicant to use the property stakes for determining the property lines and setbacks. Chairperson McCreary advised the applicant to seek the least variances necessary.

There was a discussion regarding the original survey that was submitted with the application and how it differs from the engineer survey that was provided to the township today. Because of this, Mr. Harvey stated he would propose to move the garage closer to the home, move the southeast front corner of the home further from the neighbor, and change the garage from a side entry to a front entry. This will change the variances being requested. Because of these changes, it was suggested to have this item tabled this evening.

The call to the public was made at 7:15 pm.

Mr. Jake Gruber of 4065 Highcrest, who lives next door to the applicant, had a survey done on his property and it does not match the survey that was done for Mr. Poma's property.

The call to the public was closed at 7:19 pm.

Mr. Harvey stated Mr. Poma spoke with Mr. Gruber when he was questioning the survey, and recommended he have one done. The applicant had his property resurveyed and they are confident it is correct.

Moved by Board Member Hurley, supported by Board Member Fons, to table Case #25-17 for Gary Poma of 4075 Highcrest until the September 16, 2025 ZBA meeting. **The motion carried unanimously.**

3. 25-18...A request by Robert Ready, 5377 Wildwood, for side, front, waterfront variances and any other variances deemed necessary by the Zoning Board of Appeals, to add a second story to an existing home and an overhang to the front entrance.

Mr. Robert Ready stated he applied for variances to extend their porch. Since that time, they discovered foundation issues that need to be addressed. He is requesting this item be tabled this evening.

The call to the public was made at 7:26 pm with no response.

Moved by Board Member Fons, supported by Board Member Soucy, to table Case #25-18 for Robert Ready of 5377 Wildwood until the October 21, 2025 ZBA meeting. **The motion carried unanimously.**

4. 25-19...A request by Chris Duperon, 3101 Beck Road, for a dimensional variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a detached accessory structure.

Mr. Chris Duperon and his contractor from Sass Excavating were present. They are proposing to build a 30 x 64 square foot pole barn, which is larger than the ordinance allows, so they are requesting a variance of 420 square feet. Mr. Duperon stated this is the least necessary because if he was to expand his garage, instead of building the pole barn, it would be right at the property line. There are other properties in the neighborhood that have larger barns than he is proposing. Having the barn will allow him to move his recreational vehicles inside and out of the yard. It will not negatively affect his neighbors.

Chairperson McCreary does not see the hardship. Board Member Rockwell agrees.

Board Member Soucy asked the applicant how they determined the size of the barn. Mr. Duperon said they measured how much space he needed to store all of his items. Board Member Soucy stated this would be an improvement to the area and is in favor of the variance.

The call to the public was made at 7:41 pm with no response.

Moved by Board Member Rockwell, supported by Board Member Fons, to deny Case #25-19 for Chris Duperon of 3101 Beck Road for a 420 square foot dimensional variance to construct a detached accessory structure, based on the following findings of fact:

- Strict compliance with the maximum size requirement would prevent the applicant from
 constructing the accessory building as proposed but would not prevent the use of the
 property. The lot does not have adequate acreage and is not zoned as Rural Residential to
 support the structure.
- Staff is unable to note any extraordinary circumstances pertaining to the property. The need for the variance is self-created.
- 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 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 motion carried (Hurley - yes; Fons - yes; Rockwell - yes; McCreary - yes; Soucy - no).

Administrative Business:

1. Approval of minutes for the July 15, 2025 Zoning Board of Appeals meeting.

Moved by Board Member Fons, supported by Board Member Soucy, to approve the minutes of the July 15, 2025 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated the only case for September is Mr. Poma's tabled item from this evening.

3. Member Discussion

Chairperson McCreary stated the Planning Commission is reviewing the section of the ordinance that addresses the language that is put on the sign when a site is being developed.

Ms. Aulette stated there is a new car wash being proposed.

Board Member Soucy advised the board that the Planning and Zoning for Everyone event will be held on Wednesday, September 10 at the township hall.

4. Adjournment

Moved by Board Member Soucy, supported by Board Member Hurley, to adjourn the meeting at 8:03 pm. **The motion carried unanimously**.

Respectfully submitted:

Patty Thomas, Recording Secretary