

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
April 21, 2026
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

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:

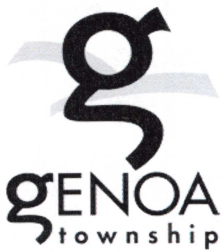
NEW BUSINESS:

1. 26-04...A request by Richard Garbacik, 4780 Chestnut Springs Dr., for rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.
2. 26-05... A request by Tim Chouinard and Sandra Ostro, 989 Sunrise Park, for a front yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to demolish an existing non-conforming home and construct a new single-family home.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the March 17, 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 # 26-04 Meeting Date: 4-21-26 @ 6:30

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Richard Garbacik Email: [REDACTED]

Property Address: 4780 Chestnut Springs Dr Phone: [REDACTED]

Present Zoning: LDR Tax Code: 4711-33-401-025

ARTICLE 23 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: _____

The applicant is requesting a 20 ft variance from the 60ft required
rear yard setback, allowing a 40' rear yard setback, for the construction
of a new single family home.

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 23.0 5.03 of the Genoa Township ordinance:

Criteria applicable to dimensional variances. No variance in the provisions or requirements of all of the of the ordinance shall be authorized by the board of appeals, unless it is found from the evidence that all of the following conditions exist:

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

Practical difficulty/substantial justice. Compliance with a 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 the requested variance or appeal would do substantial justice to the applicant as well as other property owners in the district. It is necessary for the preservation and enjoyment of the substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Answer: Strict compliance with required 60 foot rear yard setback would force The home to be constructed further forward on a lot in an area with approximately a 20% slope. This would require substantially taller foundation walls and retaining walls, and significant grade changes.

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

Answer: The property contains a significant natural topography with approximately a 20% slope rising from the front of the lot towards the rear. This creates an unusual condition where strict compliance with the rear setbacks requirement would place the home on the steepest portion of a lot.

Public safety and welfare. The granting of the variance will not impair an adequate supply of light and air to the adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, moral or welfare of the inhabitants of the township of Genoa.

Answer: granting the requested variance will not impair light, air or access to neighboring properties. The proposed home will maintain a substantial rear setback and will comply with all other zoning requirements.

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

Answer: the requested variance will not negatively impact adjacent properties or the surrounding neighborhood. Locate the home further up the natural grade reduces exposed foundation, height, and retaining walls, resulting in a design, which is more visually compatible with surrounding homes.

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 has made regarding your variance approval, a land use permit will be required with additional site plans and construction plans.

Date: 3/15/26

Signature: _____



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

Criteria Applicable to Dimensional Variances. 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 all of the following conditions exist:

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

Practical Difficulty/Substantial Justice. 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.

Strict compliance with the required 60ft rear yard setback would force the home to be constructed further forward on the lot in an area with approximately a 20% slope. This would require substantially taller foundation walls and retaining walls, and significant grade changes.

Extraordinary Circumstances. 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 Property contains a significant natural topography with approximately a 20% slope rising from the front of the lot towards the rear. This creates an unusual condition where strict compliance with the rear-yard setback requirement would place the home in the steepest portion of the lot.

Public Safety and Welfare. 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.

Granting the requested variance will not impair Light, air or access to neighboring properties. The proposed home will maintain a substantial rear yard setback and will comply with all other zoning requirements.


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

The requested variance will not negatively impact adjacent properties on the surrounding neighborhood. Locating the home further up the lot natural grade reduces exposed foundation height and retaining walls, resulting in a design which is more visually compatible with surrounding homes.

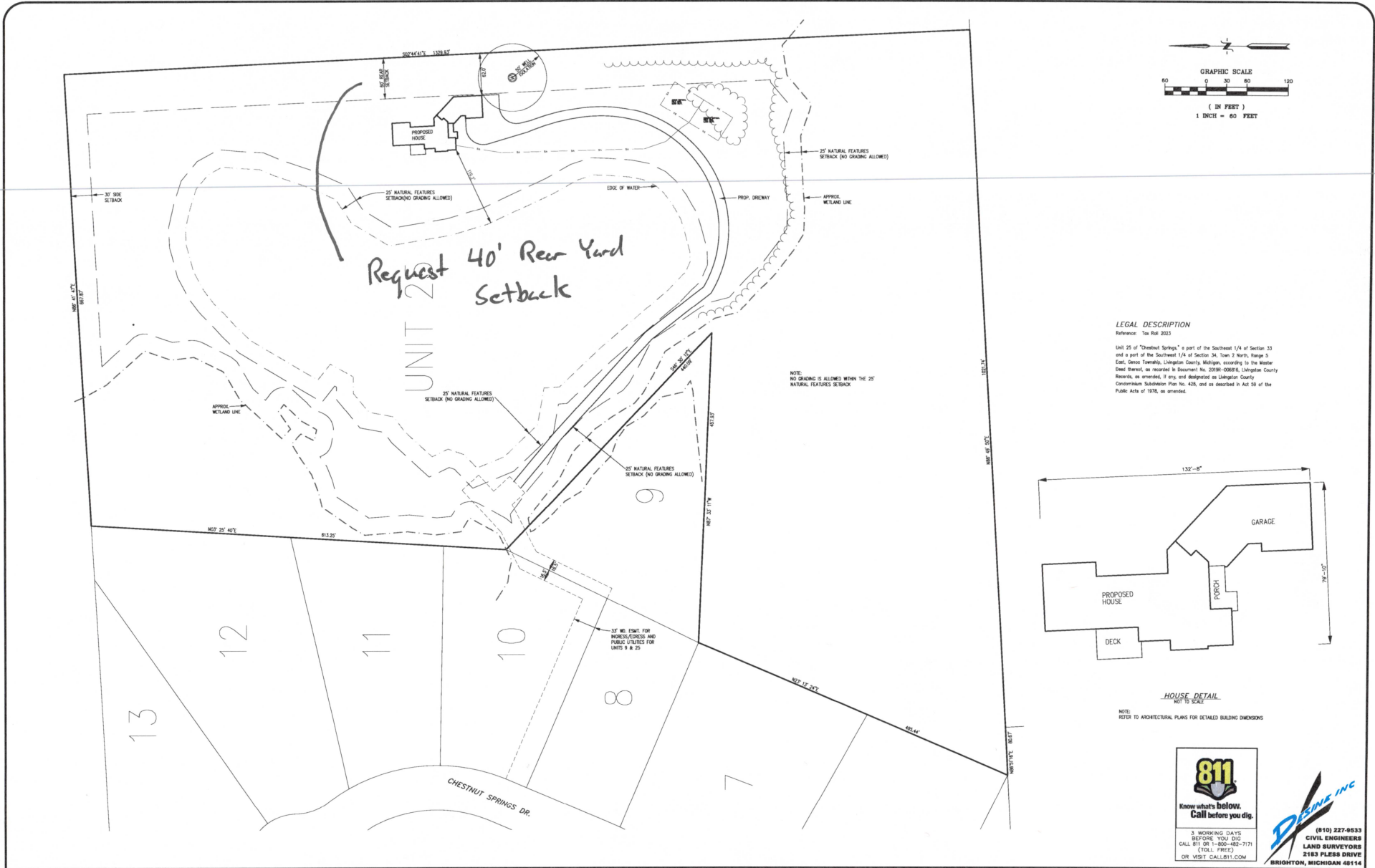
Attendance by the applicant is required at the Zoning Board of Appeals meeting.

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: 3/15/26 Signature: 

Full Plot Plan



DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	11/9/23	HOUSE FOUNDATION & HOUSE PLACEMENT			
CHECK: TRP	2	11/14/23	REVISE FOR TOWNSHIP COMMENTS			

**CHESTNUT SPRINGS
UNIT 25**

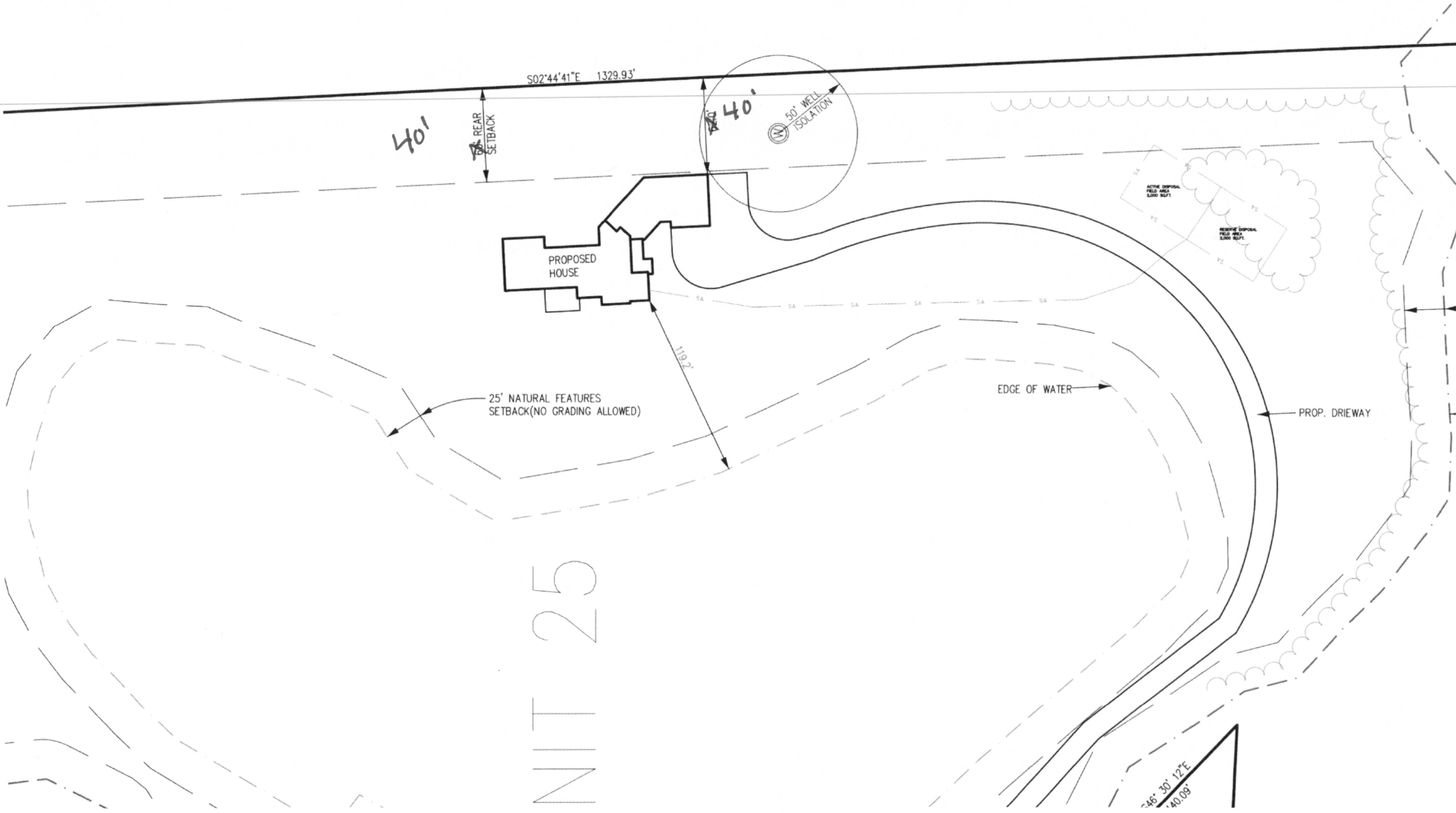
PLOT PLAN

CLIENT: MIKE MILLER BUILDING COMPANY 540 RANDOLPH ST. NORTHVILLE, MICHIGAN 48167 588-243-8270	SCALE: 1in. = 60ft. PROJECT No.: 224351 DWG NAME: 4351 PP ISSUED: JULY 27, 2023	1
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811
Know what's below.
Call before you dig.
3 WORKING DAYS BEFORE YOU DIG
CALL 811 OR 1-800-482-7171 (TOLL FREE)
OR VISIT CALL811.COM

D&S INC
(810) 227-6833
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

Zoomed in Plot Plan



PLAN NOTES:

INTERIOR WALLS:
 1/2" GYP. WALL BOARD ON EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. @ 1/2" MIN. THICK. (SEE NOTES CHANGES). ALL DIMENSIONS TAKEN FROM FINISH FLOOR.

EXTERIOR WALLS:
 8" CMU OR MASONRY ON EXTERIOR. 2" POLYURETHANE INSULATION ON THE EXTERIOR. 1/2" GYP. WALL BOARD ON THE INTERIOR. ALL DIMENSIONS TAKEN FROM FINISH FLOOR. (SEE NOTES CHANGES). ALL DIMENSIONS TAKEN FROM FINISH FLOOR.

1. OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH APPROVED RATED DOORS OR EQUIVALENT PER 2018 IRC SECTION 103.

2. FINISH FLOORING TO BE DETERMINED BY THE OWNER.

3. WALKWAYS SHALL BE FINISHED WITH 1/2" GYP. WALL BOARD OVER 1/2" GYP. WALL BOARD.

4. ALL WATER SUPPLY AND DRAIN BOSS SHALL BE INSTALLED WITH A MINIMUM OF 1/2" CLEARANCE.

5. ALL FLOOR FINISHING SHALL BE FINISHED WITH 1/2" GYP. WALL BOARD OVER 1/2" GYP. WALL BOARD.

6. PROVIDE SCHEDULE OF FINISHES AND CONNECTIONS.

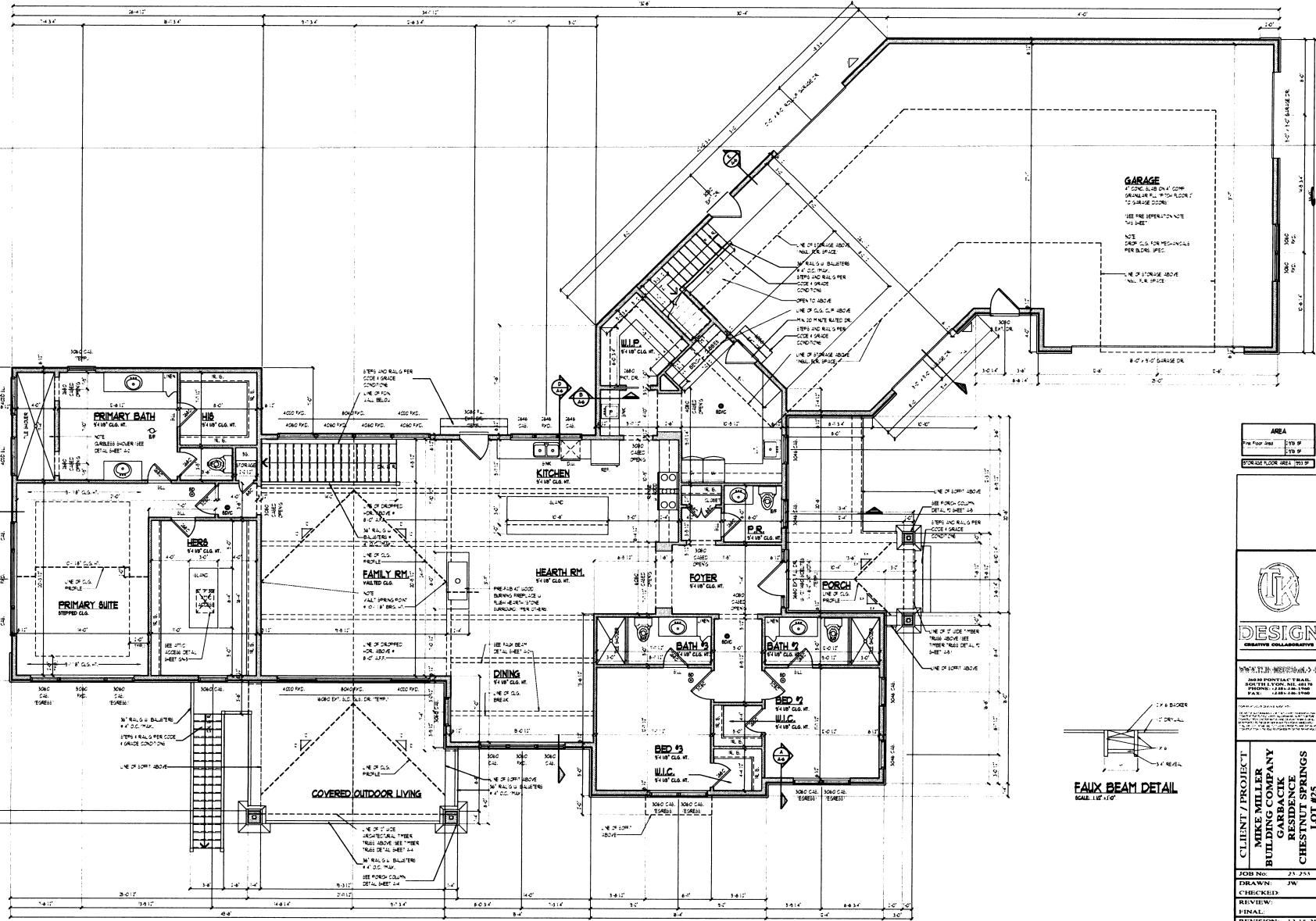
7. PROVIDE EIGHT (8) BLOCKS UNDER ALL BEARING FOOTINGS.

8. GARAGE SHALL BE 20' DIA. FOR 4' DIA. 8" O.C. WALL.

9. ALL EXTERIOR LIGHTS SHALL BE INSTALLED IN BLOCKS FOR 1/2" GYP. WALL BOARD.

132'8"

48'1"



NOTE:
 1. ALL FLOOR FINISHING SHALL BE FINISHED WITH 1/2" GYP. WALL BOARD OVER 1/2" GYP. WALL BOARD.

NOTE:
 2. ALL DOORS AND WINDOWS ARE TO BE INSTALLED WITH 1/2" GYP. WALL BOARD OVER 1/2" GYP. WALL BOARD.

NOTE:
 3. ALL EXTERIOR LIGHTS SHALL BE INSTALLED IN BLOCKS FOR 1/2" GYP. WALL BOARD.

FIREPLACE NOTE:
 4. ALL FIREPLACES SHALL BE INSTALLED WITH 1/2" GYP. WALL BOARD OVER 1/2" GYP. WALL BOARD.

FIRE SEPARATION NOTE:
 5. ALL FIRE SEPARATION WALLS SHALL BE FINISHED WITH 1/2" GYP. WALL BOARD OVER 1/2" GYP. WALL BOARD.

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

AREA	
FIN. FLOOR AREA	270 SF
COVERED OUTDOOR LIVING	100 SF

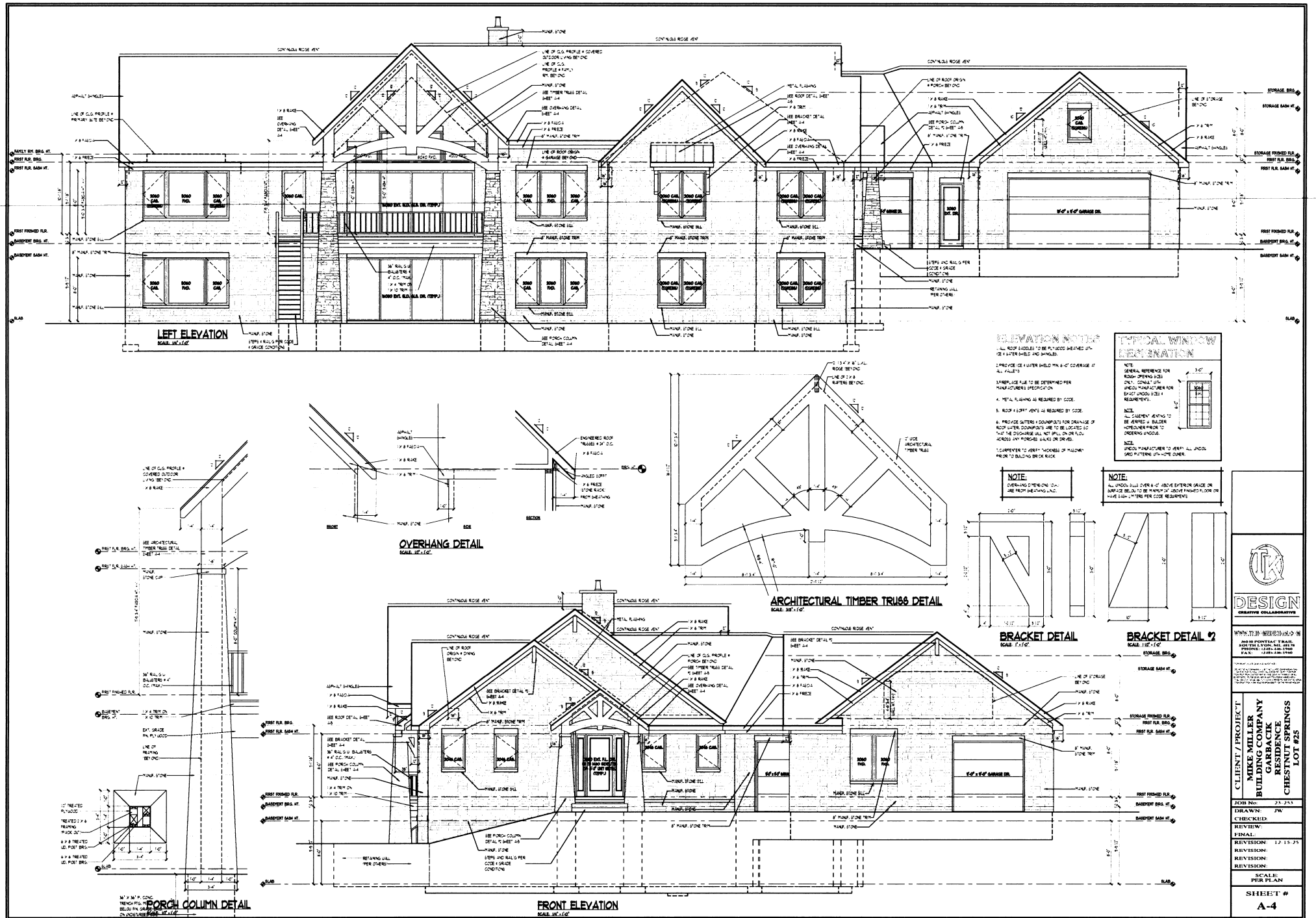


DESIGN
 CREATIVE COLLABORATION

1000 PONTIAC BLVD., SUITE 1000, CHESTNUT SPRINGS, VA 22712
 PHONE: 540-338-1111 FAX: 540-338-1112

CLIENT / PROJECT
 MIKE MILLER
 BUILDING COMPANY
 GARBACK
 RESIDENCE
 CHESTNUT SPRINGS
 LOT 125

JOB NO.	21-253
DRAWN	JW
CHECKED	
REVIEW	
REVISION	1, 2, 15, 25
REVISION	
REVISION	
REVISION	
SCALE	PER PLAN
SHEET #	A-2



DESIGN
CREATIVE COLLABORATIVES

CLIENT / PROJECT
MIKE MILLER
BUILDING COMPANY
GARBACKI
RESIDENCE
CHESTNUT SPRINGS
LOT #25

JOB NO. 23-253
DRAWN: JW
CHECKED:
REVIEW:
DATE:
REVISION: 12.15.25
REVISION:
REVISION:
SCALE: PER PLAN
SHEET # A-4



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: April 9, 2026
RE: ZBA 26-04

File Number: ZBA#26-04

Site Address: 4780 Chestnut Springs

Parcel Number: 4711-33-401-025

Parcel Size: 23.531 acres

Applicant: Richard Garbacik

Property Owner: Richard Garbacik Trust

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a rear yard setback variance to construct a new single-family home with attached garage.

Zoning and Existing Use: LDR (Low Density Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday April 5, 2026 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records, a Land Use Permit was issued on December 16, 2025 to build a new home.
- See Record Cards.
- The property is serviced by private well & septic.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Summary

The applicant is proposing to construct a new home. The initial proposed location of the home has extreme topographical challenges with a 20% slope rising from the front of the property towards the rear. Keeping the location at the required rear yard setback will require significant grade changes as well as larger foundation walls & retaining walls.

Applicant has consulted with staff to determine the least amount necessary for a variance request.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Section 03.04.01: Residential Schedule of Area and Bulk Requirements.

Required Rear Yard Setback: 60'

Proposed Front Yard Setback: 40'

Proposed Variance Amount: 20'

Summary of Findings of Fact- 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 adherence to the rear yard setback requirement would not preclude construction of the proposed residence; however, it would necessitate significant modifications to the existing site grading. Compliance would require considerably taller foundation walls, which could result in a structure that is not consistent with the established architectural character of surrounding properties. Approval of the requested variance would provide reasonable relief to the applicant and is warranted to preserve and enable the reasonable use and enjoyment of a substantial property right, consistent with those afforded to similarly situated properties within the same zoning district and the immediate vicinity of the subject parcel.
- (b) Extraordinary Circumstances** –The exceptional condition of the property relates to the lot's topography. Although the parcel is relatively large, it contains designated wetland areas that limit buildable space. At the time of subdivision approval, it was determined that the identified location was the only feasible site for residential construction. Requiring compliance with the rear setback for LDR zoning would place the structure on the steepest portion of the lot, necessitating significant grading and site alteration. The requested variance represents the minimum relief necessary to accommodate reasonable construction. This hardship is not self-created, but rather arises from the natural characteristics and regulatory constraints affecting the property.
- (c) Public Safety and Welfare** – The granting of this 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.


(d) Impact on Surrounding Neighborhood – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval:

1. Structure must be guttered with downspouts.
2. Any retaining walls will require additional approvals and permits.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARBACIK RICHARD	GARBACIK RICHARD TRUST	10	10/11/2023	QC	14-INTO/OUT OF TRUST	20023R-022615	BUYER/SELLER	0.0
DEKROUB RENEE & ANTHONY	GARBACIK RICHARD	395,000	08/29/2023	WD	03-ARM'S LENGTH	2023R-016428	BUYER/SELLER	100.0
CHESTNUT DEVELOPMENT LLC	DEKROUB RENEE & ANTHONY	375,000	09/09/2022	WD	03-ARM'S LENGTH	2022R-024831	BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: LDR	Building Permit(s)	Date	Number	Status			
4780 CHESTNUT SPRINGS DR	School: PINCKNEY COMMUNITY SCHOOLS		Residential New Constructi	12/16/2025	P25-218				
	P.R.E. 0% Qual. Ag.		Residential New Constructi	11/27/2023	P23-225				
Owner's Name/Address	MAP #:		Residential New Constructi	07/18/2023	P23-108				
GARBACIK RICHARD TRUST 8917 MISSION DR BRIGHTON MI 48116	2026 Est TCV 385,000 TCV/TFA: 0.00								
	X Improved	Vacant	Land Value Estimates for Land Table 4053.4053 CHESTNUT SPRINGS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value B> LAKE FRONT SITE				385000	100	385,000
			1000 Actual Front Feet, 23.53 Total Acres						Total Est. Land Value = 385,000
Tax Description									
SEC 33/34 T2N R5E CHESTNUT SPRINGS SITE CONDOMINIUM UNIT 25 SPLIT/COMBINED ON 04/05/2019 FROM 4711-33-400-003, 4711-34-300-005;	X								
Comments/Influences									
SPLIT/COMB. ON 04/05/2019 COMPLETED 04/05/2019 DUFFY ; PARENT PARCEL(S): 4711-33-400-003, 4711-34-300-005; CHILD PARCEL(S): 4711-33-401-001, 4711-33-401-002, 4711-33-401-003, 4711-33-401-004, 4711-33-401-005	X								
		Topography of Site							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2026	192,500	0	192,500		169,413C
4711-33-401-025	11/05/2025	JB	11/05/2025 INSPECTED	2025	192,500	0	192,500		164,960C
The Equalizer. Copyright (c) 1999 - 2009.		JB	11/07/2024 INSPECTED	2024	160,000	0	160,000		160,000S
Licensed To: Township of Genoa, County of Livingston, Michigan		JB	03/10/2021 INSPECTED	2023	160,000	0	160,000		160,000S

*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	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:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ 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											
Building Style: A		X	Drywall Paneled				Plaster Wood T&G									
Yr Built 2025		Remodeled 0		Ex	X	Ord		Min								
Condition: Good		Trim & Decoration		Size of Closets												
Room List		Doors:		Solid	X		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation	(6) Ceilings		No./Qual. of Fixtures												
(2) Windows		No. of Elec. Outlets		Ex.	X	Ord.		Min								
	Many Avg. Few	X	Large Avg. Small	(13) Plumbing												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement		(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:												
	Chimney:	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family A (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Notes: ECF (4053 CHESTNUT SPRINGS) 0.900 => TCv: 0 Totals: 0 0																

*** Information herein deemed reliable but not guaranteed***



Sun Sep 28 2025

Imagery © 2025 Nearmap, HERE



Nearmap



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
 2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
 (810) 227-5225 | FAX (810) 227-3420

Case # 26-05 Meeting Date: 4-21-26 @ 6:30pm
~~26-05~~

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

TIM CHOUNARD / SANDRA L OSTRO

Applicant/Owner: _____ Email: _____

Property Address: 989 SUNRISE PARK ST Phone: _____

Present Zoning: LRR Tax Code: 4711-09-201-041

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

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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: I AM REQUESTING A FRONT YARD VARIANCE OF 10'

THE PROPOSED PROJECT WILL BE TO REMOVE EXISTING NON CONFORMING STRUCTURE, BUILD NEW 3,161 SQUARE FOOT HOME MOVING THE NEW HOME 10' FARTHER INTO BUILDING ENVELOPE.

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:

Criteria Applicable to Dimensional Variances. 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 all of the following conditions exist:

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THE SITE IS A LAKE LOT WITH AN EXISTING NON CONFORMING STRUCTURE. THE TOPOGRAPHY OF THE LOT REQUIRES THE HOME TO BE CLOSER TO THE ROAD TO AVOID BLOCKING THE NEIGHBORS VIEW GRANTING THIS VARIANCE WOULD DO SUBSTANTIAL JUSTICE TO THE APPLICANT AS WELL AS OTHER PROPERTY OWNERS BY REMOVING A STRUCTURE THAT IS NOT UP TO TODAY'S BUILDING STANDARDS AND IS NOT SAFE, THE IMPROVED STRUCTURE WOULD BE UP TO DATE WITH ALL BUILDING AND FIRE CODES.

Extraordinary Circumstances. 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 EXCEPTIONAL CIRCUMSTANCES FOR THIS PROPERTY ARE THE TOPOGRAPHY OF THE LOT AS WELL AS THE NEIGHBORING LOTS PROXIMITY TO THE WATER AND THE EXISTING FOOTPRINT OF THE HOME. THE NEED FOR THIS VARIANCE WAS NOT SELF CREATED.

Public Safety and Welfare. 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 GRANTING OF THIS VARIANCE WILL ALLOW THIS STRUCTURE TO BE A BEAUTIFUL AND SAFE STRUCTURE CONTINUING THE INTENDED USE FOR THE PROPERTY.

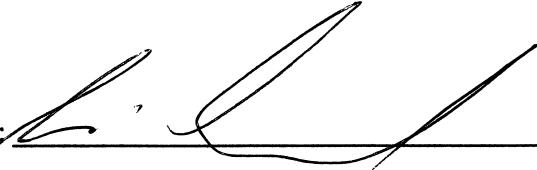
Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

GRANTING THE VARIANCE WILL ALLOW THE BUILDING TO BE A SAFER, BUILDING CODE, ENERGY CODE AND FIRE CODE COMPLIANT STRUCTURE AND WILL INCREASE THE VALUE OF SURROUNDING PROPERTIES AS WELL AS PROMOTE FUTURE DEVELOPMENT.

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.

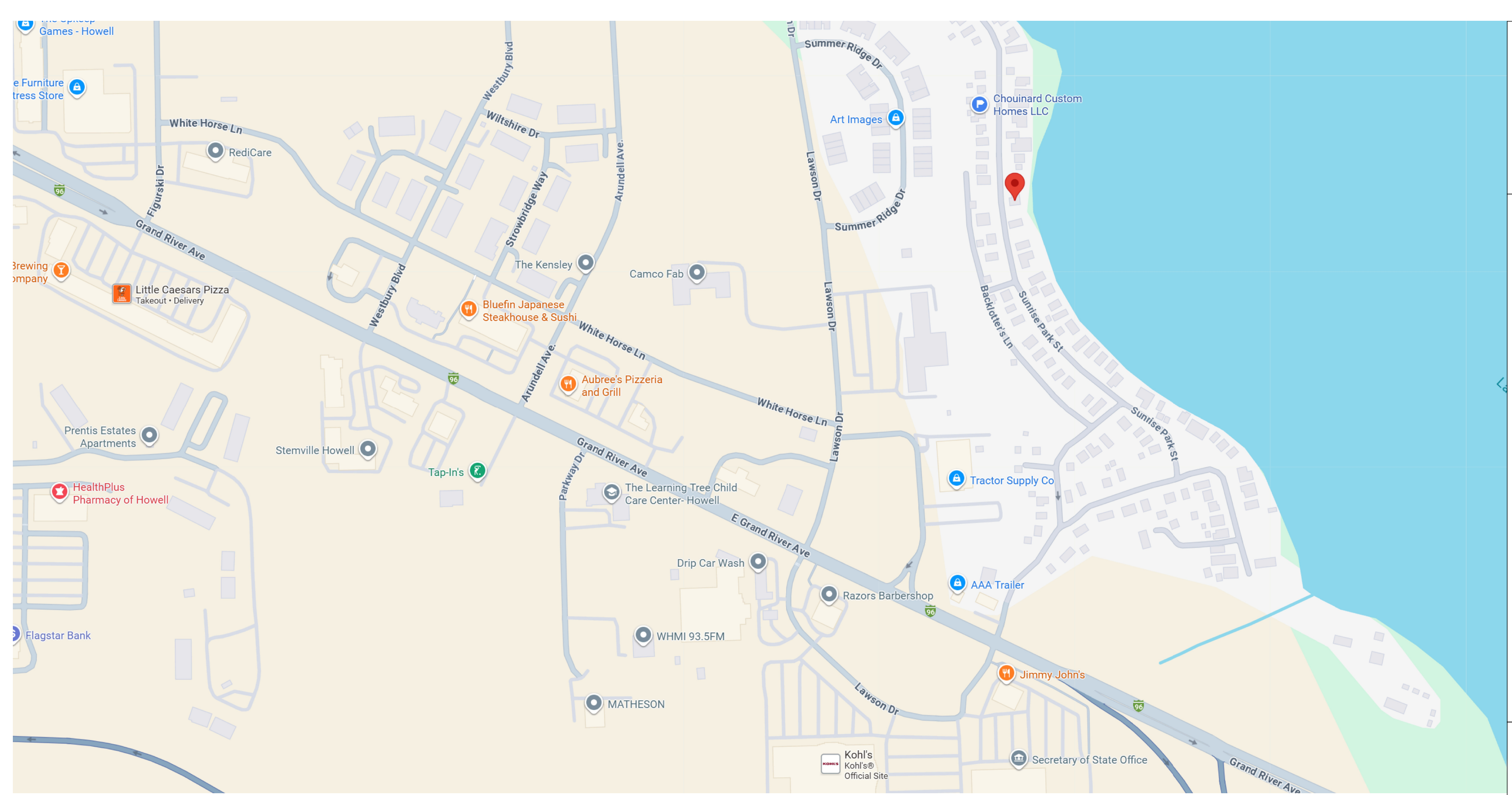
Date: 3-17-26 Signature: 



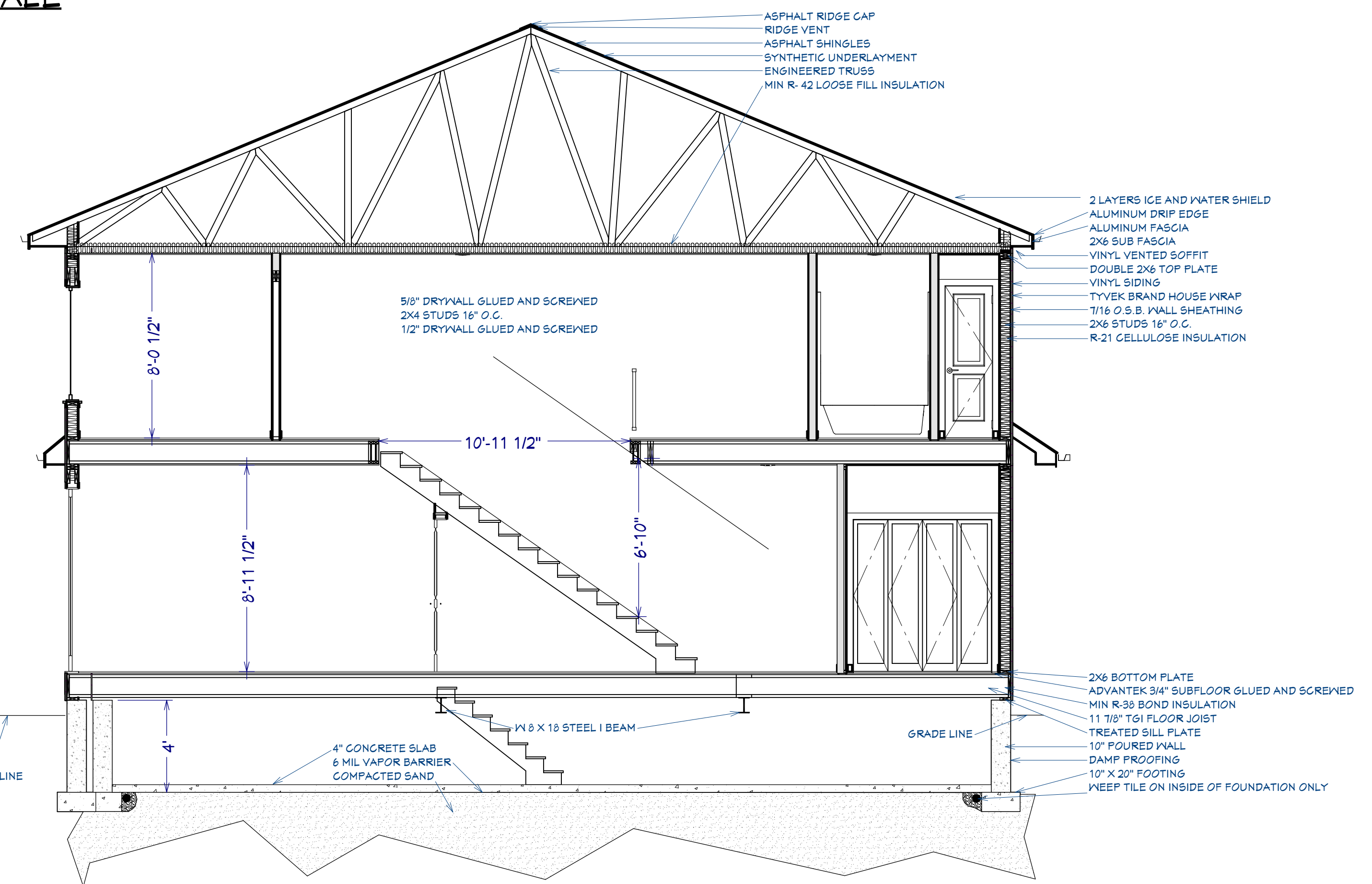
ROAD SIDE ARTISTIC RENDERING
NO SCALE



LAKE SIDE ARTISTIC RENDERING
NO SCALE



MAP TO JOB SITE
NO SCALE



SECTION VIEW S-1 A-1
SCALE 1/4" = 1'

CONSTRUCTION NOTES

FIRST FLOOR 1743 SQUARE FOOT
SECOND FLOOR 1418 SQUARE FOOT
BONUS ROOM 511 SQUARE FOOT
CRAWL SPACE 1557 SQUARE FOOT
GARAGE 684 SQUARE FOOT
VINYL SIDING
ASPHALT ROOF
PELLA WINDOWS
ADVANTECH SUBFLOOR
ENERGY HEEL ON TRUSSES
LVL STUDS IN SHOWER AREAS
TYEKE FLEX WRAP ON ALL WINDOW AND DOOR SILLS
TYEKE BRAND HOUSE WRAP
TRIM GARAGE BUMP OUT GABLE FASCIA TO 5" TO ACCEPT DENSGLASS
DROP MASTER SHOWER FLOOR FOR ZERO CLEARANCE ENTRY

R-28 WALLS 1.75" CLOSED CELL FOAM WITH 3.75" SPRAY CELLULOSE OVER FOAM
MIN R-42 LOOSE FILL IN ATTIC AREAS
CLOSED CELL FOAM ON ALL BONDS AND TIGHT SPACES
CLOSED CELL FOAM ON ATTIC AIR GAP BAFFLES
USE DENSGLASS ON GARAGE BUMP OUT OVERHANG FOR FIRE RATING
2 BLOCKS BETWEEN ALL INTERIOR STUD CAVITIES IN THE 9' WALLS
1 BLOCK IN THE CENTER OF ALL INTERIOR STUD CAVITIES IN 8' WALLS
CEMENT FLOOR IN CRAWL
4' FOUNDATION
9' FIRST FLOOR
8' SECOND FLOOR
BACKFILL WITH SAND

Label	Layout Page Table
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A-3	FOUNDATION, ROOF PLAN & S-2 SECTION VIEW
A-4	FIRST & SECOND FLOOR PLAN
A-5	ELECTRICAL & PLUMBING PLAN

REVISED ON:
3/3/2026

MAP TO SITE
ARTISTIC RENDERINGS
SECTION VIEW

RICH AND ROBIN WHITE
989 SUNRISE PARK ST
HOWELL, MI 48843

CHOUINARD CUSTOM HOMES LLC
932 SUNRISE PARK ST
HOWELL, MI 48843

DRAWINGS PROVIDED BY:

DATE:
9/27/2025

SCALE:

SHEET:

A-1



ROADSIDE ELEVATION



SIDE ELEVATION



LAKESIDE ELEVATION



SIDE ELEVATION

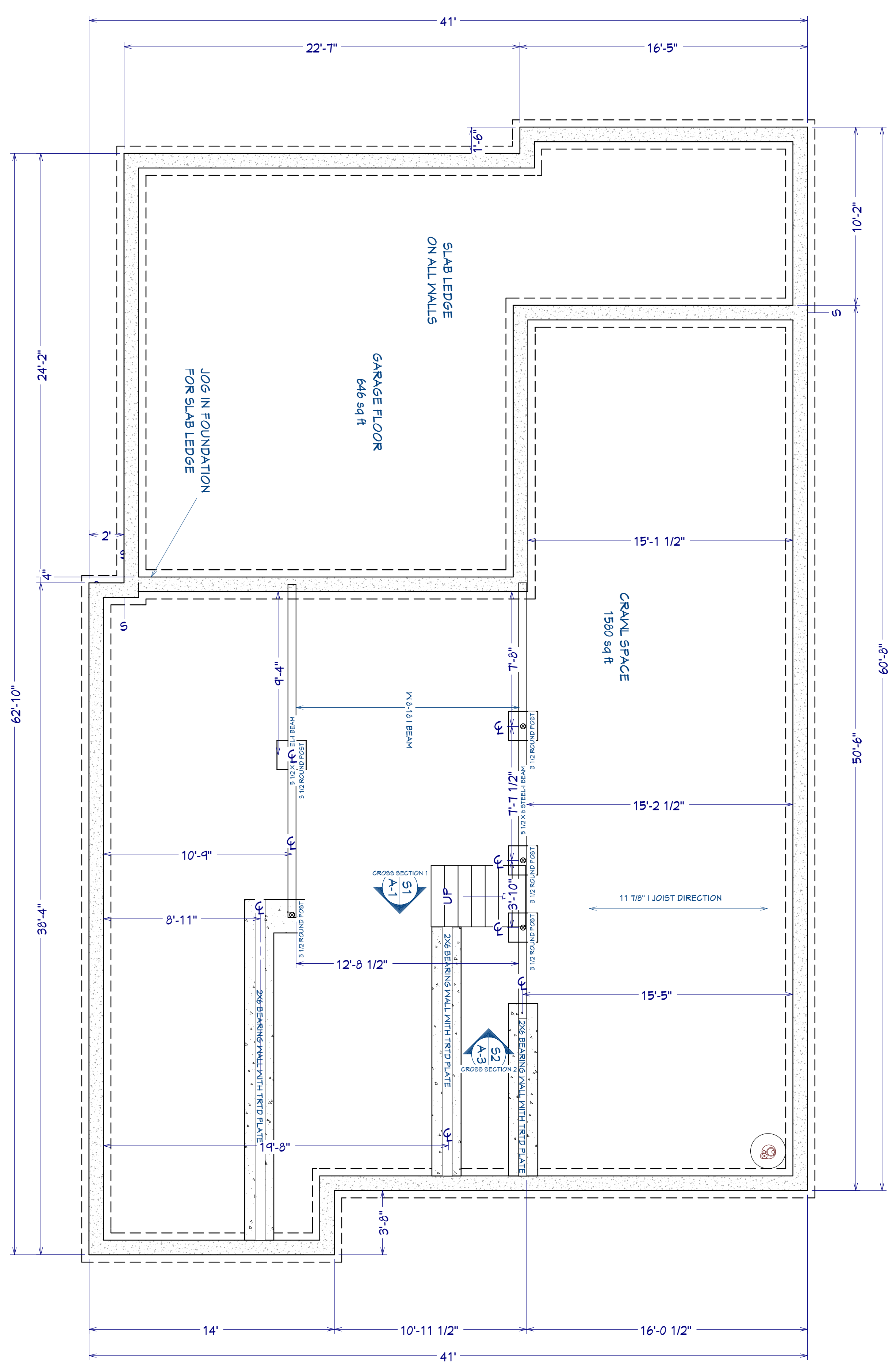
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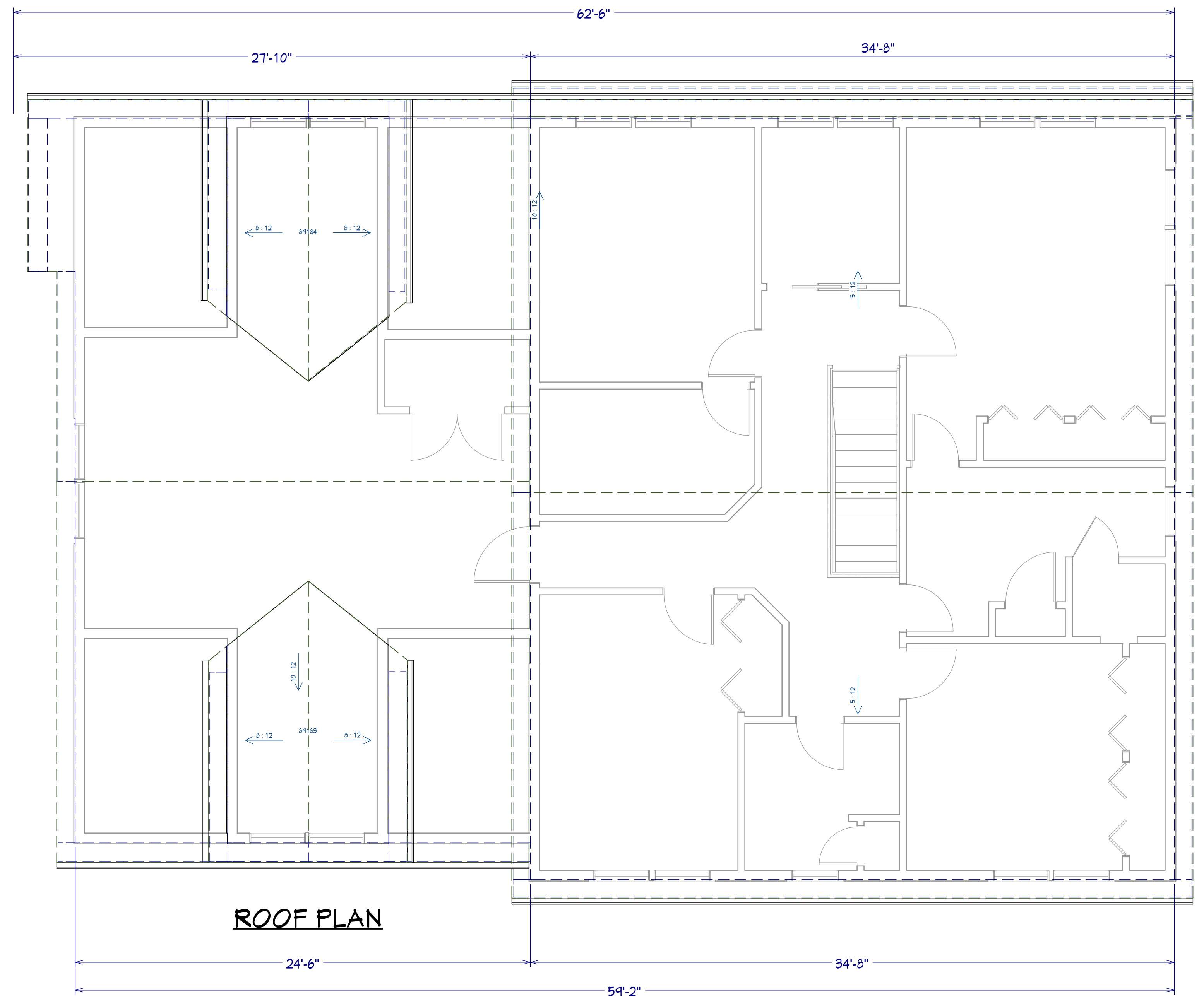
DATE:
9/27/2025
SCALE:
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SHEET:

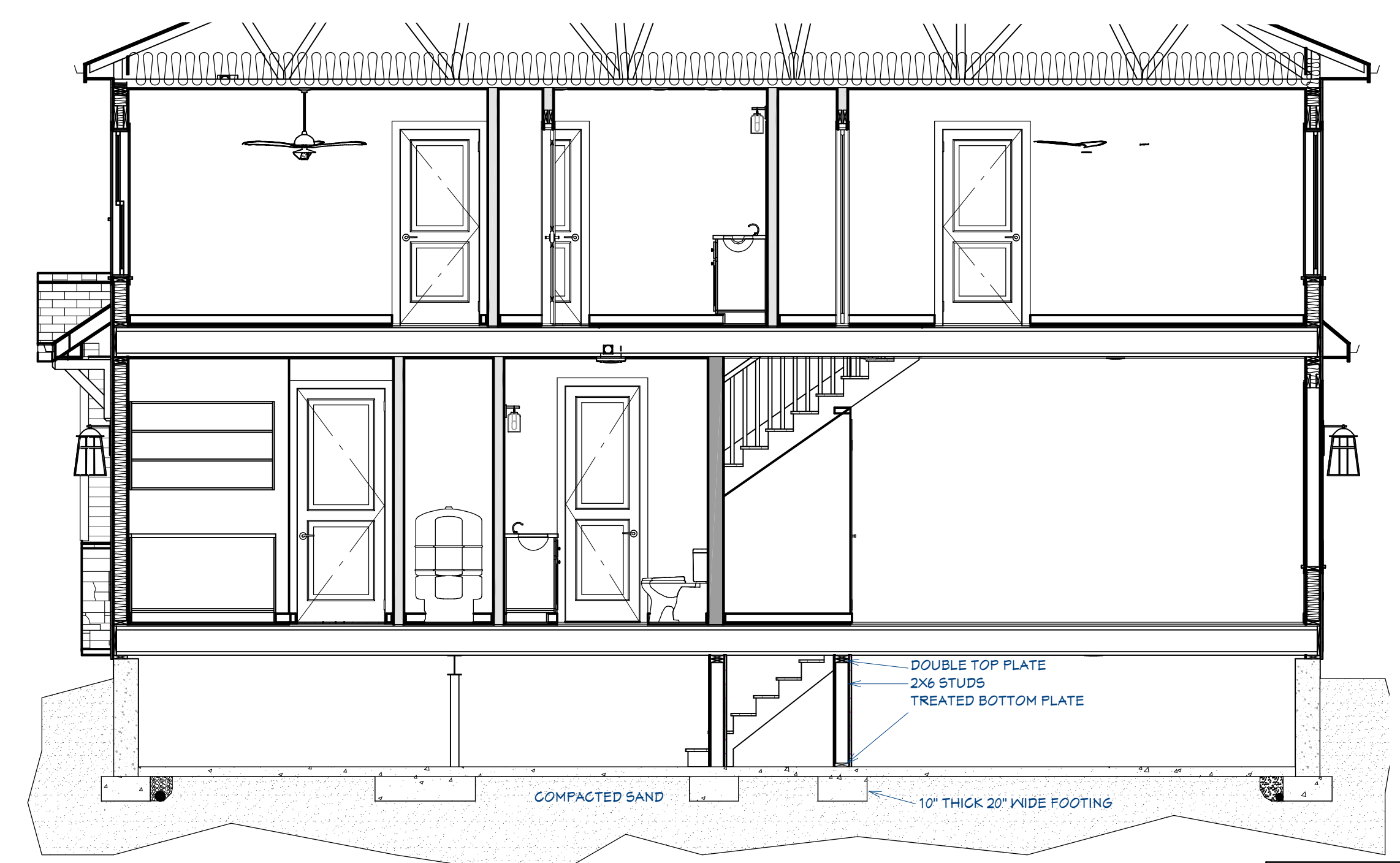
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FOUNDATION PLAN

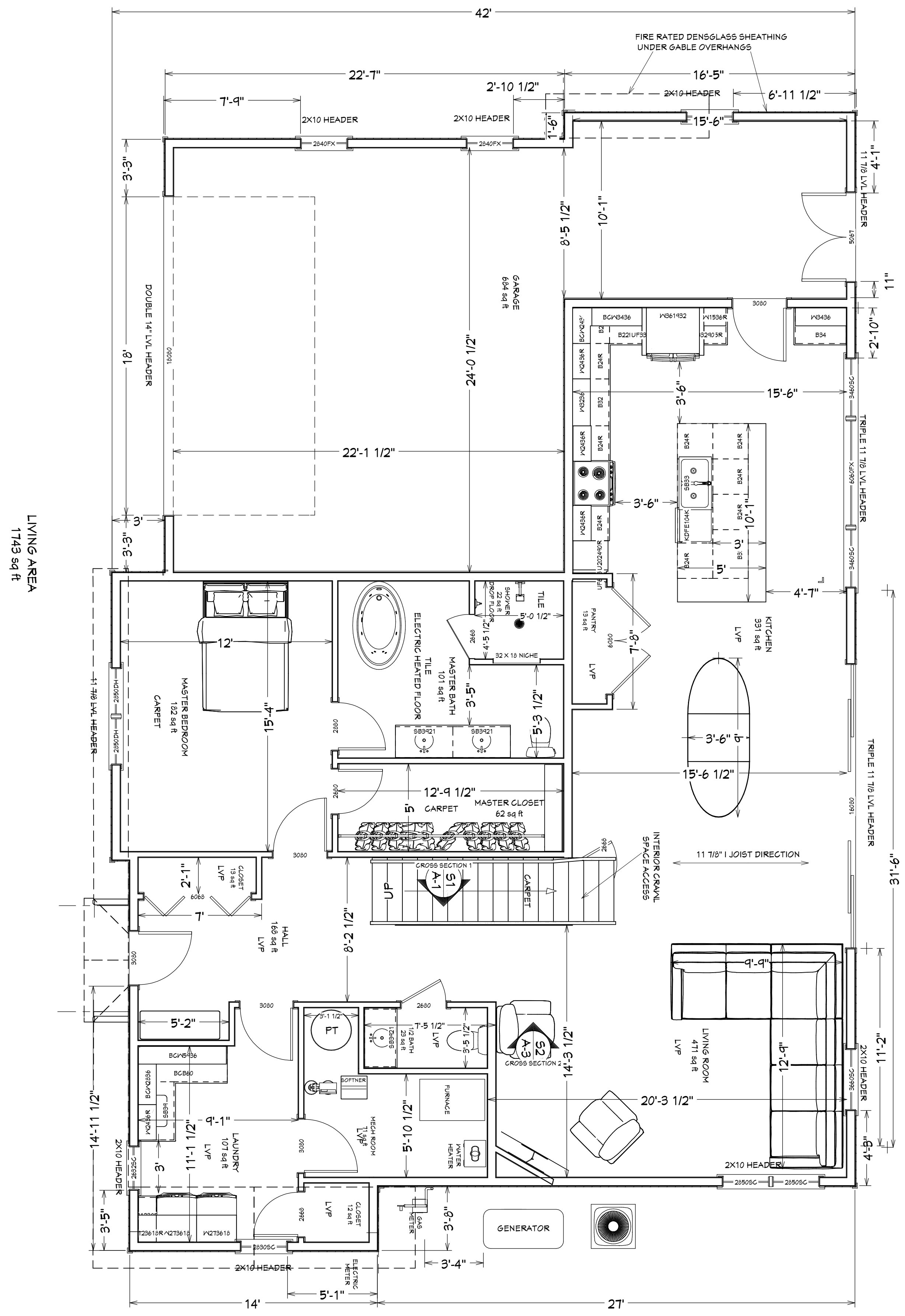


ROOF PLAN

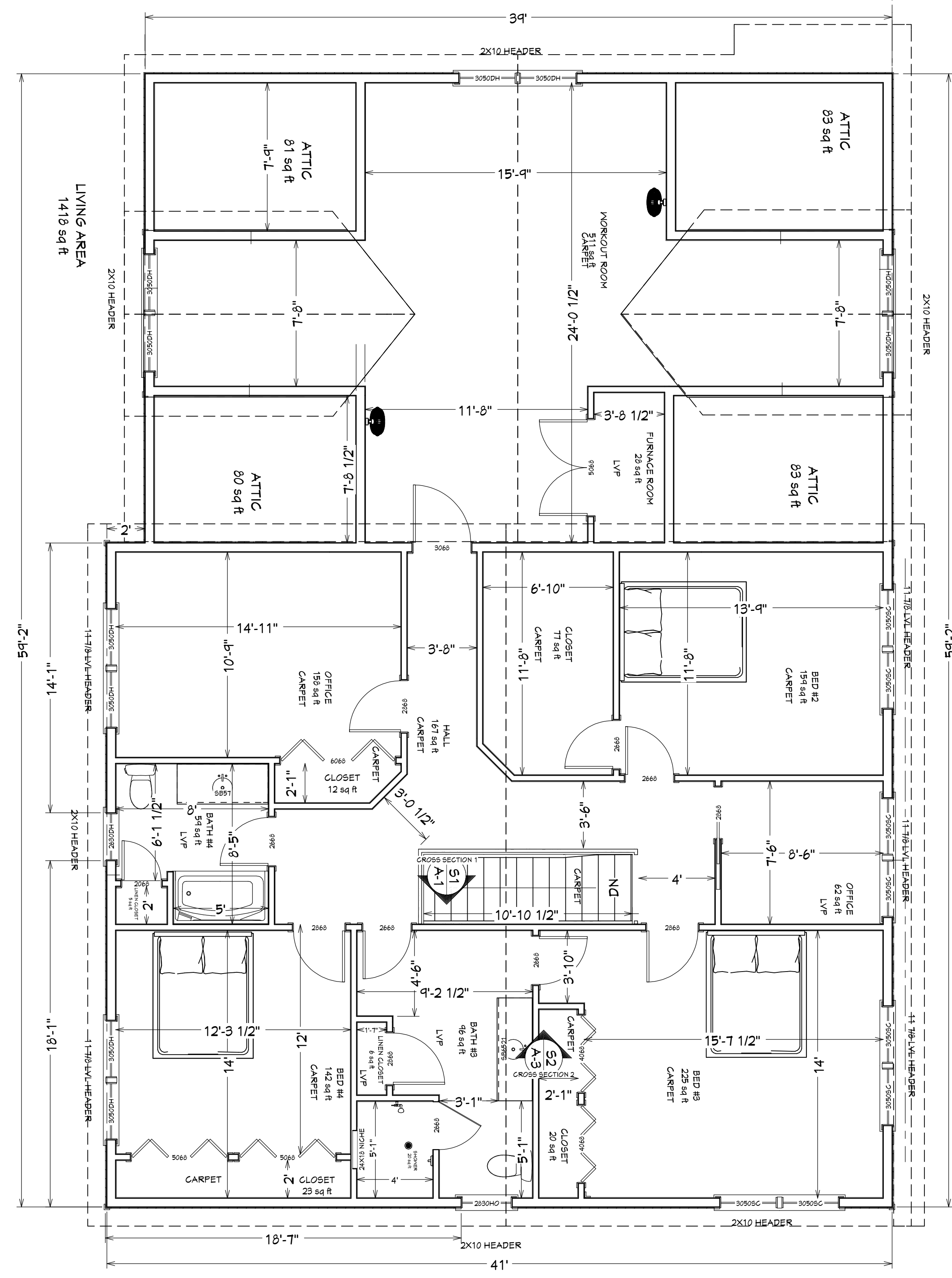


S-2 SECTION VIEW

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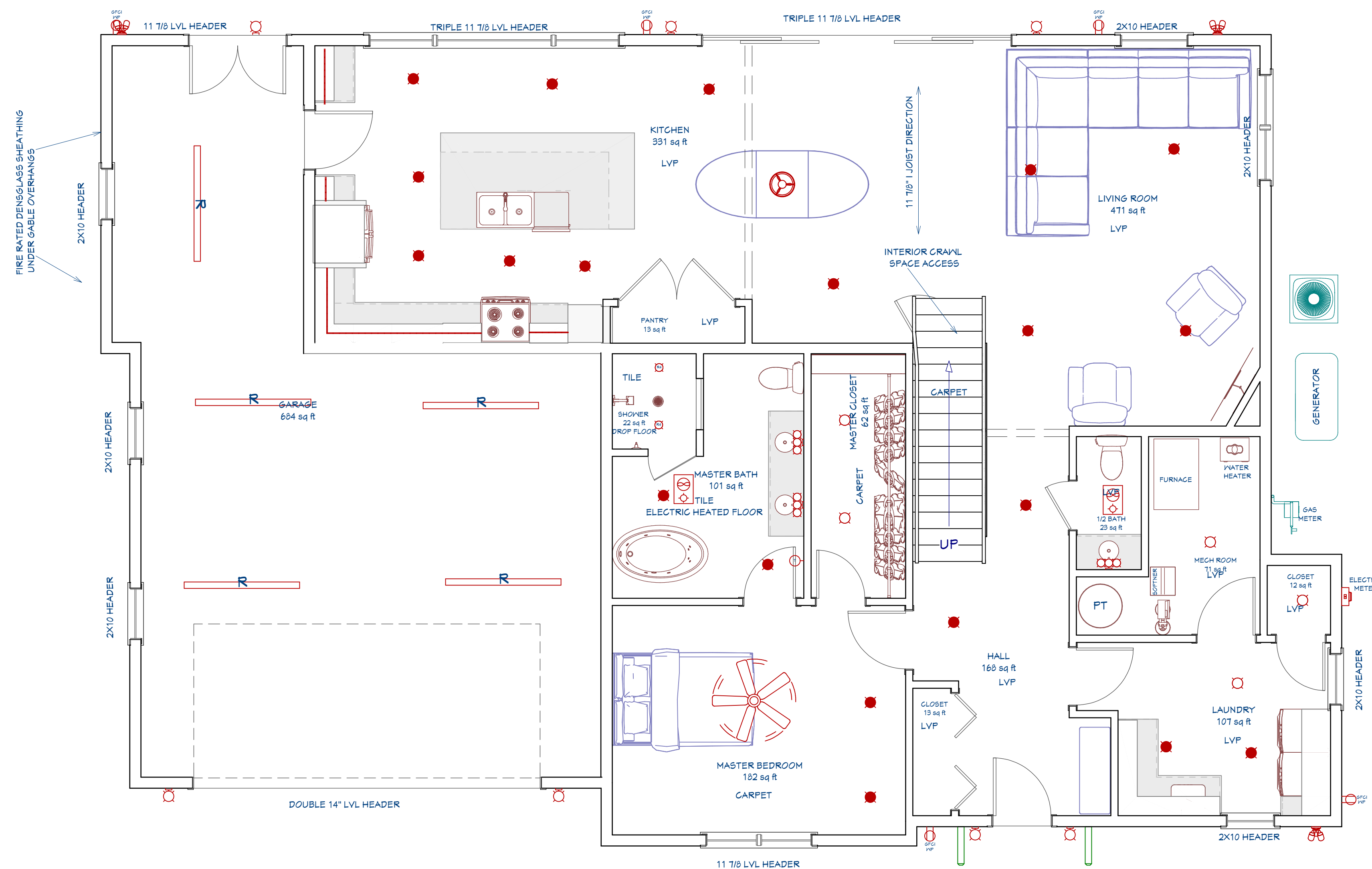


FIRST FLOOR PLAN



SECOND FLOOR PLAN

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A-1	TITLE
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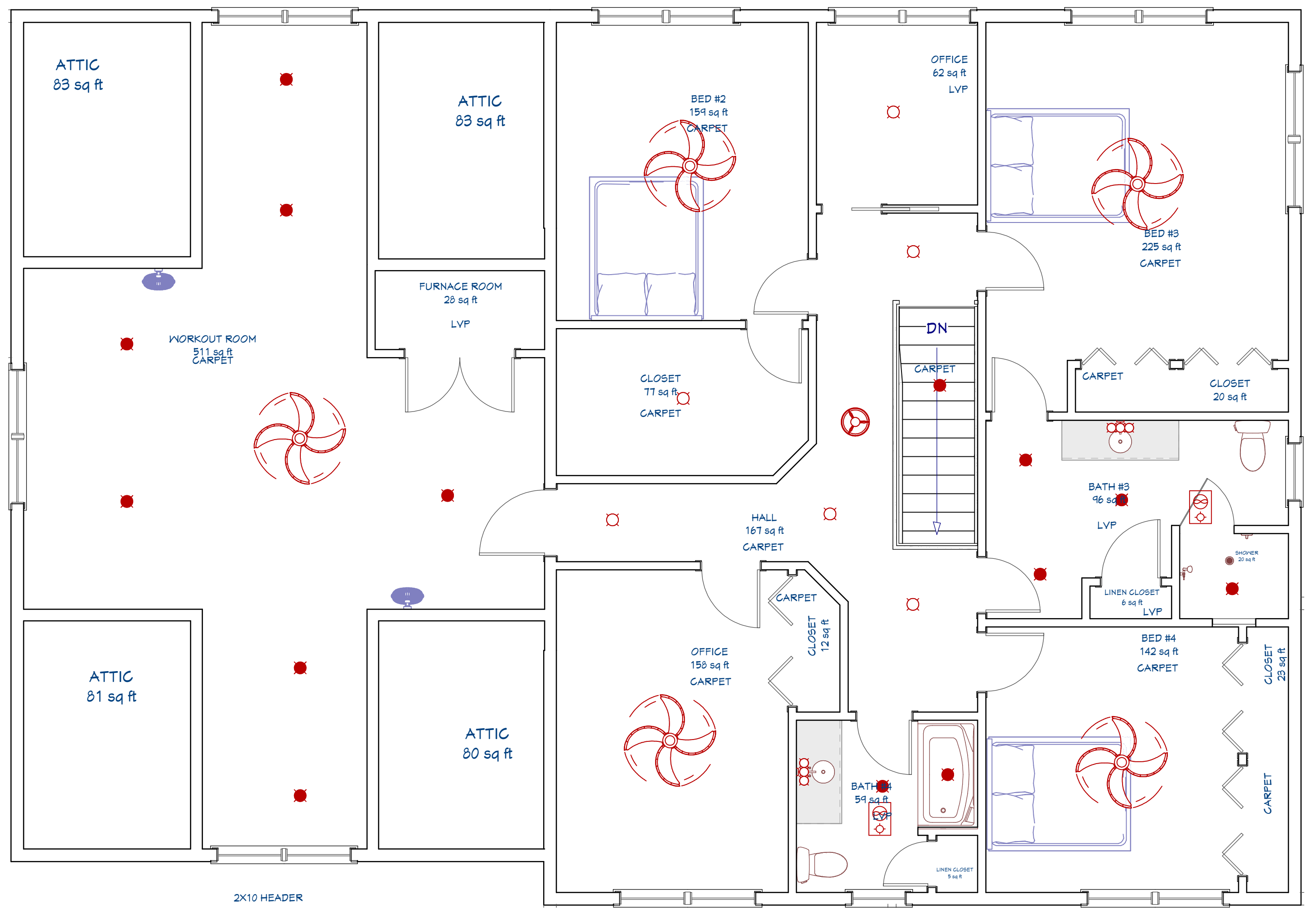
FIRST FLOOR ELECTRICAL PLAN

LIVING AREA
1743 sq ft

NO.	SYMBOL	QTY	DESCRIPTION
1	[Symbol]		ELECTRIC METER
4	[Symbol]		EXHAUST FAN - LIGHT
7	[Symbol]		EXTERIOR LANTERN 1
5	[Symbol]		MAIN STREET 3 LIGHT VANITY
1	[Symbol]		MEDITERRANEAN CEILING FAN
5	[Symbol]		MEDIUM RECESSED TUBE LIGHT (20x30)
34	[Symbol]		RECESSED VAPOR LIGHT
5	[Symbol]		SAILS CEILING FAN
11	[Symbol]		TRADITIONAL FLUSH DOME
3	[Symbol]		SECURITY CAMERA 2 MOTION SENSOR FLOOD LIGHT
2	[Symbol]		K-21014-SF039 ARENDELA SDM-FLUSH LIGHT
5	[Symbol]		GFCI/CP
4	[Symbol]		ROPE LIGHT
4	[Symbol]		RECESSED DOWN LIGHT 6
1	[Symbol]		THERMOSTAT
2	[Symbol]		4" RECESSED LIGHT

PLUMBING SPECS
 WATER LINES TO BE PEX
 75 GALLON WATER HEATER
 OPTION FOR ON DEMAND WATER HEATER
 BUDGET FOR MID GRADE FIXTURES
 OPTION FOR SOAKING TUB
 LAUNDRY BOX
 3 HOSE BIBS
 1 SOFTENED WATER HOSE BIB IN GARAGE

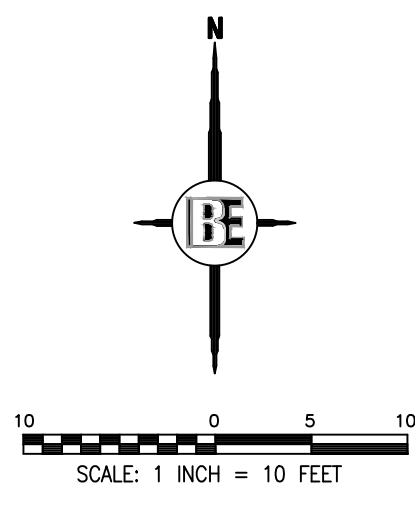
ELECTRICAL SPECS
 DECORA DEVICES
 1 - DISHWASHER CIRCUIT
 1 - MICROWAVE CIRCUIT
 3 - BATH FANS
 1- BATH FAN/LIGHT
 5 - EXTERIOR OUTLETS
 1- FURNACE / AC CIRCUIT
 200 AMP SERVICE
 1 - SUMP
 1 - GARBAGE DISPOSAL CIRCUIT
 3 - FLOODLIGHTS
 1 - KITCHEN FRIDGE CIRCUIT
 1 - GARAGE FRIDGE CIRCUIT
 LED TUBE LIGHTING IN GARAGE
 LED UNDER CABINET LIGHTING
 1 - LAUNDRY CIRCUIT
 1 - WATER HEATER CIRCUIT
 1 - SOFTNER CIRCUIT
 1 - WELL CIRCUIT
 2 - ON WALL FANS
 6 - CEILING FANS
 34 - 5" LED RECESS LIGHTS
 2 - 4" LED RECESS LIGHTS
 1- DEHUMIDIFIER CIRCUIT IN CRAWL
 1 - HOT TUB CIRCUIT
 1 - DOCK CIRCUIT
 1 - GENERATOR



SECOND FLOOR ELECTRICAL PLAN

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PLOT PLAN



LEGEND

- 900 - EXISTING CONTOUR
- 922.00 - EXISTING SPOT ELEVATION
- BM - BENCHMARK
- ⊕ - POWER POLE
- ⊞ - ELECTRICAL RISER
- ⊙ - ELECTRICAL METER
- ⊞ - AIR CONDITIONING UNIT
- ⊙ - ORNAMENTAL LIGHT
- ⊞ - WELL
- ⊙ - MANHOLE
- ⊞ - CLEANOUT
- ⊞ - TELEPHONE RISER
- ⊙ - GAS METER
- ⊞ - GAS RISER
- ⊞ - CABLE TV RISER
- ⊞ - MAILBOX
- ⊙ - DECIDUOUS TREE
- - STEEL ROD OR PIPE FOUND
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BM #200
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BOSS NAIL/TAG E/S
POWER POLE

BM #201
ELEV= 961.32
BOSS MAG SET W/S 24"
MAPLE



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ZONED LAKESHORE RESORT RESIDENTIAL (LRR)

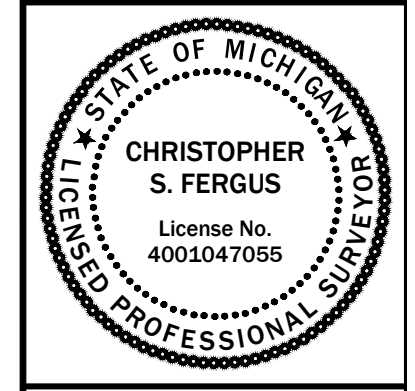
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(FLOWING NORTH)
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RIM=966.39

ASSESSED PROPERTY DESCRIPTION TAX PARCEL #4711-09-201-041, PER LIVINGSTON COUNTY TAX ROLL: SEC. 9 T2N, R5E, SUNRISE PARK LOT 40 AND 41.

BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171



BEBOSS Engineering
Engineers Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: **989 SUNRISE PARK DRIVE**
PREPARED FOR: **CHOUINARD CUSTOM HOMES**
932 SUNRISE PARK DRIVE
HOWELL, MI. 48843
(517) 546-6587

TITLE: **PLOT PLAN**

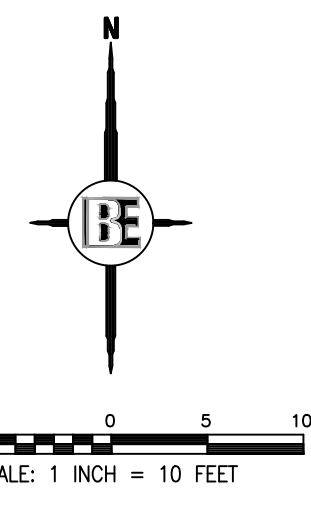
NO	BY	REVISION	DATE
2	CE	NEW HOUSE PER CLIENT	3-4-26
1	CE	REVISED FLOODPLAIN CONTOUR LINE	10-20-25
1	AEB	REVISION PER	

DRAWN BY: CE
FIELD CREW: CZ/PB
CHECKED BY:
SCALE: 1" = 10'
JOB NO. 25-171
DATE: 6-4-25

HOUSE AND FLOOR TO FLOOR DIMENSIONS ARE TO BE VERIFIED WITH DETAILED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

G:\25-171\SURVEY\DWG\25-171_TS.dwg, 3/4/2026 2:53:26 PM, chris

PLOT PLAN



LEGEND

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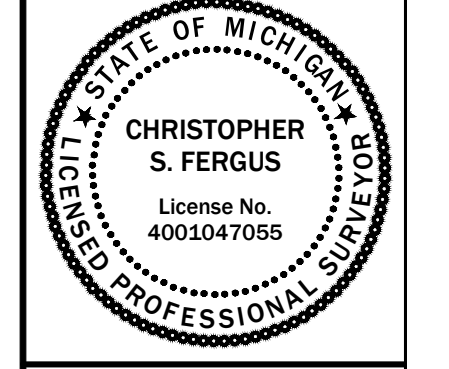
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TITLE: **PLOT PLAN**

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HOUSE AND FLOOR TO FLOOR DIMENSIONS ARE TO BE VERIFIED WITH DETAILED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: March 23, 2026
RE: ZBA 26-05

File Number: ZBA#26-05

Site Address: 989 Sunrise Park Drive

Parcel Number: 4711-09-201-041

Parcel Size: 0.197 acres

Applicant: Tim Chouinard & Sandra Ostro

Property Owner: John & Sandra Ostro Joint Trust

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting a front yard setback variance to demolish the existing home and detached garage and construct a new home with an attached garage.

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday April 5, 2026 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

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

- Per assessing records, there is no date built for the existing home, it was remodeled in 2007.
- See Record Cards.
- The property is serviced by public sewer and a private well.
- The parcel does not require a grinder pump. Utility Dept. approval is not required.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Summary

The applicant is proposing to construct a new home. In order to construct the proposed home, the applicant is required to demolish the existing home and detached garage and request a front yard setback variance. The existing home and detached garage encroach into the front and side yard setbacks. The proposed location of the new home with attached garage will only be encroaching into the front yard setback, but will be less of an encroachment than what is currently there.

The proposed home does not require a height variance or lot coverage variance.

Applicant has consulted with staff to determine the least amount necessary for a variance request. Applicant is reducing the amount of non-conformities on the lot.

Variance Requests

The following are the various sections of the zoning ordinance that variances are being requested from:

Section 03.04.01: Residential Schedule of Area and Bulk Requirements.

Required Front Yard Setback: 35'

Proposed Front Yard Setback: 25.3'

Proposed Variance Amount: 9.7'

Summary of Findings of Fact- 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 yard setback would prevent the applicant from constructing the new home. There are other homes in the vicinity that have reduced front yard setbacks. Granting of this variance would do substantial justice to the applicant 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 in the vicinity of the subject parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography of the lot and the narrow building envelope. The variance request appears to be the least amount necessary and provides for adequate parking on the lot. The variance request is not self-created.
- (c) Public Safety and Welfare** – The granting of this 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.

(d) Impact on Surrounding Neighborhood – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval:

1. Structure must be guttered with downspouts.
2. Building height cannot exceed 25 feet.
3. Detached garage and existing shed shall be removed.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSTRO, JOHN & SANDY	OSTRO JOHN & SANDRA JOINT	0	05/16/2018	QC	14-INTO/OUT OF TRUST	2018R-013587	BUYER/SELLER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status
989 SUNRISE PARK	School: HOWELL PUBLIC SCHOOLS		Basement Waterproof	06/11/2024	PW24-074	7 FINAL BL
Owner's Name/Address	P.R.E. 100% / /		ADDITION	07/18/2007	07-112	NO START
OSTRO JOHN & SANDRA JOINT TRUST 989 SUNRISE PARK HOWELL MI 48843	MAP #: V25-11					
	2026 Est TCV 679,896 TCV/TFA: 293.31					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4300.4300 LAKE CHEMUNG LAKE FRONT						
SEC. 9 T2N, R5E, SUNRISE PARK LOTS 40 AND 41			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A LAKEFRONT	40.00	110.00	1.0000 1.0000	4000 100		160,000
			B SURPLUS LF	38.00	110.00	1.0000 1.0000	2800 100		106,400
			78 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =			266,400

Comments/Influences	Public Improvements	Topography of Site
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X REFUSE



4711-09-201-041 08/07/2024
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JB	08/07/2024	INSPECTED	2026	133,200	206,700	339,900			164,168C
			2025	111,700	179,000	290,700			159,852C
			2024	96,000	179,600	275,600			155,046C
			2023	96,000	167,500	263,500			147,663C

*** Information herein deemed reliable but not guaranteed***

Approval
 This plat was approved by the Genoa Township Board at a meeting held June 7 1923
Lulu Latson Township Clerk

This plat was approved on the 15th day of June 1923
Willie Leonard Judge of Probate
Wm. C. Rogman County Clerk
Pearl M. Rankin County Treasurer

Register's Office } S. S.
 Livingstone County }
 Received for record the 20th
 day of June A. D. 1923 at 4
 o'clock PM and recorded in Liber
Two of Plats
 on Page 23
G. J. Drummond Register

SUNRISE PARK

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
 A Subdivision of A Part of the NE 1/4 of Sec. 9 and SE 1/4 of Sec. 4 T21N R5E.

Dedication

Know ALL MEN BY THESE PRESENTS, That we Ernest Lawson as proprietor, and Kathryn M. Lawson his wife have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "Sunrise Park" Genoa Township, Livingston County, Michigan. As a vision of a part of the NE 1/4 of Sec. 9 and SE 1/4 of Sec. 4 T21N R5E, and that the paths, drives, lanes and boulevard, as shown on said plat, are hereby dedicated to the lot owners.

Signed and Sealed in Presence of
W. J. Frantz } Ernest J. Lawson (LS)
G. H. Drummond } Kathryn M. Lawson (LS)

STATE OF MICHIGAN } S. S.
 County of Livingston }
 On this 4th day of June 1923 before me, a Notary Public, in and for said County, personally came the above named Ernest J. Lawson and Kathryn M. Lawson his wife known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.
Grant A. Drummond
 My Commission expires Jan 31st 1927. Notary Public Livingston Co. Mich.

Description of Land Platted

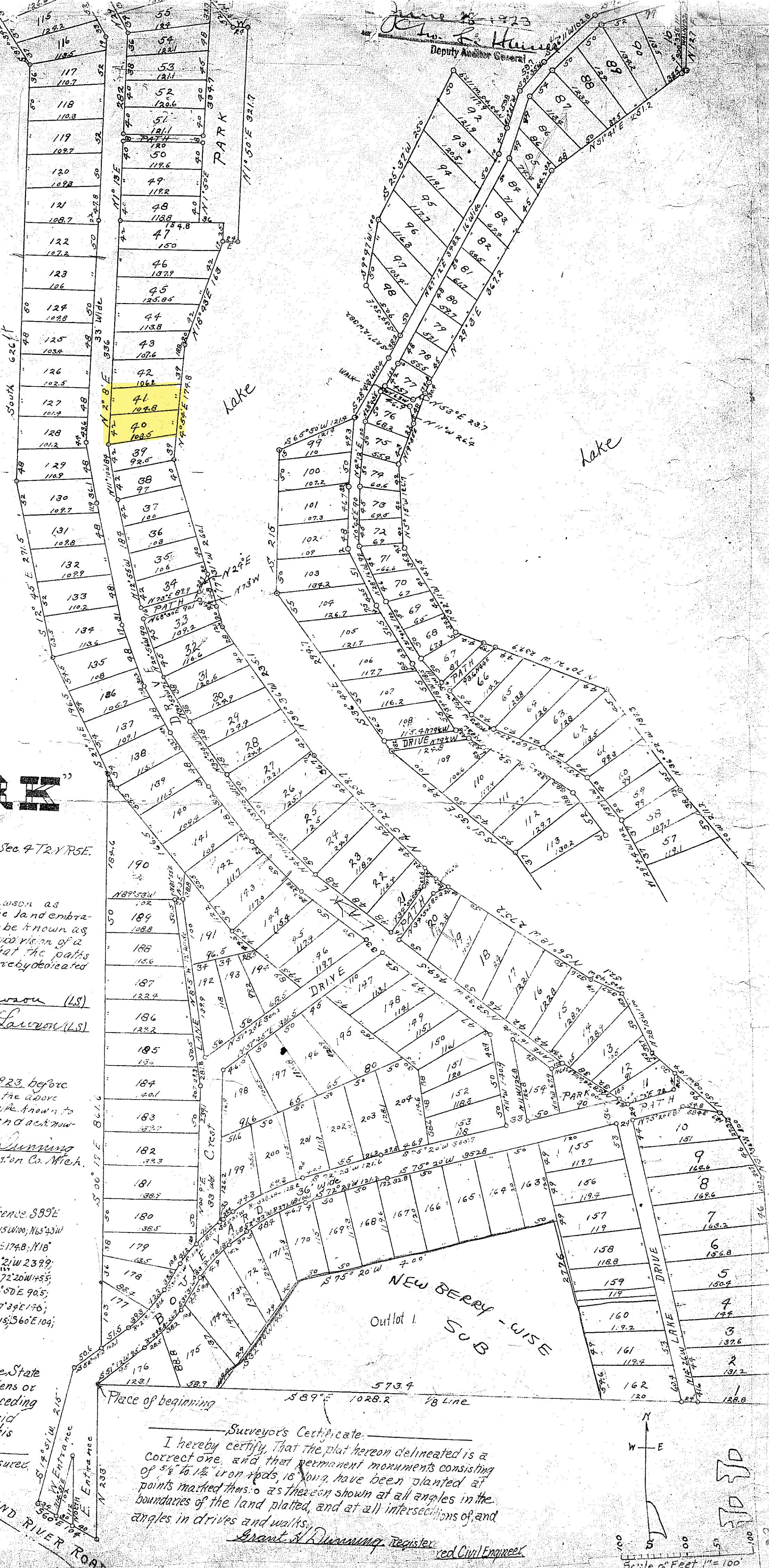
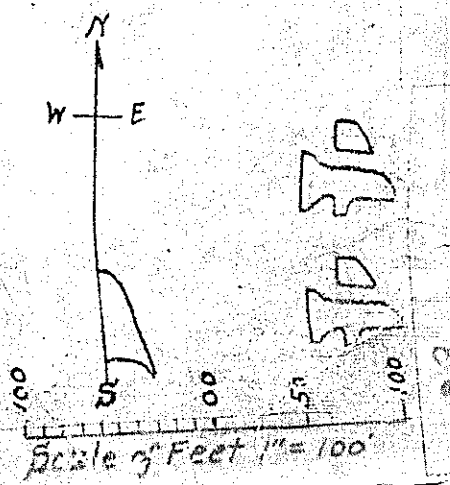
Beginning at the center of the NE 1/4 of Sec. 9 T21N R5E Mich; thence S89°E 1028.2 on 1/2 line; thence N6°10'W 345.5; N3°36'W 100; N50°08'W 154; N28°15'W 100; N65°43'W 52; N56°18'W 275.2; N45°20'W 259.7; N36°36'W 235.1; N17°31'W 260.1; N7°52'E 174.8; N16°45'E 163; E 24; N1°50'E 321.7; W 24; N41°50'W 211.2; N36°52'W 187.3; N70°21'W 239.9; N23°11'W 149.5; N5°15'W 126.7; N19°55'E 130.9; N29°3'E 367.2; N1°19'E 251.2; S72°20'W 145.5; S46°11'W 102.8; S40°35'W 59.7; N43°45'W 111.9; S25°37'W 250; S0°47'W 100; S37°50'E 90.5; S27°12'W 38.2; S28°43'W 104; S65°50'W 121.4; S 215; S36°40'E 294.7; S31°35'E 240; S37°39'E 146; S4°26'; S12°45'E 271.5; S27°10'E 196.5; S00°17'E 861.6; S52°49'W 506; S14°51'W 215; S60°E 104; N23° to place of beginning.

County Treasurer's Certificate

I hereby certify that there are no tax liens or titles held by the State on the lands described above, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the 15th day of June 1923 and that the taxes for said period of five years are paid as shown by the records of this office.
Pearl M. Rankin
 Livingston County Treasurer

Surveyor's Certificate

I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments consisting of 5/8 to 1 1/2 iron rods, 18 long, have been planted at points marked thus: o as they are shown at all angles in the boundaries of the land platted, and at all intersections of, and angles in drives and walks.
Grant A. Drummond Register
 red Civil Engineer





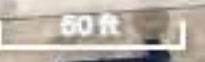
Summer Ridge Dr

Sunrise Park St

Ridge Dr Summer Ridge Dr

Sun Sep 28 2025

Imagery © 2026 Nearmap, HERE



Nearmap

- 4672
- 4668
- 4662
- 4658
- 4654
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**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

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. Kreutzberg 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.

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.

- 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.

Genoa Township Zoning Board of Appeals Meeting

March 17, 2026

Unapproved Minutes

- 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.**

Genoa Township Zoning Board of Appeals Meeting
March 17, 2026
Unapproved Minutes

Respectfully submitted:

Patty Thomas, Recording Secretary

DRAFT