

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
July 14, 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:

1. 26-10...A request by Bradley Giordano, 4510 Filbert Dr., for a wetland variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

NEW BUSINESS:

1. 26-11...A request by Ed and Karen Loniewski, vacant Clifford Road 4711-27-100-047, for a waterfront variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.
2. 26-12... A request by Visionary Builders, 249 S. Hughes Road, for a side yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached accessory building.
3. 26-13...A request by Tim Chouinard and Bill and Kelly Albert, 4358 Skusa Dr., for a front yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the June 16, 2026 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.
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Genoa Charter Township • 2911 Dorr Rd • Brighton, Michigan 48116
(810) 227-5225 • www.Genoa.org

Revised 4-16-19

**GENOA CHARTER TOWNSHIP
WETLAND VARIANCE APPLICATION**

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

Case # 26-10 Meeting Date: June 16, 2026 @ 6:30pm
in Boardroom
☒ PAID Variance Application Fee

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

Applicant/Owner: Bradley Giordano Email: [REDACTED]

Property Address: 4510 FIBLERT DR. BRIGHTON MI Phone: [REDACTED]

Present Zoning: MUPUD Tax Code: #4711-27-302-064

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: The purpose of this variance is for the construction of a residential home at 4510 Filbert Dr. Brighton MI, the need for the variance is to establish a driveway and home that is partially in the 25' buffer zone along with the south-east corner of the house being inset 14.9' into the rear setback allowing maximum distance from the wetland wetland that was delineated May 14th, 2026 by ASTI environmental.

1. Variance requested/intended property modifications:

The following is per Article 13.02.05 of the Genoa Township Ordinance:

Criteria Applicable to Wetland Setback 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.

13.02.05 Variances from the Wetland Setback Requirements

The setback is not necessary to preserve the wetland's ecological and aesthetic value; I have provided a document sent by Matthew Rogers Environmental Quality Analyst - Lansing District Office EGLE - Water Resources Division. Who had done a site walk with me to establish whether or not a permit from EGLE would be required, in this letter he dictated that no permit would be required as it did not affect the wetland area. As I am only building on and grading upland areas.

The natural drainage pattern to the wetland will not be significantly affected; There is already a natural drainage pattern established into said wetland, to the east property from Oak Points Villas overflow along with the higher elevation located to the south of the property from the golf course. The surface area of the home and driveway are effectively the same as the upland and already existing driveway on the property installed before I owned it.

The variance will not increase the potential for erosion, either during or after construction; The variance will not increase potential for erosion during or after construction as stated in the letter from EGLE along with the building plans all grading will be upland and matching the current water drainage patterns to facilitate the natural water run off from said surfaces.

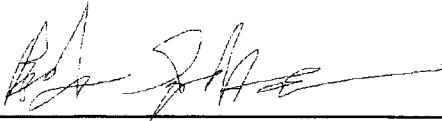
No feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; Livingston Engineering and the Livingston County drain commissioner have worked together to get this final plot plan for the home location and driveway location, this rendition has the least impact to the existing wetland and drainage patterns for said property. Any other alternative would cause more wetland intrusion, along with interrupting existing drainage patterns.

MDEQ permit requirements have been met and all possible avoidable impacts to wetlands have been addressed. Attached to this submission is the MDEQ permit requirements being waived by EGLES inspector Matthew Rogers who did a site visit and declared no permit is required from EGLE based on the design and location of my home and driveway-"The proposed site plans which include upland grading and no wetland impacts."-Matthew Rogers

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 plan and construction plans.

Date: 5/19/26

Signature: 

PLOT PLAN

LEGAL DESCRIPTION SUBJECT PARCEL

Lot 64 of "OAK POINTE HILLS" as recorded in Liber 35 of Plats, on Page 37, Livingston County Records.
Tax Id #4711-27-302-064
4510 Filbert Dr.
Bearings were established from the plat of "OAK POINTE HILLS" as recorded in Liber 35 of Plats, on Page 37, Livingston County Records.

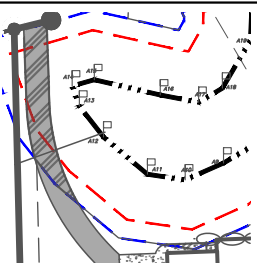
CURRENT ZONING: MUPUD
(MIXED USE PUD)

MIN. LOT AREA: 18,700 S.F.
MIN. LOT WIDTH: 65 FEET
MIN. SETBACK REQUIREMENT
FRONT = 40 FEET
SIDES = 10 & 20 FEET
REAR = 50 FEET
WETLAND = 35 FEET

LEGEND

- ASPHALT
- CONCRETE
- SANITARY CLEANOUT
- WATER SHUTOFF VALVE
- HYDRANT
- PROPOSED SWALE
- WETLAND FLAG

DETAIL A: AREA OF PROPOSED IMPROVEMENTS WITHIN 35' WETLAND SETBACK
SQFT: 1,027±
ACRES: 0.02±
SCALE 1"=100'



NOTE: WETLAND DELINEATION FLAG LOCATIONS PER ASTI ENVIRONMENTAL

"OAK POINTE HILLS" SUBDIVISION AS RECORDED IN L.35 OF PLATS, PG.37, L.C.R.

25' WETLAND FLAG SETBACK
35' WETLAND FLAG SETBACK
947.8 FREEBOARD ELEVATION



LIVINGSTON ENGINEERING

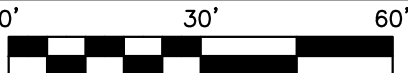
CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S., BRIGHTON, MI 48114

INTERNET: WWW.LIVINGSTONENG.COM

PHONE: (810) 225-7100 FAX: (810) 225-7699

CLIENT
GIORDANO

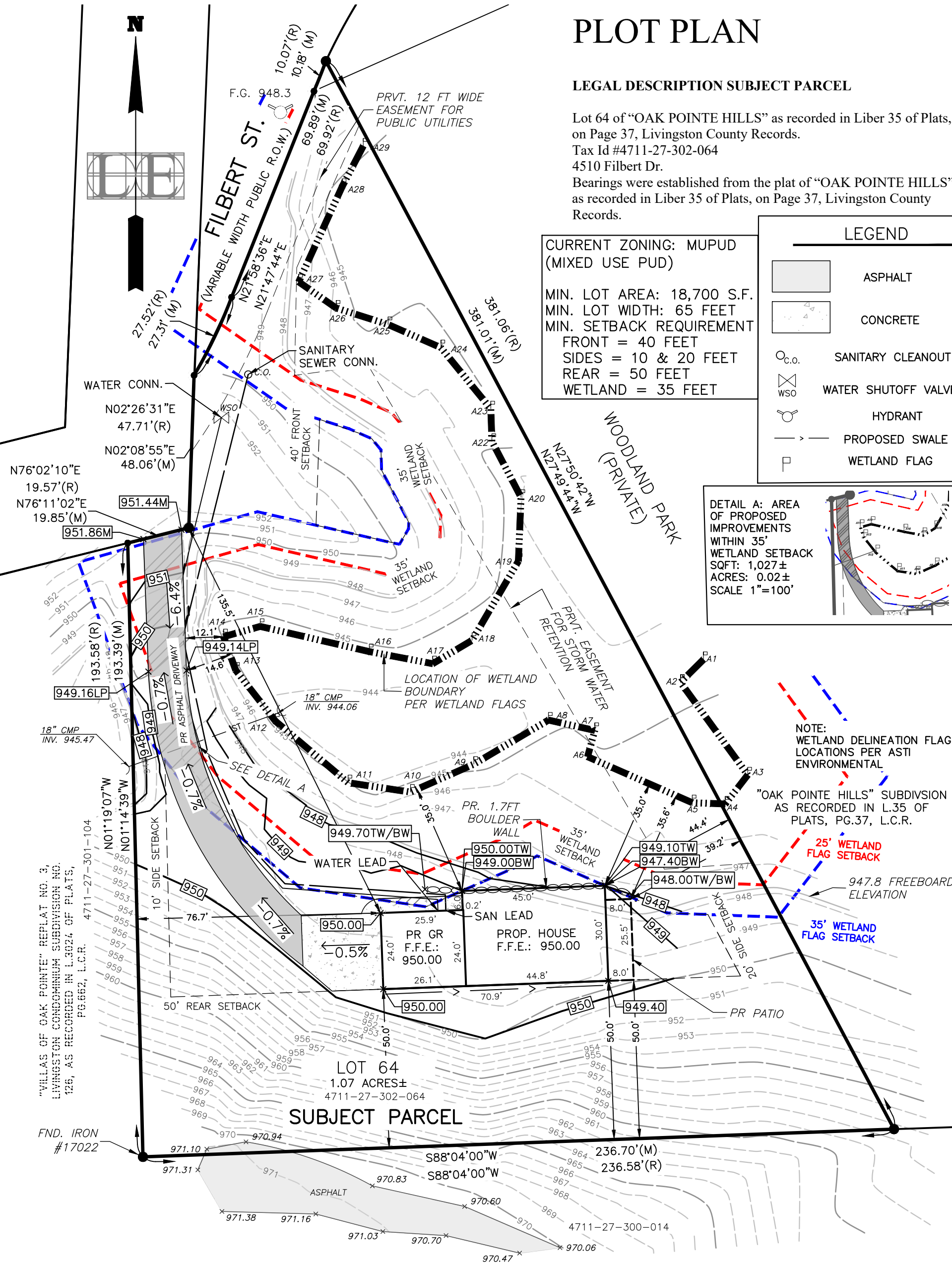


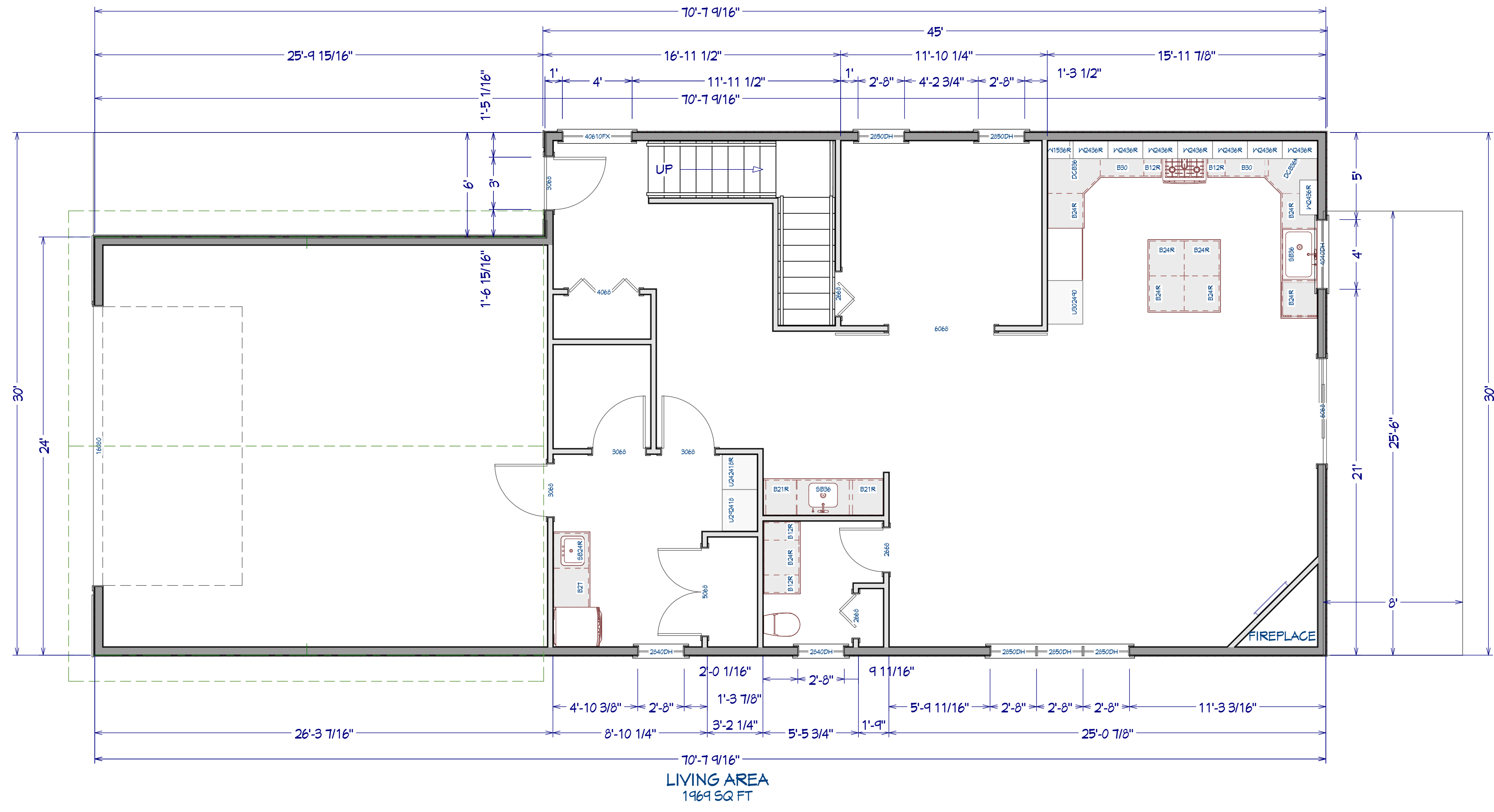
SCALE 1"=30'
SHEET No. 1 of 1

JOB No. 25214
DRAWN SKC

DATE 02/19/2026
REV. 06/19/2026
CREW ME
CHECK

DESCRIPTION LOT 64
OAK POINTE HILLS
SECTION 27, T2N-R5E
GENOA TOWNSHIP
LIVINGSTON COUNTY, MI





1st Floor

REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE				

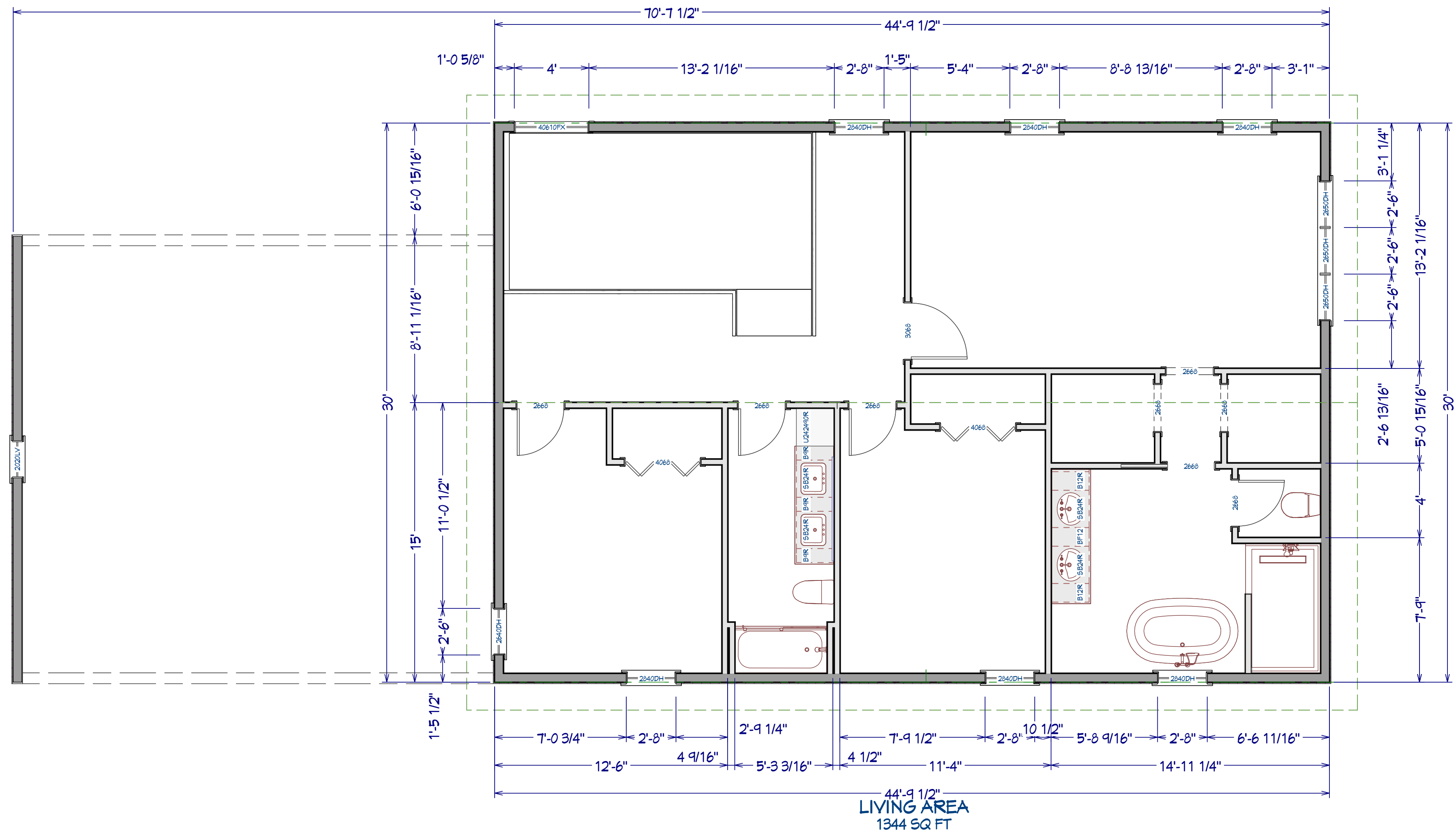
Project Overview

DRAWINGS PROVIDED BY:
BRADLEY GIORDANO

DATE:
6/18/2026

SCALE:
1/4"=1'

SHEET:
P-1



2nd Floor

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

BRADLEY GIORDANO

DATE:

6/18/2026

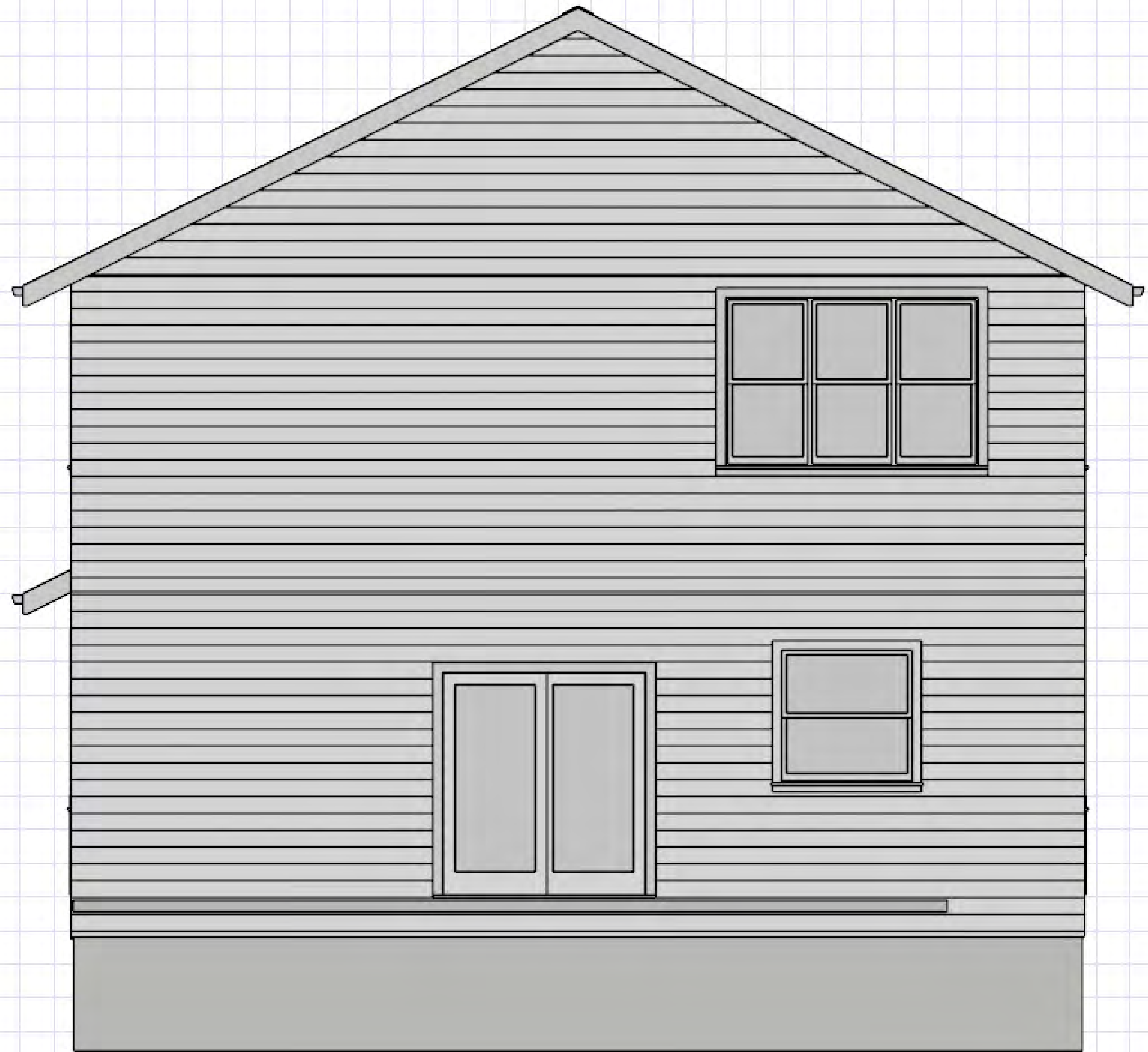
SCALE:

1/4"=1'

SHEET:

P-2









From: [Ken Recker](#)
To: [Carrie Aulette](#)
Cc: [Mitch Dempsey](#); [Amy Ruthig](#); [Darrin Burns](#); [Rick Swanson](#)
Subject: RE: 4510 Filbert
Date: Wednesday, June 24, 2026 5:13:40 PM
Attachments: [Oak Pointe Hills - Giordano Flooding Easement - signed 2026.06.24.pdf](#)

Carrie,

Earlier today, I received a signed document from Brad Giordano granting easement over the portion of lot 64 below the elevation of 947.8, which is the platted retention freeboard elevation over the adjoining Woodland Park Retention area. We are also in receipt of a revised plot plan from Mr. Giordano, as prepared by Livingston Engineering. The attached document is in the process of being submitted to the Register of Deeds for recording.

While I was not present at the Zoning Board of Appeals meeting on June 16, I have reviewed the unapproved minutes available online. There appears to be some confusion with respect to what is happening from a drainage perspective on the Villas of Oak Pointe Condominium, and how the proposed project on Lot 64 fits into the picture. It is possible my earlier communication may have contributed to the confusion, unfortunately.

It appears several residents of the Villa's of Oak Pointe came to meeting, with concerns about their drainage, and how the proposed project on Lot 64 might negatively impact their drainage. As you are aware, our office performed a brief analysis of the Villas of Oak Pointe drainage system in late 2024 addressing several of these issues. While I won't go into detail here, in summary it is noteworthy that the Villas stormwater system was designed to function as a series of retention basins. These basins are supposed to operate only having a surface discharge during significant storm events. However, based our 2024 site visit, the continued presence of a pumping system in the Villas, and conversations with various individuals, it appears these basins are not properly functioning from an infiltration perspective, and therefore are surface discharging more often across lot 64.

The operational deficiencies of the Villas stormwater system have nothing to do with the proposed construction on Lot 64 of Oak Pointe Hills, and furthermore there is no notation in the Oak Pointe Hills file that would indicate that lot 64 has any special obligation (beyond a standard common law duty) to convey drainage from the Villas of Oak Pointe. In my opinion, short of Mr. Giordano blocking the pipe under his driveway (which I don't believe he'll do), nothing that he's proposing to do on Lot 64 will have a negative effect on drainage within the Villas of Oak Pointe Condominium. The majority of the issues mentioned in the unapproved minutes appear to be internal to the Villas of Oak Pointe stormwater system, which continues to need maintenance as partially outlined by our office in late 2024.

To the extent possible, Mr. Giordano has addressed our concerns with respect to any drainage impacts associated with his proposed project on Lot 64 of Oak Pointe Hills. While we will still require a bond due to the projects proximity to the retention basin, we have no objections to the modified site plan as shown on the exhibit that is attached to the executed flooding easement.

If the neighbors to the north of Filbert are interested in discussing options for improving the pipe on the north side of the street, we are willing meet with the Township and them to outline options for same.

If you have any questions let me know.

Sincerely,

Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner
Livingston County, Michigan
Ph. 517-546-0040

From: Ken Recker

Sent: Thursday, June 4, 2026 11:30 AM

To: Carrie Aulette <carrie@genoa.org>

Cc: Mitch Dempsey <MDempsey@livgov.com>; joe@livingstoneng.com; Amy Ruthig <amy@genoa.org>; Darrin Burns <DBurns@livgov.com>; Rick Swanson <RSwanson@livgov.com>

Subject: RE: 4510 Filbert

Carrie,

Following our conversation regarding the site plan for Lot 64 of Oak Pointe Hills, I'd offer the following:

1. We know the adjoining Woodland Park Retention area is compromised due to a lack of vertical storage, and that it receives pumped runoff periodically from the Villas of Oak Pointe. As a result, water can be expected to pond more frequently within the wetland area on Lot 64. We're requesting a re-delineation of the platted retention easement on the lot, to better reflect this increased ponding. The map in the attached email shows additional easement we're requesting be granted up to elevation 947. At the platted freeboard elevation of 947.8, we believe water will overtop Filbert Drive and make it's way north into round lake (see second attachment).
2. We have no objection to the home finish floor elevation of 950, provided the home is a slab-on-grade structure. If a crawl space is proposed, additional elevation will be needed to minimize the potential for flooding in the crawl space.
3. The 18" CMP culvert referenced in the drawing is likely original, meaning it could be 30 years old. It should be inspected, and if corroded, replaced as part of the project.
4. We will be requiring a cash bond from the permittee in the amount of \$2,500 for the benefit of the Drainage District, to address any sedimentation from Lot 64 into Woodland Park.
5. We would view impacts from allowing increased encroachment into the rear yard setback more favorably than encroachments into the wetland buffer, for the reasons stated in Item 1 above. We recognize shifting the proposed structure further back may require the installation of a retaining wall, but view that favorably compared to the alternative potential drainage impacts on the north side of Filbert.

Thank you for the opportunity to comment on this matter. If you have any questions or need anything further let me know.

Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner
Livingston County, Michigan
Ph. 517-546-0040

|

FLOODING EASEMENT FOR THE OAK POINTE HILLS DRAIN

For and in consideration of Zero Dollars (\$0.00) and the prospective benefits to be derived because of the construction, operation, and maintenance of the Oak Pointe Hills Drain, a County Drain currently under the supervision of Brian Jonckheere, Livingston County Drain Commissioner, whose address is 2300 E. Grand River Ave. #105, Howell, Michigan 48843;

Bradley Giordano, 5675 Canal Road, Dimondale, Michigan, 48836, (Parcel No. 4711-27-302-064) ("Landowner"), who is owner of lands described in the attached Exhibit A, now conveys and releases to the Oak Pointe Hills Drain Drainage District ("Drainage District") a Flooding Easement over and across lands owned by him for purposes of the flooding of property for the operation and maintenance of the Oak Pointe Hills Drain. The Flowage & Flooding Easement Area is described and depicted in the attached Exhibit A ("Easement Area").

This conveyance shall be deemed a sufficient conveyance to vest in the Drainage District a Flooding Easement over said parcel of land for the uses and purposes of drainage, flowage of stormwater and flooding of stormwater to elevation 947.8, NGVD 1929, as shown on the attached Exhibit A.

The easement area shown in Exhibit A is next to an established stormwater retention area. The stormwater retention area will pond or hold stormwater for various durations and will also fluctuate in size during and after certain rainfall events, within the Easement Area.

Rights of flowage and flooding will also include the ability for the Drainage District to access and maintain the Flooding Easement Area as necessary in order for the stormwater to maintain flow within the Easement Area and also for the stormwater to fluctuate and flood this area up to the edge of the Easement Area.

Non-movable or permanent structures and modifications by the Landowner to the property (elevations or grading changes) within the Flooding Easement Area are allowed as long as the ability to flood or flow stormwater within the Easement Area is not reduced or hindered or any portion of it redirected onto other properties or said Landowners modifications or placement of non-moveable structures do not cause the flooding of stormwater beyond the Easement Area limits. Such modifications to Landowner's property within the Easement Area or elsewhere on the property may not reduce the volume of stormwater that can be temporarily flooded or flow within the Easement Area without written approval of such by the Livingston County Drain Commissioner. This acceptance by the Drainage District however does not preclude the

Landowner from obtaining any necessary (if any) permits or approvals for placement of said non-movable or permanent structures or for such modifications of any kind by the Landowner to the property or within the Easement Area from other applicable agencies.

This Flooding Easement Area shall be binding upon Hannah Ickes and the Oak Pointe Hills Drainage District, their heirs, assigns, successors in interest and successors in office and be deemed to run with the land in perpetuity.

LANDOWNER

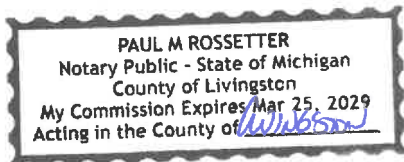
Dated: 06/24/26



Bradley Giordano

STATE OF MICHIGAN)
)ss.
COUNTY OF LIVINGSTON)

On this 24 day of JUNE, 2026, before me, a Notary Public in and for said County, personally appeared **Bradley Giordano, Landowner**, to me known to be the person described in and who executed the foregoing instrument and acknowledged the same to be his free act and deed.





Paul M. Rossetter Notary Public
State of MICHIGAN, County of LIVINGSTON
My Commission Expires: 3/25/2029
Acting in the County of LIVINGSTON

Drafted By:

Ken Recker, Deputy
Livingston County Drain Commissioner
2300 E. Grand River Ave. #105
Howell, MI 48855
(517) 546-0040

When Recorded Return To:

Brian Jonckheere
Livingston County Drain Commissioner
2300 E. Grand River Ave. #105
Howell, MI 48855
(517) 546-0040

EXHIBIT A

PLOT PLAN

LEGAL DESCRIPTION SUBJECT PARCEL

Lot 64 of "OAK POINTE HILLS" as recorded in Liber 35 of Plats,
on Page 37, Livingston County Records.

Tax Id #4711-27-302-064

4510 Filbert Dr.

Bearings were established from the plat of "OAK POINTE HILLS"
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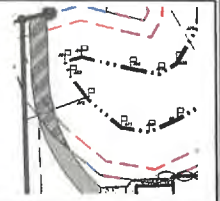
CURRENT ZONING: MUPUD
(MIXED USE PUD)

MIN. LOT AREA: 18,700 S.F.
MIN. LOT WIDTH: 65 FEET
MIN. SETBACK REQUIREMENT
FRONT = 40 FEET
SIDES = 10 & 20 FEET
REAR = 50 FEET
WETLAND = 35 FEET

LEGEND

	ASPHALT
	CONCRETE
	SANITARY CLEANOUT
	WATER SHUTOFF VALVE
	HYDRANT
	PROPOSED SWALE
	WETLAND FLAG

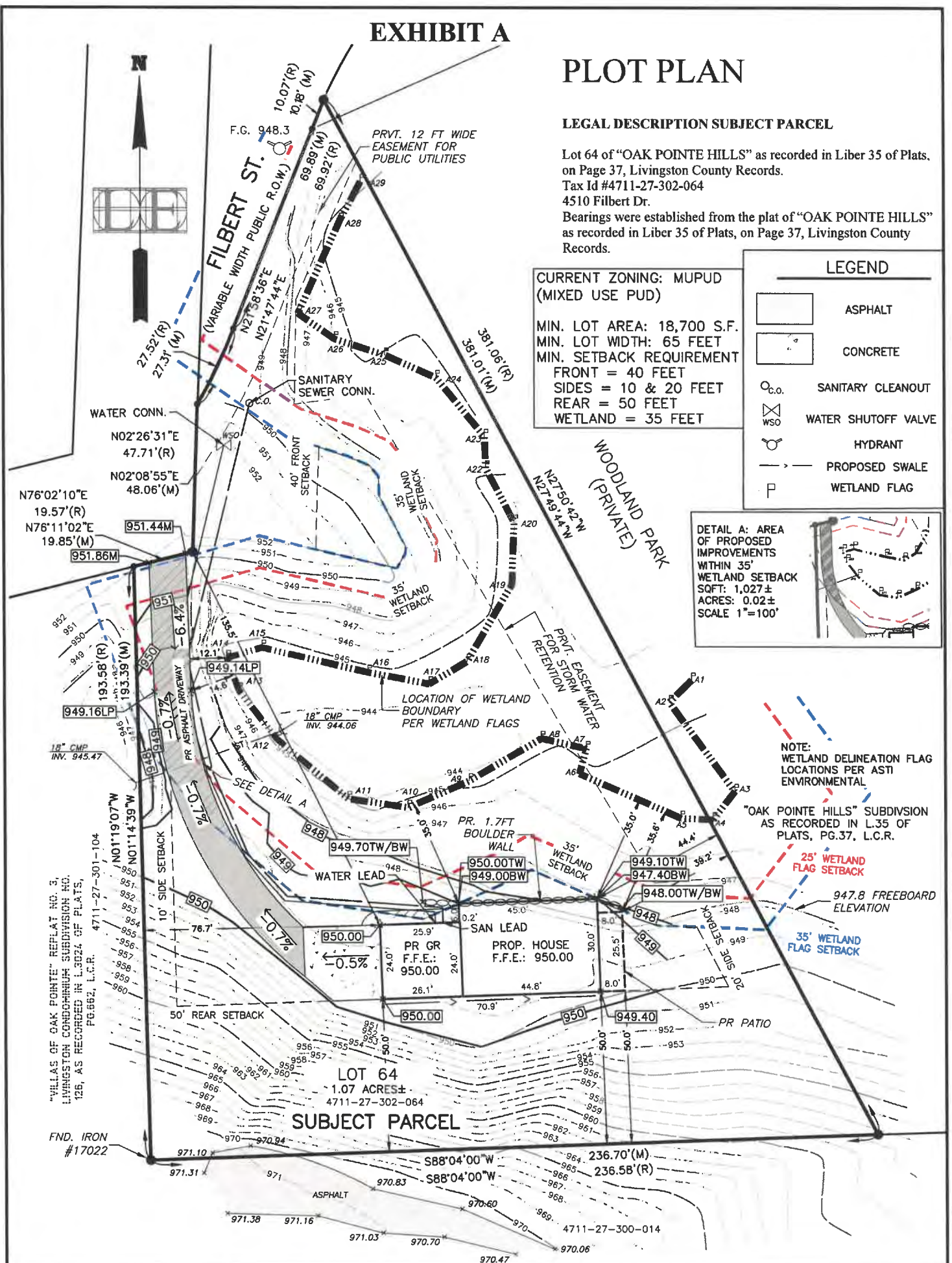
DETAIL A: AREA
OF PROPOSED
IMPROVEMENTS
WITHIN 35'
WETLAND SETBACK
SQFT: 1,027±
ACRES: 0.02±
SCALE 1"=100'



NOTE:
WETLAND DELINEATION FLAG
LOCATIONS PER ASTI
ENVIRONMENTAL

"OAK POINTE HILLS" SUBDIVISION
AS RECORDED IN L.35 OF
PLATS, PG.37, L.C.R.

25' WETLAND
FLAG SETBACK
947.8 FREEBOARD
ELEVATION
35' WETLAND
FLAG SETBACK



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S., BRIGHTON, MI 48114

INTERNET: WWW.LIVINGSTONENG.COM

PHONE: (810) 225-7100 FAX: (810) 225-7699

CLIENT

GIORDANO

0' 30' 60'

SCALE 1"=30' JOB No. 25214

SHEET No. 1 of 1 DRAWN SKC

DATE 02/19/2026

REV. 06/19/2026

CREW ME

CHECK

DESCRIPTION LOT 64
OAK POINTE HILLS
SECTION 27, T2N-R5E
GENOA TOWNSHIP
LIVINGSTON COUNTY, MI



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

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

UPDATED

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: June 2, 2026
RE: ZBA 25-10

File Number: ZBA#26-10

Site Address: 4510 Filbert Drive Brighton, MI

Parcel Number: 4711-27-302-064

Parcel Size: 1.1 Acres

Applicant: Bradley Giordano

Property Owner: Bradley Giordano, 5765 N Canal Dimondale, MI

Information Submitted: Application, site plan and house plans

Request: Wetland Buffer Setback Variance to install a driveway and build a new single-family home.

Zoning and Existing Use: Mixed Use Planned Unit Development (MUPUD)
Oak Pointe Hills

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday May 31, 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, the property is currently vacant.
- The property will be serviced by municipal water & grinder pump.
- Applicant has met with MHOG Utilities, they have approved the proposed location of the water lead and grinder pump.
- See Record Card

Summary

The applicant is requesting a ~~rear yard setback variance~~ as well as a variance from the required 25-foot undisturbed natural features to install a driveway and build a new home on a slab. **The applicant has submitted a new survey and house plans. With this new proposal the only variance request is for the area of the driveway that encroaches into the 25' buffer.**

Variance Requests

The following is the section of the zoning ordinance that the variance is being requested from as well as the criteria applicable for your review of the variance in this regard.

13.02.04 Genoa Township Wetland Protection Standards

- (c) Required 25-foot wetland protection setback: An undisturbed natural setback shall be maintained twenty-five (25) feet from an EGLE determined/regulated wetland. Trails may be allowed in the natural setback in accordance with Section 13.02.04 (f) (3).

A section of the driveway is fully in the buffer and measures 12.1' away from the edge of the wetland.

Undisturbed Wetland Buffer 25'

Amount of Driveway Encroachment 12.1'

Variance Requested 12.9'

13.02.05 Variances from the Wetland Setback Requirement

In considering a variance for the wetland setback, the applicant must demonstrate to the Board of Appeals:

- (a) the setback is not necessary to preserve the wetland's ecological and aesthetic value.
- (b) the natural drainage pattern to the wetland will not be significantly affected;
- (c) the variance will not increase the potential for erosion, either during or after construction;
- (d) no feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; or
- (e) EGLE permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.

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 13.02.05.

- (a) ELGE has notified applicant that they do not require a permit for this construction as it is taking place away from wetland areas. It may be helpful to have a wetland specialist determine what ecological or aesthetic value these wetlands have-if any.

- (b) Applicant has worked with a surveyor and the LCDC to ensure the natural drainage pattern will not be affected. Please see the packet for a Flooding Easement Agreement Applicant has made with the LCDC that has been recorded with Livingston County. Staff has also included a recent email from Ken Recker, the Chief Deputy Livingston County Drain Commissioner. Wetland buffer should be permanently demarcated with signage to indicate the edge of the undisturbed natural area and should remain in perpetuity to ensure future owners do not further encroach.
- (c) Applicant has been working with Ken Recker at the Livingston County Drain Commission regarding drainage and soil erosion on the lot. The Wetland Buffer must be permanently demarcated with signage to indicate the edge of the undisturbed natural area and should remain in perpetuity to ensure future owners do not further encroach. Staff has attached documentation from Ken Recker in the packet for the board to review. It is mainly a general history of drainage in the area.
- (d) The applicant has come back with a new house plan. The new proposed home has a smaller footprint, is now a 2-story home and will not be encroaching into the 35' wetland buffer for structures or the rear yard setback. The only area of encroachment will be the driveway encroaching into the 25' buffer. A small portion of the driveway at its closest is 12.1' away from the edge of the Wetland. Staff does believe with the way the wetland meanders throughout the property that the applicant is asking for the least amount necessary to install a driveway to the buildable area on the lot. The applicant has worked to reduce encroachments into required setback areas and lessened the degree of variance relief sought.
- (e) An EGLE permit is not needed for a work inside in the 25-foot natural features setback from the wetland.

Recommended Conditions

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

1. The applicant shall permanently demarcate and install signage to indicate the edge of the undisturbed natural area. This shall remain in perpetuity to ensure future owners do not further encroach.
2. The entire remaining setback buffer area shall remain in a natural and undisturbed state and is not eligible for trail or recreational area exemptions.
3. Silt fencing must be utilized during the construction phase to protect the buffer area from being disturbed during construction.

ASTI ENVIRONMENTAL

A DIVISION OF PEA GROUP



10448 Citation Drive, Suite 100
Brighton, Michigan 48116

810.225.2800
asti-env.com

May 14, 2026

Bradley Giordona
5765 N. Canal Road
Dimondale, MI 48821

*RE: Wetland Delineation and Jurisdictional Assessment with GPS Survey
4510 Filbert Drive (Sidwell No. 4711-27-302-064)
Genoa Township, Livingston County, Michigan
ASTI Project P26-0658.00*

Dear Bradley Giordona:

On May 14, 2026, ASTI Environmental (ASTI), the ecological division of PEA Group, conducted a site investigation to delineate wetland boundaries on the above-referenced property in Genoa Township, Livingston County, Michigan ("Subject Property"). One wetland likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Genoa Township was found on the Subject Property (Figure 1 – *GPS-Surveyed Wetland Boundaries*). Wetland boundaries, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

SUPPORTING DATA AND MAPPING

The USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. None of the reviewed data indicated the presence of wetland or hydric soils on the Subject Property.

In addition, the WSS indicated the Subject Property is comprised of the soils Fox sandy loam (2-6% slopes) and Fox-Boyer complex (18-25% slopes). Neither of the soil complexes are listed as hydric by the WSS.

FINDINGS

ASTI investigated the Subject Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)* and Genoa Township's *Zoning Ordinance Article 13.02 – Wetland Protection*

Standards, which requires a 25-foot setback from EGLE-regulated wetlands and protects wetlands not regulated by EGLE that exceed two acres in size.

It should be noted that in some circumstances the US Army Corps of Engineers (USACE) may also have jurisdiction of wetlands or watercourses on the Subject Property; this is not the case for this Subject Property.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual*, 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral and Northeast Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries.

One wetland was found on the Subject Property, as discussed below.

Wetland A

Wetland A is an emergent wetland located in the eastern portion of the Subject Property (Figure 1). Wetland A is 0.20 acres on-site and continues off-site to the northeast and east. Dominant vegetation found within Wetland A included reed canary grass (*Phalaris arundinacea*), smartweed (*Persicaria pensylvanica*), green ash (*Fraxinus pensylvanica*), and sedges (*Carex stricta*). Soils within Wetland A consisted of sandy loams and are considered hydric because criteria for a depleted matrix were met. Indicators of wetland hydrology observed within Wetland A included oxidized rhizospheres on living roots, high water table, saturation, and surface water.

Dominant vegetation observed within the upland adjacent to Wetland A included cottonwood (*Populus deltoides*), box-elder (*Acer negundo*), poison ivy (*Toxicodendron radicans*), and thicket creeper (*Parthenocissus inserta*). Upland soils were comprised of sandy loams that did not meet hydric soil indicators, and no evidence of wetland hydrology was observed.

It is ASTI's opinion that Wetland A is regulated by EGLE under Part 303 because it is located within 500 feet of Clifford Lake to the north, which is a regulated inland lake under Part 301.

Wetland A boundaries were marked in the field with day-glow pink and black striped flagging with the following flagging numbers: A-1 through A-29.

SUMMARY

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Subject Property includes one wetland (Wetland A) regulated by EGLE under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection, and by Genoa Township under Article 13.02 – Wetland Protection Standards. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. Any proposed impact to the areas that ASTI has identified as regulated will require an EGLE permit, as well as Genoa Township approval.

It should be noted that Genoa Township requires a 25-foot setback around all EGLE/Township-regulated wetlands as part of site plan submittal. Genoa Township also requires all deciduous trees 8-inches in diameter at breast height (DBH) and all evergreen trees 6 feet in height or taller to be shown on site plans.

Attached are Figure 1, which shows the GPS-surveyed locations of wetland flagging on the Subject Property and completed USACE Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Sincerely yours,

ASTI ENVIRONMENTAL



Emma Delie
Wetland Ecologist



Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927

Attachments:

Figure 1 – *GPS-Surveyed Wetland Boundaries*
Completed USACE Wetland Data Forms



Sidwell No. 4711-27-302-064

4510 Filbert Drive,
Genoa Twp, Livingston County

0 12.5 25 50
Feet



Client: Bradley Giordona
Created by: EMD, May 14, 2026, ASTI Project 26-0658.00
Imagery: Michigan Best Available

Figure 1 - GPS-Surveyed Wetland Boundaries

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Sidwell No. 4711-27-302-054 City/County: Genoa Twp./Livingston Co. Sampling Date: 5-14-26
Applicant/Owner: Bradley Giordona State: MI Sampling Point: WT1
Investigator(s): ASTI (E. Delie) Section, Township, Range: Sec. 27, T02N, R05E
Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 0-1
Subregion (LRR or MLRA): LRR L Lat: 42.536508 Long: -83.846812 Datum: WGS 84
Soil Map Unit Name: Fox sandy loam, 2 to 6 percent slopes NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland A - emergent wetland in the eastern portion of the property.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <u>X</u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u>X</u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u>X</u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators</u> (minimum of two required) <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u>X</u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0.5</u> Water Table Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>12</u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: WT1

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>None</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>70</u></td> <td>x 2 = <u>140</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>80</u> (A)</td> <td><u>150</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.88</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>70</u>	x 2 = <u>140</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>80</u> (A)	<u>150</u> (B)	Prevalence Index = B/A = <u>1.88</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>10</u>	x 1 = <u>10</u>																			
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FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>80</u> (A)	<u>150</u> (B)																			
Prevalence Index = B/A = <u>1.88</u>																				
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
		=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																				
1. <u>None</u>				Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
		=Total Cover																		
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>Persicaria pensylvanica</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
2. <u>Phalaris arundinacea</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Carex stricta</u>	<u>10</u>	<u>No</u>	<u>OBL</u>																	
4. <u>Ulmus americana</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
		80 =Total Cover																		
Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
		=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point	WT1
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[illegible]

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
--	---

Project/Site: Sidwell No. 4711-27-302-054 City/County: Genoa Twp./Livingston Co. Sampling Date: 5-14-26
Applicant/Owner: Bradley Giordona State: MI Sampling Point: UP1
Investigator(s): ASTI (E. Delie) Section, Township, Range: Sec. 27, T02N, R05E
Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): convex Slope %: 1
Subregion (LRR or MLRA): LRR L Lat: 42.53647 Long: -83.846968 Datum: WGS 84
Soil Map Unit Name: Fox sandy loam, 2 to 6 percent slopes NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u> If yes, optional Wetland Site ID: <u> </u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
Upland conditions adjacent to Wetland A, located in the central-east portion of the property.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <u> </u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u> </u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u> </u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators</u> (minimum of two required) <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u> </u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: No hydrology indicators observed.	

VEGETATION – Use scientific names of plants.

 Sampling Point: UP1

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>55</u></td> <td>x 3 = <u>165</u></td> </tr> <tr> <td>FACU species <u>35</u></td> <td>x 4 = <u>140</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>90</u></td> <td>(A) <u>305</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.39</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>55</u>	x 3 = <u>165</u>	FACU species <u>35</u>	x 4 = <u>140</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>90</u>	(A) <u>305</u> (B)	Prevalence Index = B/A = <u>3.39</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>55</u>	x 3 = <u>165</u>																			
FACU species <u>35</u>	x 4 = <u>140</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>90</u>	(A) <u>305</u> (B)																			
Prevalence Index = B/A = <u>3.39</u>																				
2. <u>Acer negundo</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>15</u>	=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																				
1. <u>None</u>	_____	_____	_____	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		_____	=Total Cover																	
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>Toxicodendron radicans</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2. <u>Parthenocissus inserta</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Galium aparine</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>75</u>	=Total Cover																	
Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>None</u>	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point	UP1
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[illegible]

VEGETATION – Use scientific names of plants.

 Sampling Point: UP2

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u>Acer platanoides</u>	<u>25</u>	<u>Yes</u>	<u>UPL</u>																	
3. <u>Pinus sylvestris</u>	<u>10</u>	<u>No</u>	<u>UPL</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>65</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>35</u></td> <td>x 5 = <u>175</u></td> </tr> <tr> <td>Column Totals: <u>70</u> (A)</td> <td><u>250</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.57</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>5</u>	x 3 = <u>15</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>35</u>	x 5 = <u>175</u>	Column Totals: <u>70</u> (A)	<u>250</u> (B)	Prevalence Index = B/A = <u>3.57</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>30</u>	x 2 = <u>60</u>																			
FAC species <u>5</u>	x 3 = <u>15</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>35</u>	x 5 = <u>175</u>																			
Column Totals: <u>70</u> (A)	<u>250</u> (B)																			
Prevalence Index = B/A = <u>3.57</u>																				
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																				
1. <u>None</u>	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		_____	=Total Cover	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>Toxicodendron radicans</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>None</u>	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover	Hydrophytic Vegetation Present? Yes <u>X</u> No _____																

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point UP2

[illegible]

VEGETATION – Use scientific names of plants.

Sampling Point: UP3

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus rubra</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u>Acer rubrum</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Acer saccharum</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Prunus serotina</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>55</u>	=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																				
1. <u>Frangula alnus</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>75</u></td> <td>x 3 = <u>225</u></td> </tr> <tr> <td>FACU species <u>40</u></td> <td>x 4 = <u>160</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>125</u> (A)</td> <td><u>435</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.48</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>75</u>	x 3 = <u>225</u>	FACU species <u>40</u>	x 4 = <u>160</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>125</u> (A)	<u>435</u> (B)	Prevalence Index = B/A = <u>3.48</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>75</u>	x 3 = <u>225</u>																			
FACU species <u>40</u>	x 4 = <u>160</u>																			
UPL species <u>10</u>	x 5 = <u>50</u>																			
Column Totals: <u>125</u> (A)	<u>435</u> (B)																			
Prevalence Index = B/A = <u>3.48</u>																				
2. <u>Lonicera maackii</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>30</u>	=Total Cover																	
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>Maianthemum stellatum</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Frangula alnus</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
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Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>None</u>	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	
Hydrophytic Vegetation Present? Yes <u>X</u> No _____																				

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point UP3

[illegible]

From: [Rogers, Matthew \(EGLE\)](#)
To: [Carrie Aulette](#)
Subject: Re: 4510 Filbert - HQH-PE7S-YXP27
Date: Tuesday, May 12, 2026 8:47:16 AM
Attachments: [image003.png](#)
[2026-02-17_10-12-30.pdf](#)

Hi Carrie,

From what I remember about this site, there was a historic wetland delineation done at some point, but it was well before 2024 and no longer accurate. Based on the plans he provided, I determined that a permit was not required as wetland impacts were not proposed. I provided him with a rough wetland boundary on aerial imagery for the purposes of permitting, which I have attached. This is by no means a delineation, but it is based on my observations while on site and shows an approximate wetland boundary.

Let me know if further information is needed on your end.

Thanks,

Matt Rogers
Environmental Quality Analyst - Lansing District Office
EGLE - Water Resources Division

(517) 388-6869 | rogersm17@michigan.gov
[Follow Us](#) | [Michigan.gov/EGLE](https://michigan.gov/EGLE)

From: Carrie Aulette <carrie@genoa.org>
Sent: Monday, May 11, 2026 3:45 PM
To: Rogers, Matthew (EGLE) <RogersM17@michigan.gov>
Subject: 4510 Filbert - HQH-PE7S-YXP27

CAUTION: This is an External email. Please report suspicious emails via the "Report to Abuse" button in Outlook

Good afternoon,

I received a Land Use application for the above mentioned property. I read your letter dated 2-17-26 and I just have a few questions. I can see where it says a permit is not required and that a delineation has not been done. The owner of the property said one was done in 2024. Do you know that to be true?

We have some concerns regarding our historical wetland info on this property but the owner is making it sound like that is no longer the case.

Any insight you may have is greatly appreciated!

Carrie Aulette

Zoning Official



Genoa Charter Township

2911 Dorr Road, Brighton, Michigan 48116

Direct: (810) 224-5838 Phone: (810) 227-5225

E-mail: carrie@genoa.org

From: [Rosemary LaFave](#)
To: [Carrie Aulette](#)
Subject: 4510 Filbert Dr wetland variance
Date: Monday, June 15, 2026 10:37:11 AM

Dear Carrie & Genoa Township Board of Appeals:

I strongly request that you deny the request made by Mr. Giordano for a wetland variance and/or any other variances to disturb the wetland that has been serving a necessary and vital function behind my property. When we receive abundant precipitation in the spring and sudden thunderstorms that wetland fills up both from ponds and runoff.

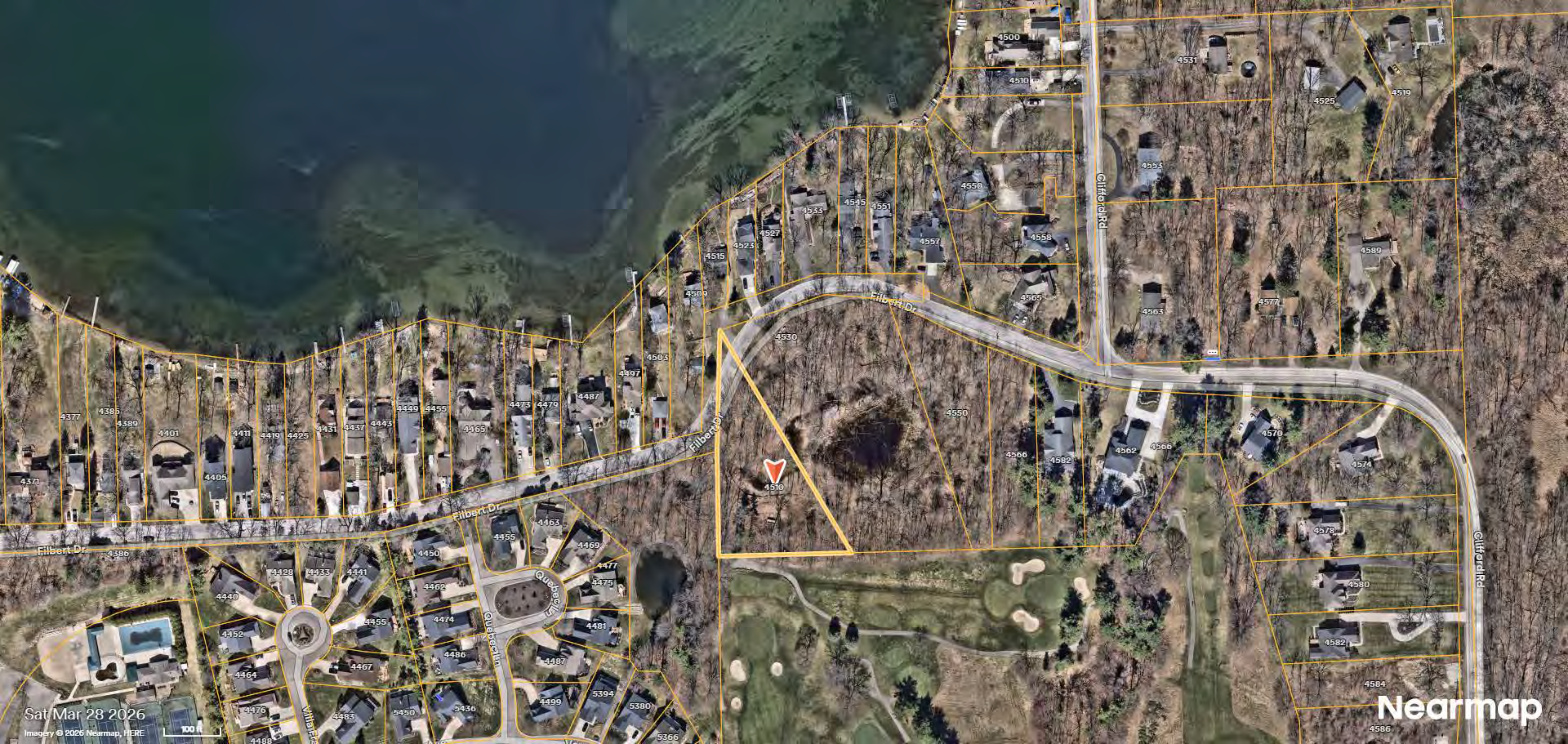
Thank you for your attention to this matter.

Sincerely,

Rosemary LaFave

4469 Quebec Ln

Sent from my iPhone



Sat Mar 28 2026

Imagery © 2026 Nearmap, HERE

100 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ICKES HANNAH	GIORDANO BRADLEY	1	12/01/2025	QC	21-NOT USED/OTHER	2025R-024320	BUYER/SELLER	100				
ANDERSON RONALD & LISA TR	ICKES HANNAH	28,000	11/21/2025	WD	03-ARM'S LENGTH	2025R-024237	BUYER/SELLER	100.00				
ANDERSON RONALD G & LISA	ANDERSON RONALD & LISA TR	0	04/19/2012	WD	21-NOT USED/OTHER	2012R-014809	BUYER/SELLER					
WOLF DONALD REVOCABLE TRU	ANDERSON RONALD G & LISA	13,500	09/21/2011	WD	03-ARM'S LENGTH	2011R-029393	BUYER/SELLER	100.00				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: MUPUD	Building Permit(s)	Date	Number	Status				
4510 FILBERT DR		School: BRIGHTON AREA SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GIORDANO BRADLEY		MAP #:										
5765 N CANAL RD		2027 Est TCV 55,000 TCV/TFA: 0.00										
DIMONDALE, MI 48821		X	Improved	Vacant	Land Value Estimates for Land Table 4014.4014 OAK POINTE							
Tax Description		Public Improvements			* Factors *							
SEC 27 T2N R5E OAK POINTE HILLS LOT # 64		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Comments/Influences					<Site Value> F GOLF COURSE			110000	50	IRREGULAR LOT SHAPE/		WETLANDS
					0.00 Total Acres			Total Est. Land Value =			55,000	
		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		2027	27,500	0	27,500					27,500S		
		2026	44,000	0	44,000	27,500M				27,500U		
		2025	42,000	0	42,000					10,984C		
		2024	42,000	0	42,000					10,654C		

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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 Ga	Area	Type	Year Built: Car Capracity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	None		Drywall Paneled		Plaster Wood T&G									
Building Style: A		Trim & Decoration Ex Ord Min		Size of Closets Lg Ord Small			X Forced Heat & Cool Heat Pump No Heating/Cooling		Class: A Effec. Age: 0 Floor Area: 0 Total Base New: 0 Total Depr Cost: 0 Estimated T.C.V.: 0		E.C.F. X 0.828		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2026	Remodeled 0	Doors Solid H.C.		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min		Cost Est. for Res. Bldg: 1 Single Family A		Cls A		Blt 2026	
Condition: Excellent		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Other Additions/Adjustments		Size Cost New Depr. Cost			
Room List		(8) Basement		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF 0 Walkout Doors (A)			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal. Septic 2000 Gal. Septic		Notes:		Totals: 0 0			
Basement 1st Floor 2nd Floor 3 Bedrooms		(10) Floor Support Joists: Unsupported Len: Cnts.Sup:		Lump Sum Items:					ECF (4024 OAK POINTE HILLS) 0.828 => TCv:		0 0			
Insulation														
(2) windows														
Many Ave. Few		Large Ave. Small												
Wood Sash Metal Sash vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens														
(3) Roof														
Gable Hip Flat		Gambrel Mansard Shed												
Ashphalt Shingle Chimney:														



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

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

Case # 26-11 Meeting Date: July 14, 2026 at 6:30pm

☒ PAID Variance Application Fee

in Boardroom

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

Applicant/Owner: Ed & Karen Loniewski Email: [REDACTED]

11-27-100-047
Property Address: 4547 Clifford Rd Phone: [REDACTED]

Vacant

Present Zoning: _____ Tax Code: _____

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: _____

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.

Genoa Township Variance Application

1. **Variance requested/intended property modifications:** A proposed single family home at 4547 Clifford Road is requesting a simple variance of moving a wrongly calculated set back from an artificially drawn lakefront. This biased and skewed calculation of an unjust line has led to practical difficulty and extraordinary circumstances which have resulted in unsafe public safety and welfare while impacting the surrounding neighborhood. The very simple proposed variance will offer a solution to this unjust, extraordinary and unsafe arbitrary lake front set back while improving the overall tax base of the neighborhood.
2. **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:* The building envelope which was drawn using a skewed and biased formula has resulted in a practically difficult building envelope which can lead to substantial safety violations, and was applied without input of the owners resulting in substantial injustice which never took into account the proper definitions of a legally defined setback, nor of the official lot borders extending past the currently drawn lake front lines. To provide you with a brief historical understanding of the current injustice, we have to return to the original lot lines drawn by the Township. The existing home on the undivided lot was set back 215 ft from a man made trench and had a partially existing obstructed view of Crooked Lake. When the previous owners of both lots proposed to split this lot for sale, an arbitrary, mathematically biased and skewed lake front calculation was determined without proper scrutiny. The result is that the current owners inherited a wrongly calculated building envelope which eventually led to an unsafe and practically difficult determination, eventually leading to substantial injustice. The proposed single family home at 4547 Clifford Road was originally drawn within the building envelope allowed by Genoa Township and within the proper setbacks. However, the Livingston County Road Commission had performed a sight line determination from the proposed driveway on the west side of the building envelope. (*see enclosure named 4547 Original Building plan*) It was also determined at this time that the proposed driveway on the west end of the building would cover the sewer access to the adjacent home at 4137 Clifford Road. It was determined that we would need to reverse the current plans 180 degrees to rectify these safety issues which would place the home just barely outside the current building envelope on just one corner (*see enclosure named 4547 Proposed Variance*) Thus, the current biased and skewed set back would unreasonably make this property unusable and inaccessible. The granting of this simple, safe variance would allow a safe access to the sewer access for adjacent properties as well as allow safe ingress and egress for automobiles, cyclists and pedestrians from the newly proposed side entrance garage on the east end of the building envelope. ***This change in reversing the garage access is fully supported***

by the Livingston County Drain and Road Commissions which highly recommends the free access to the sewage lines as well as the proper driveway sight lines.

3. **Extraordinary Circumstances:** *There are exceptional or extraordinary circumstances applicable to the property or the intended use which are different from 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:* There are extraordinary circumstances within this building envelope. The property was split from the original owners in 2021 from their current home. The original home on this property was exceptionally and extraordinarily set back 215 feet from the edge of Crooked Lake. Other older properties to the west of the development also have extraordinary and exceptional setbacks of 196 feet and 352 feet within 500 feet of the proposed building envelope **with an extraordinary average setback of 254 ft.** However, lots within 500 feet to the east of the development have the more traditional offsets of 52 ft, 37 ft, 35 ft and 41 feet for **an average of the standard and ordinary set back average of 41.25 ft.** The township assigned a random and skewed setback of 118 feet. Due to an erroneous calculation, the lake set back was set at a very unusual, exceptional and extraordinary amount of over 118 feet. This is twice the amount of neighboring properties as well as the allowed amount of 40 feet. This number was reached from a skewed and biased mathematical formulation using setbacks from the immediate adjacent property between 196 to 352 feet from the lake. This number has no bearing on endangering or damaging the lake front over 100 feet from the building envelope. The reason for this complicated formula was designed to avoid placing a new home closer to the lake front which may impair the existing homes from their respective lake view. The current building envelope never impaired any view of the lakefront from any current neighbor and most importantly, the proposed variance will not impair any lakeview of any adjacent neighbor. Thus, the intent of the variance is maintained, and we are simply asking for a fair application of the ordinance to maintain safety and utility access. An issue we have not yet discussed is the enforcement of the true lake front determination from the originally determined **high water mark** which is located much further east to the established lot lines. As we know, the current "edge of water" line has been erroneously moved to the west to accommodate artificial elevations in the lake depth. With the known fact that the lake lines were erroneously drawn into the middle of our taxable property lines, this brings up the concept of taxation of land which was artificially damaged by decisions made to raise a natural lake through man made means. We have been paying taxes on a large portion of land which has been artificially altered by decisions to raise the lake level. When the decision is made to artificially raise a natural lake through man made means, the residing local government should adjust lot lines to accommodate this man made decision. Since this action was never afforded to us as tax paying residents, we are now penalized and given an unfairly applied unjustly determined lake offset now resulting in practical difficulty and unsafe sight lines along with impairing proper access to utilities. None of these actions were self created by the property owners and in fact, they were imposed upon us without proper input. In summary, we are requesting this variance due to exceptional and extraordinary

formulations imposed through a biased and skewed mathematical formula which now pushes out our distance to lake out over twice the amount of our respected neighbors and does not include the mandated high water mark.

4. **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 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 variance request is absolutely the safest option for the inhabitants of the Township of Genoa as supported by the Livingston County Drain and Road Commissions.** The shifting of the driveway to the eastern portion of the home will allow a side entrance garage and driveway which will greatly improve the sight distance and safety for drivers, cyclists, and pedestrians using the normally dangerous curving Clifford road. The quick and easy access to the sewer lines crossing the front of our property will add to the safety and convenience of neighbors in Genoa Township.
5. **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:* This simple, safe and easy variance will not interfere or discourage the development, continued use and especially the value of adjacent properties. Our plans bring a beautiful modern designed french country lake home with real shaker shingle siding and copper gutters and professional landscaping and lighting with values well over \$1 million dollars. The impact to our neighbors would be a significant improvement to a vacant, unsightly lot which should increase home values while still protecting our precious lake front and the surrounding environment. This variance will allow a significant improvement to the surrounding neighborhood while protecting the surrounding environment, maintaining existing unimpaired lake views and keeping within the reasonable variances set forth by Genoa Township.
Thank you for taking the time to understand the issues surrounding this building envelope and hopefully the board can see how this change will lead to improved safety and utility access while increasing the taxable value of the neighborhood.

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.

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.

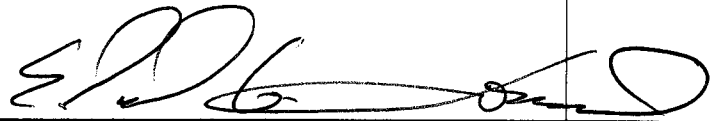
Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the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

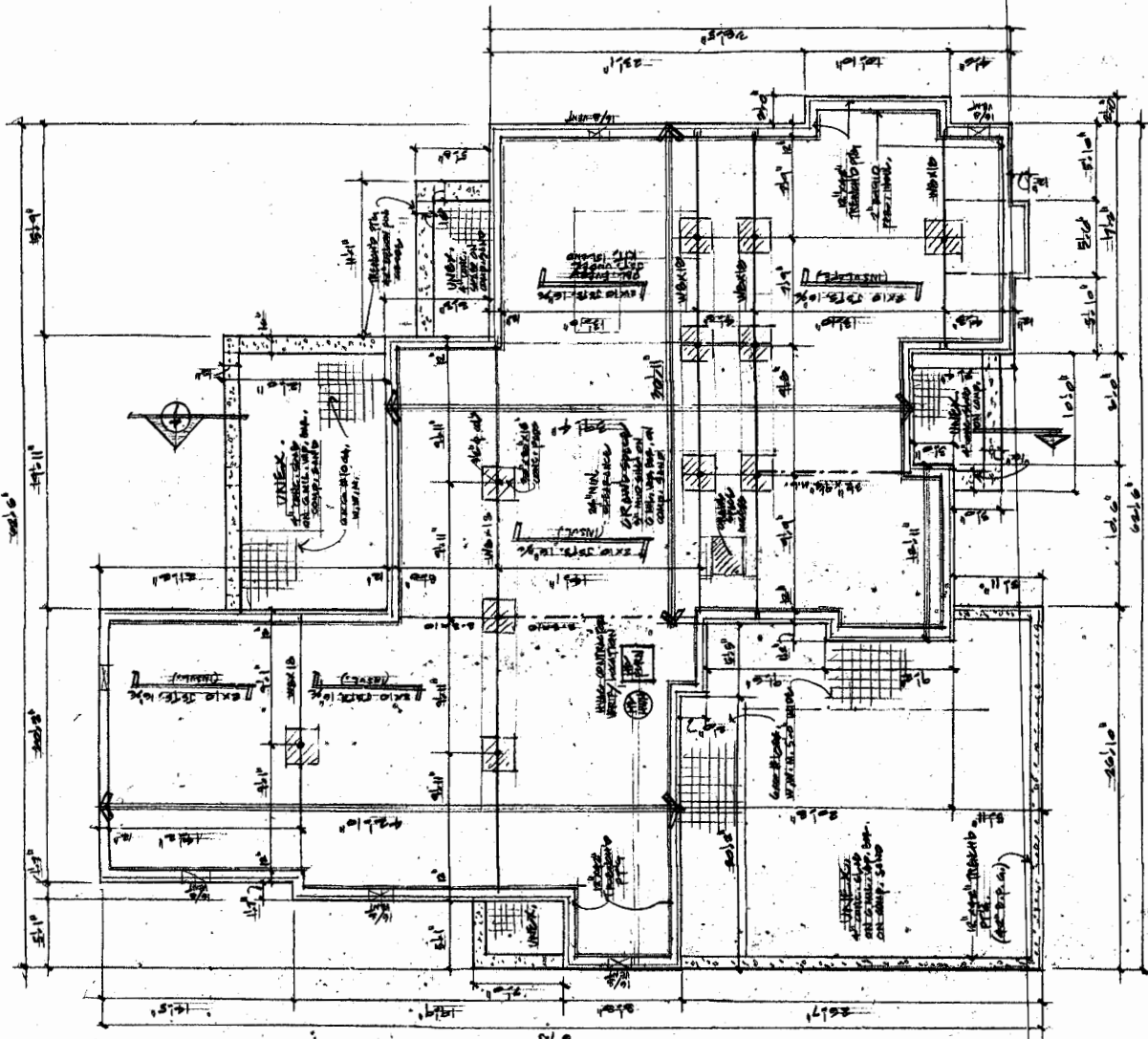
Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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

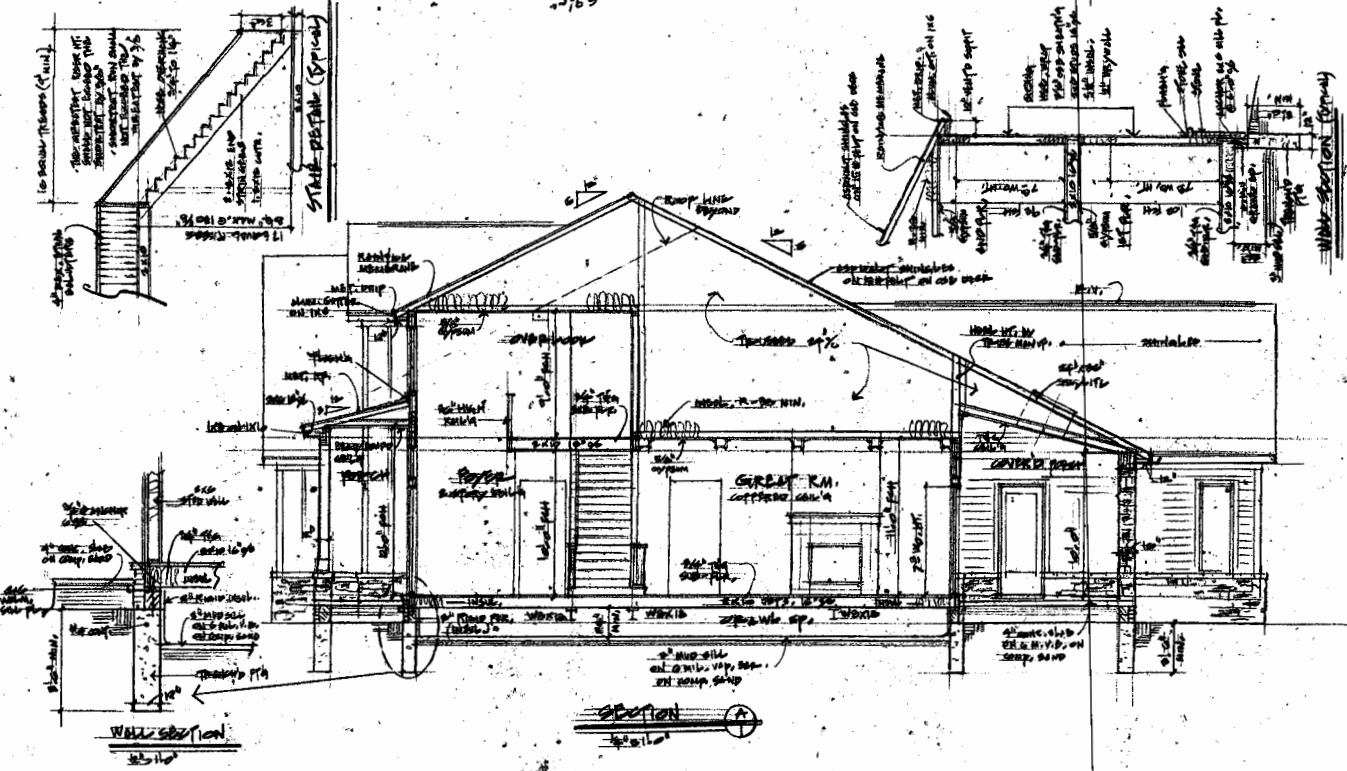
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

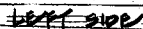
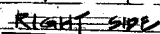
After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.

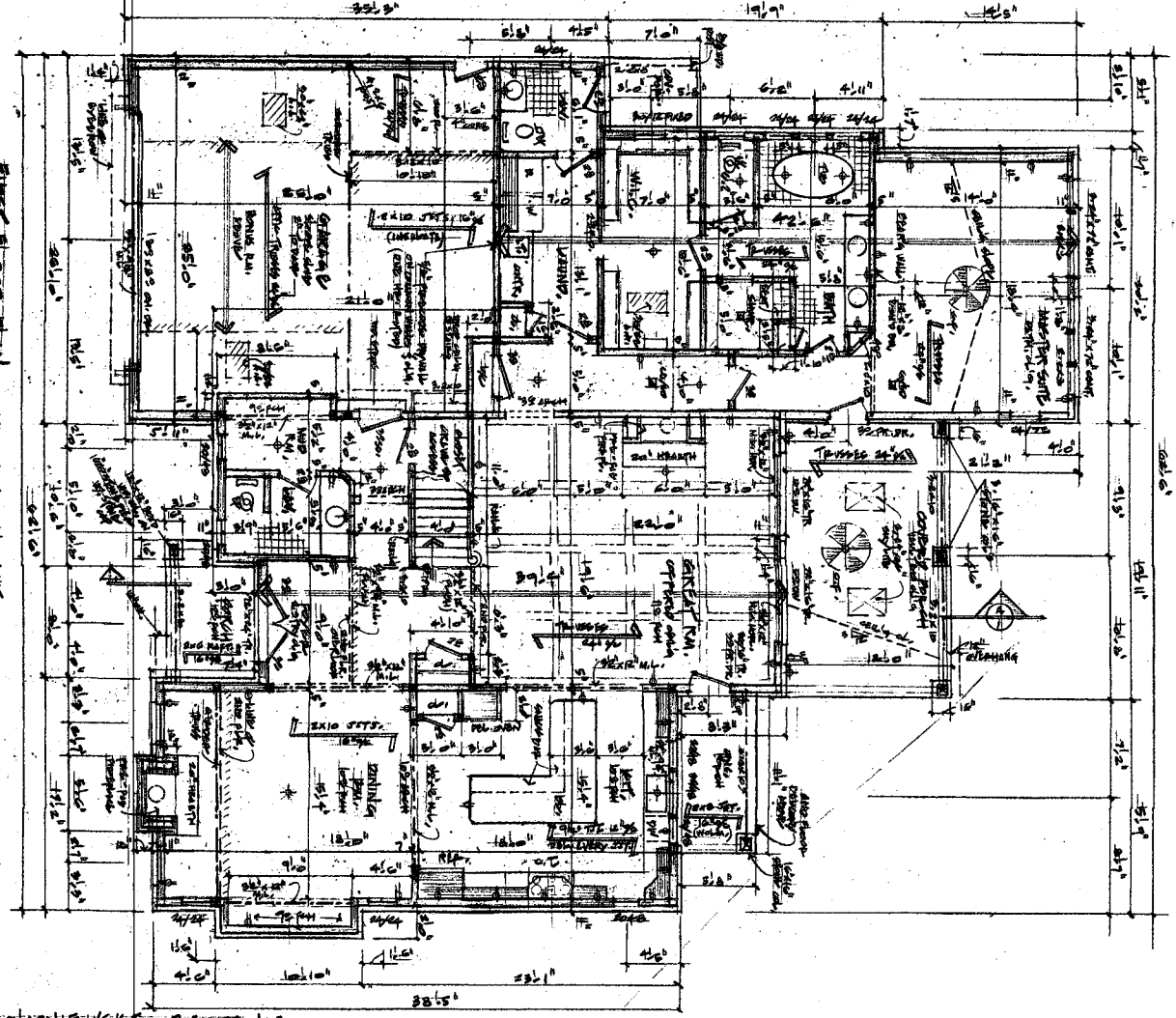
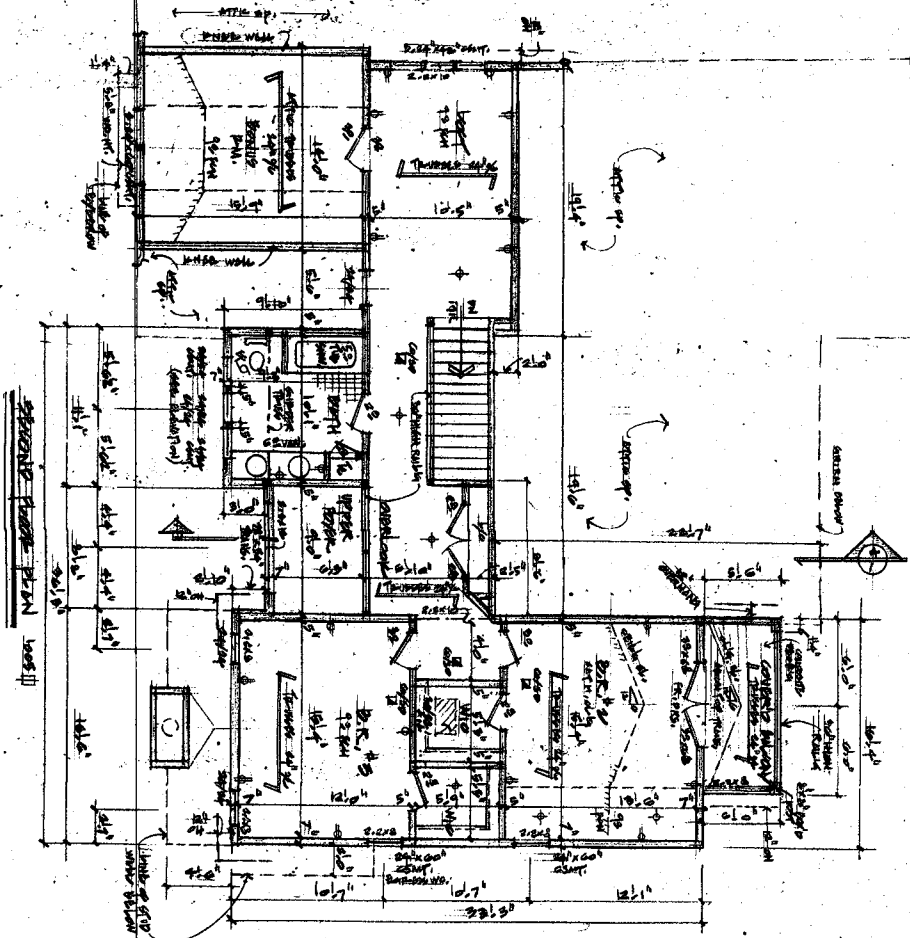
Date: 6-15-26 Signature: 



RESIDENT PLAN





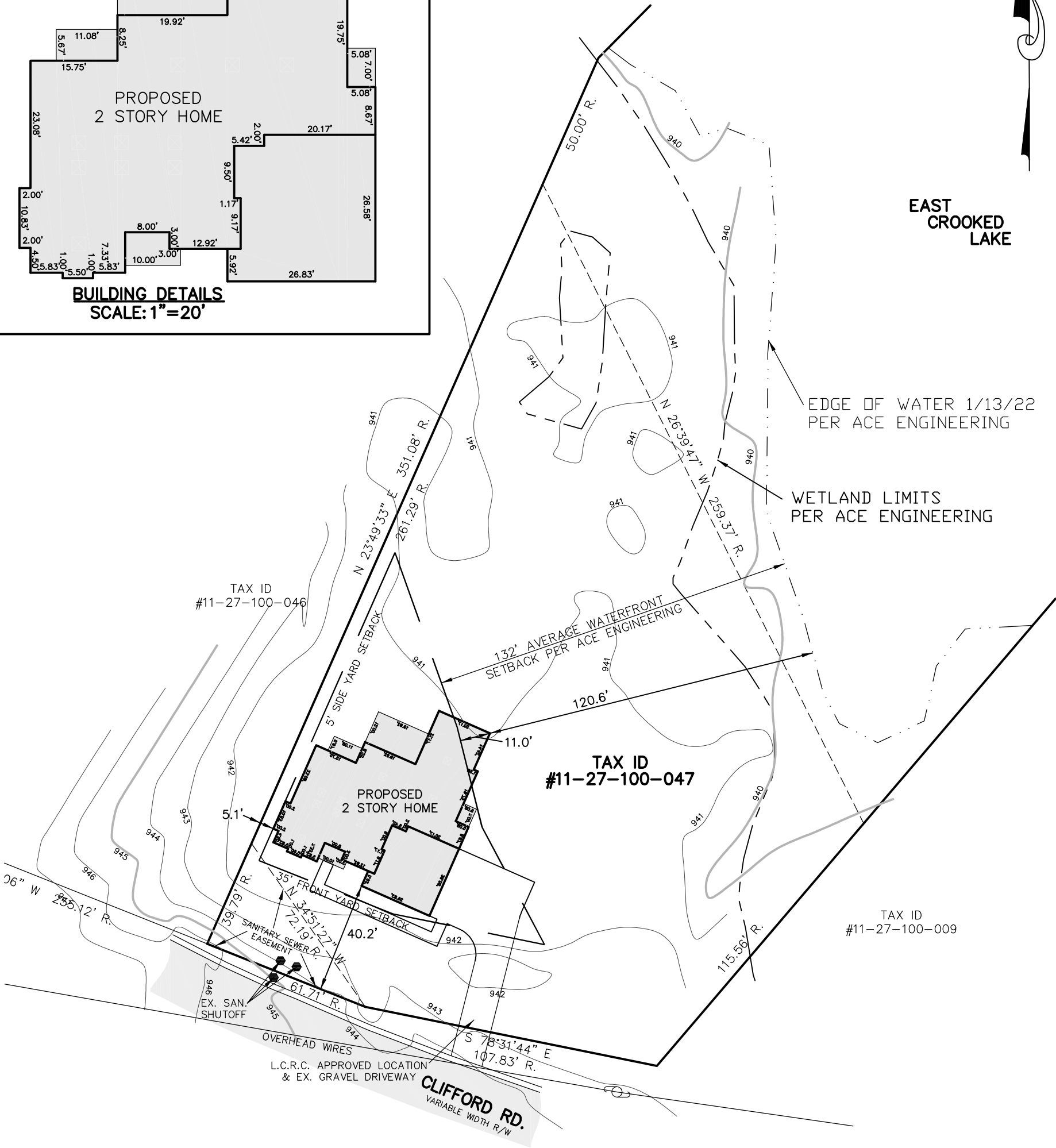
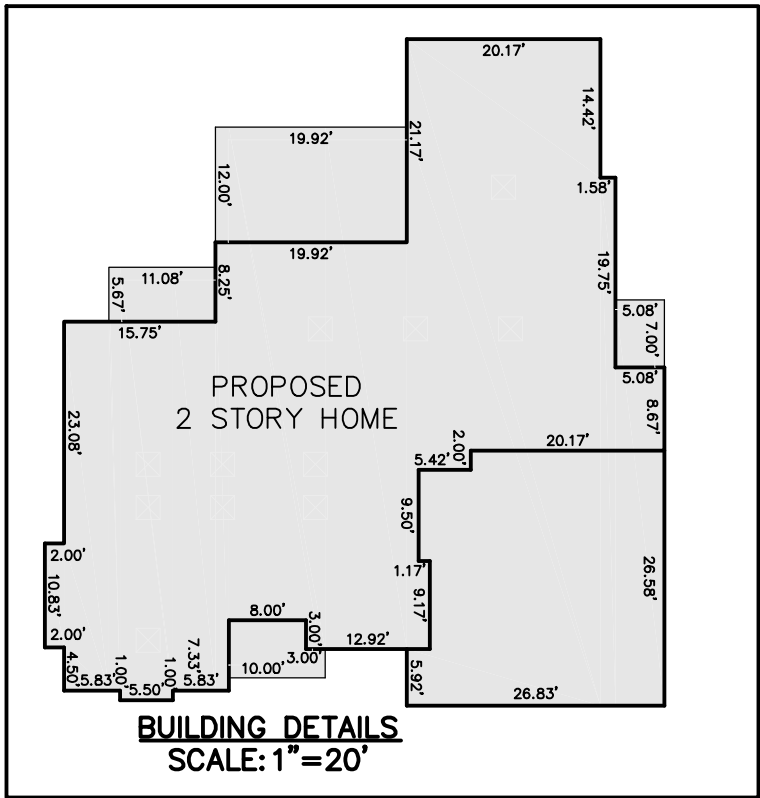


First Floor Plan
Scale 1/8" = 1'-0"

Notes:
1. All dimensions are in feet and inches.
2. Rooms are numbered as indicated on the drawings.
3. All rooms are to be finished with the same material.
4. All rooms are to be finished with the same material.

PLAN 3310
SHEET 4 of 5

SKETCH FOR VARIANCE REQUEST
OF TAX ID #11-27-100-047
OF PART OF GENOA TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN



Brad F. Thompson

Brad F. Thompson, P.S.#4001023828
P.E.#6201023828

SH. 1 of 1



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

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: July 1, 2026

RE: ZBA 26-11

STAFF REPORT

File Number: ZBA#26-11

Site Address: Vacant Clifford Road

Parcel Number: 4711-27-100-047

Parcel Size: 2.742 Acres

Applicant: Edward Loniewski & Karen Wright, 4150 Clifford Drive

Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a shoreline setback variance to construct a new home on a vacant lot.

Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 28, 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 the parcel is currently vacant.
- A land use was issued in 2026 to build a new home, the LCRC did not approve the driveway location so the home orientation and driveway location have been changed and a variance is now being requested.
- In 1994, a land use permit was issued for a detached accessory structure.
- In 2018 & 2021, a variance was approved to split the property that created a lot with an existing detached accessory structure. The accessory structure has since been demolished.
- The parcel is serviced by well and public sewer-location of GP has been approved by MHOG Utilities
- See Assessing Record Card.

Summary

The proposed project is to construct a single-family home on a vacant lot. The applicant is requesting a shoreline setback variance to do so.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

Table 3.04.02 Shoreline Setback	
Condition	Required Setback from Shoreline or Ordinary High-Water Mark of a Lake*
	Principal Building
Sites lacking public sanitary sewer	Minimum 100 feet
Sites connected to public sewer	Minimum 70 feet
Sites connected to public sewer in Lakeshore Resort Residential Dist.	Minimum 40 feet or consistent with the setbacks of adjacent principal buildings, whichever is greater as determined by the Zoning Administrator. If the setbacks of adjacent principal buildings vary because of irregular shoreline, the setback shall be the average of all lots within 500 feet along the shoreline or 40 feet whichever is the greater.
Paved parking areas	All paved parking areas shall be setback a minimum 25 feet from any shoreline.

Average Waterfront Setback ***132'***

Requested Waterfront Setback ***120'***

Amount of Variance Requested **12'**

An 11' corner section of the back of the home is encroaching into the shoreline setback.

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 application of the required shoreline setback would reduce the available building area and limit the reasonable placement of the proposed dwelling on the lot. The irregular development pattern along this section of shoreline creates a practical difficulty that is unique to the property and not generally applicable to all waterfront parcels. Granting the variance would provide substantial justice by allowing the applicant a reasonable opportunity to develop the property in a manner comparable to many neighboring waterfront

homes. The applicant has consulted with staff to determine the least amount necessary. Only a small portion of the home will be encroaching into the shoreline setback.

- (b) Extraordinary Circumstances** – The property is subject to wetland areas and unusual shoreline setback calculation due to the significant variation in the setbacks of neighboring residences. The presence of two homes set back more than 150 feet from the shoreline disproportionately affects the required average setback, creating a condition unique to this property and reducing the reasonable buildable area available on the site. The need for the variance is not self-created.
- (c) 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.
- (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 requests, staff recommends the following conditions be placed on the approval.

1. Structure must be guttered with downspouts
2. Any retaining walls will require separate approvals/permits
3. Silt fencing to be maintained throughout construction
4. 35' wetland buffer for structures must be adhered to.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LONIEWSKI EDWARD & WRIGHT	LONIEWSKI EDWARD & WRIGHT	100	04/14/2026	QC	18-LIFE ESTATE	2026R-009373	BUYER/SELLER				
LONIEWSKI EDWARD	LONIEWSKI EDWARD & WRIGHT	1	11/11/2021	WD	21-NOT USED/OTHER	2021R-045973	BUYER/SELLER				
NORMAND MARCEL & MARY	LONIEWSKI EDWARD	270,000	07/01/2021	WD	03-ARM'S LENGTH	2021R-029474	BUYER/SELLER	100.00			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: LRR	Building Permit(s)		Date	Number	Status		
CLIFFORD RD		School: BRIGHTON AREA SCHOOLS			Residential New Constructio		05/27/2026	P26-071			
Owner's Name/Address		P.R.E. 100% 11/04/2021			Demolition		01/10/2024	PW23-176	7 FINAL BLDG		
LONIEWSKI EDWARD & WRIGHT KAREN LTS 9.3 4150 CLIFFORD RD BRIGHTON, MI 48116-9719		MAP #:			Residential New Constructio		11/15/2022	P22-270			
		2027 Est TCV 397,800 TCV/TFA: 0.00			work within natural feature		09/30/2022	PW22-123			
		X	Improved		Vacant	Land Value Estimates for Land Table 4306.4306 TRI LAKES LAKE FRONT					
Tax Description		Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A TRI LAKES LF 50.00 300.00 1.0000 1.0000 5000 100 250,000 B SURPLUS LF 20.00 300.00 1.0000 1.0000 3500 100 70,000 ACREAGE 01.260 Acres 61,746 100.000 77,800 UNDERWATER 1.000 Acres 0 100 00 70 Actual Front Feet, 2.74 Total Acres Total Est. Land Value = 397,800						
SEC 22 & 27 T2N R5E COMM AT NW COR TH N87*10'37"E 1097.99 FT TH N87*10'37"E 1.29 FT TH S39*01'04"W 229.90 FT TH S09*02'13"W 44.86 FT TH S68*17'10"E 193.41 FT TO POB TH N23*49'33"E 351.08 FT TH N44*44'07"E 220.33 FT TH S53*25'32"E 237.48 FT TH S40*28'16"W 500.11 FT TH N78*31'44"W 107.83 FT TH N68*17'10"W 61.71 FT TO POB SPLIT/COMBINED ON 05/24/2021 FROM 4711-27-100-015; CONT 2.74 AC M/L PARCEL B											
Comments/Influences		Topography of Site									
Split/Comb. on 05/24/2021 completed 05/24/2021 Duffy ; Parent Parcel(s): 4711-27-100-015; Child Parcel(s): 4711-27-100-046, 4711-27-100-047; ----- -----		Level Rolling Low High Landscaped Swamp Wooded Pond									
		X Waterfront									
		Ravine									
		wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		who	when	what	2027	198,900	0	198,900			169,905C
		JB	10/30/2024	INSPECTED	2026	196,300	0	196,300			169,905C
		JB	09/13/2024	INSPECTED	2025	183,300	0	183,300			165,439C
		JB	11/02/2023	INSPECTED	2024	164,300	3,200	167,500	167,500M		163,590C

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



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION

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

Case # 26-12

Meeting Date: July 14, 2026 @ 6:30 pm
in Boardroom

☒ PAID Variance Application Fee

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

Applicant/Owner: Visionary Builders

Email: [REDACTED]

Property Address: 249 S. Hughes Rd

Phone: [REDACTED]

Present Zoning: 40F Residential

Tax Code: 4711-03-100-038

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: to build a 30x32x14'
pole barn set back 15' from the south
line that borders lot 4711-03-100-019

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:

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.

This project would greatly benefit the homeowner by offering them additional storage space for tools and equipment to care for the parcel

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 surrounding areas are mainly occupied by wooded space and / or golf courses

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 lot south of the proposed project (which we request variance for setback) is vacant and does not have someone living there to be affected. Additionally it is almost completely green space

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 proposed project will not impede on the existing neighbors to use their lots as they currently do. It will not affect the lot to the south to be developed

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: 6/8/26 Signature: 

□ = 10 × 10'

Parcel 4711-03-100-031

North ↑
* overhead electric

South Hughes Road

center

□ nat gas

174'

150'

well

existing base

existing garage

proposed
30 × 32'
barn

15'

338'

115'

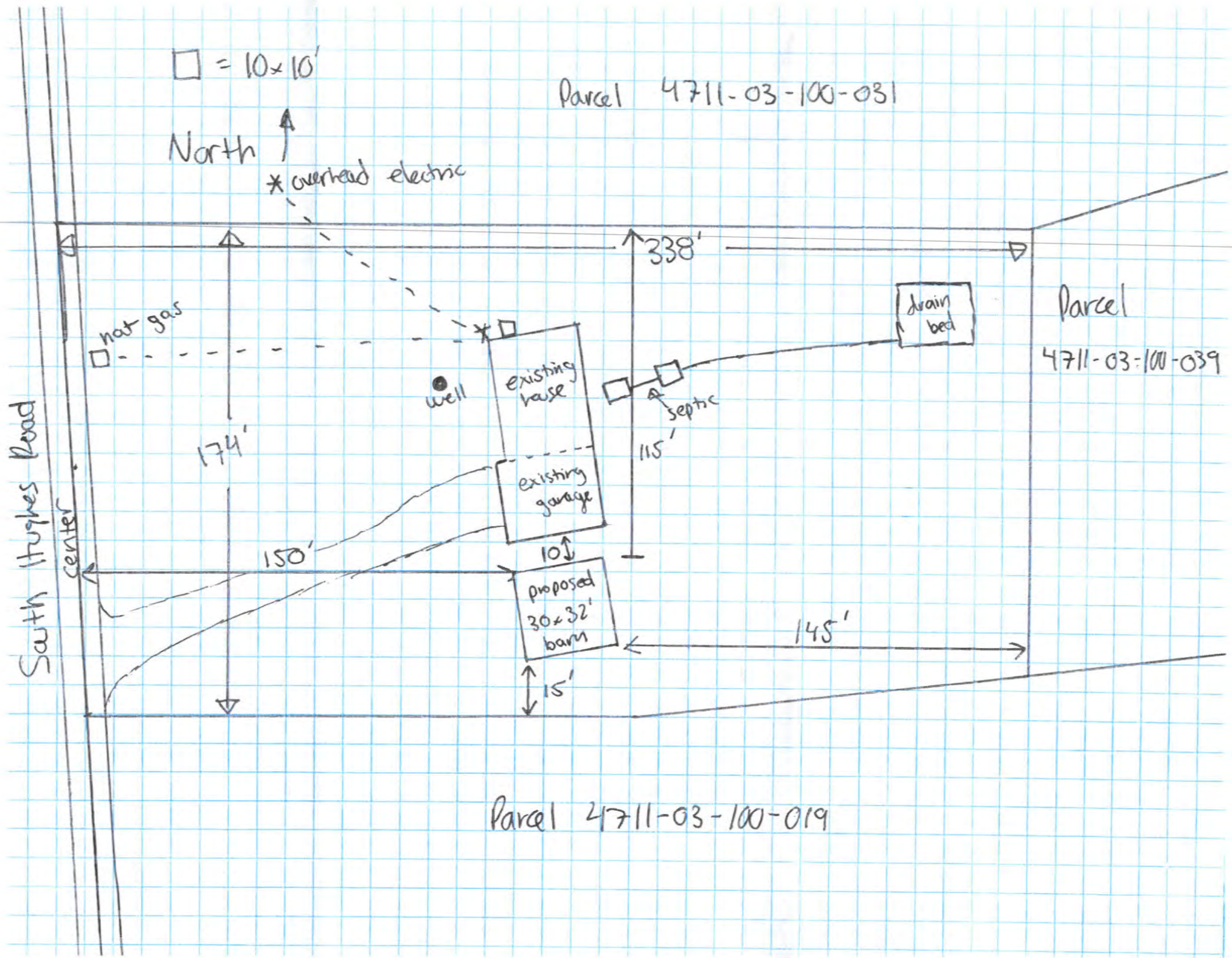
septic

drain bed

Parcel
4711-03-100-039

145'

Parcel 4711-03-100-019



SINGLE STORY STANDARD POLE BARN FORM

☒ METAL SHINGLE ☐ METAL SHINGLE

ENGINEERED TRUSSES? ☒ YES ☐ NO

RAFTER $A = 2' \times$ _____

CEILING JOIST $B = 2' \times$ _____

PITCH 3/12

TRUSS CARRIERS ☐ 1 ☒ 2 ☐ 3 ☐ 4

SIZE $2' \times$ 12 OR ENGINEERED BEAM SIZE _____

POLE SIZE: 3-ply 2' x 6" x 8' FEET ON CENTER

WALL GIRTS: $2' \times$ 4" AT 2' ON CENTER

HEIGHT OF BUILDING FROM EAVE TO GRADE: 14 FEET 0 INCHES

SKIRT BOARD [1 x 3-2' x 3" T&G] 1 - $2' \times$ 8 treated

TYPE OF FLOOR AND THICKNESS concrete 4" THICKNESS

SIZE OF FOOTING FROM CHART AT RIGHT: 48 INCHES THICK X 18 INCHES IN DIAMETER

concrete pier w/ bracket

EXAMPLE: CONCRETE IS 6 INCHES THICK, 12 INCHES IN DIAMETER AND THE POSTS ARE 4 FEET ON CENTER. THE BOTTOM OF THE FOOTING MUST BE 42 INCHES BELOW THE FINAL GRADE.

DEPTH OF FOOTING 42 INCH MINIMUM

INCHES

GRADE

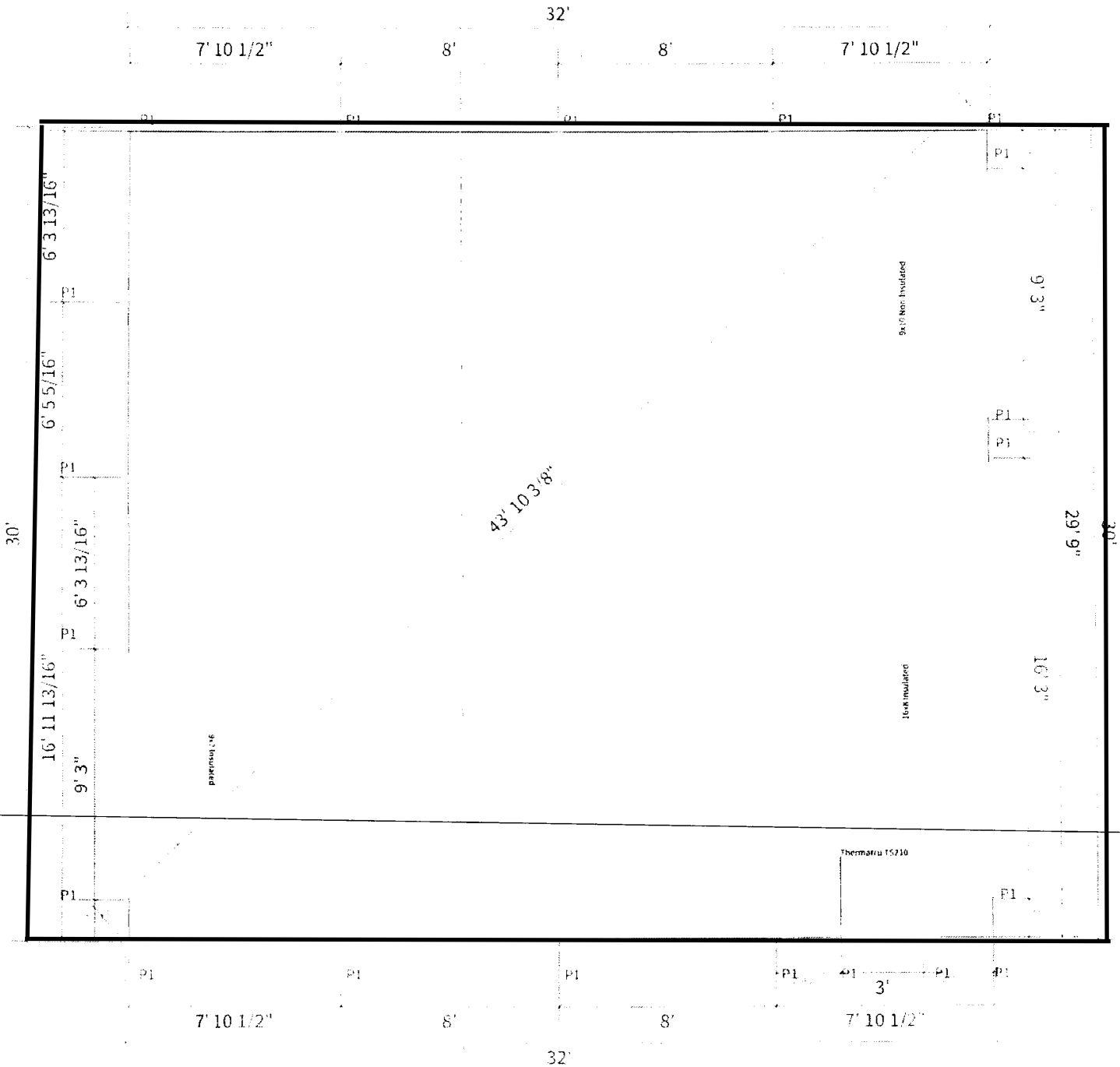
EAVE

AVE STIFFENER (FACIA) 6

SIDING ☒ METAL ☐ WOOD ☐ VINYL ☐ OVER O.S.B.

Post Layout

Job: Dundzila
Date: 6/8/2026
Time: 5:29 PM



P1	3 Ply 2x6 Lam. Post
	HOLE: 3' 6" x 1' 4"
	3 Ply 2x6 Wet Set Sturdy Wall
	cket



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

SUPERVISOR

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Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: July 7, 2026

RE: ZBA 26-12

STAFF REPORT

File Number: ZBA#26-12

Site Address: 249 S Hughes Howell, MI 48843

Parcel Number: 4711-03-100-038

Parcel Size: 1.310 Acres

Applicant: Visionary Builders

Property Owner: Vilus Dundzila

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a side yard variance to construct a detached accessory building

Zoning and Existing Use: LDR (Low Density Residential)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 28, 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 Township Records, home was built in 1994
- The parcel is serviced by well & septic
- See Assessing Record Card.

Summary: The applicant is requesting a variance from **Article 3.04 Dimensional Standards** for a side yard setback variance to construct a detached garage.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

Sec. 3.04 DIMENSIONAL STANDARDS

Table 3.04.01 DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS										
District	Minimum Lot Size ^(m) or Maximum Density		Maximum Building Height		Principal Structure Minimum Yard Setback ^(g) (h) (i)				Max Lot Coverage	(Per Unit) Floor Area
	Min. Lot Area, Max. Units Per Acre ^(a) (b)	Width ^(c) (d)	Stories	Feet ^(e)	Front ^(f)	Smaller Side	Total 2 Sides	Rear		
Low Density Residential (LDR)	1 acre	150 ft	2	35	50	30	60	60	NA	980 sq. ft.

3.04.01 Residential Schedule of Area and Bulk Requirements. *All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01*

Side yard Setback for LDR 30'

Proposed Side yard Setback	15'
-----------------------------------	------------

Amount of Variance Requested **15'**

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 ordinance would prevent the applicant from constructing the garage in their side yard. There are other properties in the area that have accessory buildings in their side yard but it appears those properties are wider than the applicants. Strict compliance would not affect their ability to use the property.
- (b) Extraordinary Circumstances** – It was not demonstrated that there are any extraordinary circumstances present. Staff questions whether alternative locations, such as within the rear yard, have been considered.
- (c) Public Safety and Welfare** –Staff believes that the proposed accessory building will **not** have an impact on the public health, safety, and welfare of the residents of Genoa Township.
- (d) Impact on Surrounding Neighborhood** – Staff does not believe the accessory building will have an impact on the surrounding neighborhood.

Recommended Conditions

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

1. Structure must be guttered with downspouts.

S Hughes Rd

249

Sat Mar 28 2026

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILSON MARVIN & MARIA	DUNDZILA VILUS	295,000	02/15/2024	WD	03-ARM'S LENGTH	2024R-002410	BUYER/SELLER	100				
GENTRY SALES INC.	WILSON MARVIN & MARIA	160,000	06/09/2014	WD	03-ARM'S LENGTH	2014R-018164	BUYER/SELLER	100.00				
RICHARDSON MICHAEL	GENTRY SALES INC.	85,000	11/13/2013	WD	03-ARM'S LENGTH	2013R-044157	BUYER/SELLER	100.00				
FEDERAL HOME LOAN MORTGAG	RICHARDSON MICHAEL	62,500	07/30/2010	WD	10-FORECLOSURE	2010R-021902	BUYER/SELLER	100.00				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: LDR		Building Permit(s)		Date	Number	Status		
249 S HUGHES RD		School: HOWELL PUBLIC SCHOOLS		Deck		04/24/2025		P25-064		7 FINAL BLDG		
Owner's Name/Address		P.R.E. 100% 02/15/2024										
DUNDZILA VILUS 249 S HUGHES RD HOWELL, MI 48843-9177		MAP #:										
		2027 Est TCV 336,754 TCV/TFA: 201.53										
		X	Improved		Vacant	Land Value Estimates for Land Table 4500.4500 (47070) HOWELL M & B						
Tax Description		Public Improvements			* Factors *							
SEC 3 T2N R5E COMM NW COR TH N89*37'00"E 106.30 FT TH S10*17'00"E 1602.88 FT TO POB TH S89*55'14"E 339.90 FT TH S06*01'25"E 156.34 FT TH S81*23'32"W 130.94 FT TH N89*55'14"W 195.04 FT TH N10*17'00"W 178.14 FT TO POB CONT. 1.31 AC M/L PARCEL 3-D SPLIT ON 09/10/2004 FROM 4711-03-100-032;					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					LAND TABLE A			01.310	Acres	60,534 100.000	79,300	
					1.31 Total Acres			Total Est. Land Value =			79,300	
					Land Improvement Cost Estimates							
					Description			Rate	Size	% Good	Cash value	
					Shed: Wood Frame			30.18	120	50	1,811	
					Total Estimated Land Improvements True Cash Value =							1,811
Comments/Influences												
Split/Comb. on 09/10/2004 completed 09/10/2004 DUFFY ; Parent Parcel(s): 4711-03-100-032; ; Child Parcel(s): 4711-03-100-038, 4711-03-100-039; -----												

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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50 228 264	Type WCP (1 Story) WGEP (1 Story) Composite	Year Built: Car Capracity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G									
Building Style: C		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small			Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 22 Floor Area: 1671 Total Base New: 316,301 Total Depr Cost: 251,617 Estimated T.C.V.: 255,643		E.C.F. X 1.016		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1994	Remodeled 2013	Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family C		Cls C		Blt 1994	
Condition: Good		(6) Ceilings		No. of Elec. Outlets X Many Ave. Few			(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,377 1 Story Siding Slab 294 Total: 241,551 188,410					
Room List		(7) Excavation Basement: 0 S.F. Crawl: 1377 S.F. Slab: 294 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal. Septic 2000 Gal. Septic Lump Sum Items:		Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,833 3,770 2 Fixture Bath 1 3,234 2,523 Water/Sewer Septic System - MI 1 5,060 3,947 Well, 200 Feet 1 11,401 8,893 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 462 22,250 17,355 Common Wall: 1 wall 1 -2,794 -2,179					
(1) Exterior		(8) Basement		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF 0 Walkout Doors (A)			(14) Water/Sewer		Porches WCP (1 Story) 50 3,516 2,742 WGEP (1 Story) 228 18,938 18,559 *98%					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(9) Basement Finish			(14) Water/Sewer		Fireplaces Prefab 1 Story 1 2,744 2,140					
X	Insulation	(8) Basement		(9) Basement Finish			(14) Water/Sewer		Deck <<<<< Calculations too long. See valuation printout for complete pricing. >>>>>					
(2) windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer							
X	Many Ave. X Large Few Ave. Small	(8) Basement		(9) Basement Finish			(14) Water/Sewer							
Wood Sash Metal Sash vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish			(14) Water/Sewer							
(3) Roof		(8) Basement		(9) Basement Finish			(14) Water/Sewer							
X	Gable Hip Flat	(8) Basement		(9) Basement Finish			(14) Water/Sewer							
X	Metal	(8) Basement		(9) Basement Finish			(14) Water/Sewer							
Chimney: Brick		(8) Basement		(9) Basement Finish			(14) Water/Sewer							



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

Case # 26-13

Meeting Date: July 14, 2024 @ 6:30pm
in Boardroom

☒ PAID Variance Application Fee

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

TIM CHOUIARD / BILL & KELLY ALBERT

Applicant/Owner: _____

Email: _____

Property Address: _____

11-27-103-065
4355 SKUSA BRIGHTON 48116

Phone: _____

Present Zoning: LRR

Tax Code: 4711-27-103--011 & 4711-27-103-010

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: I AM REQUESTING A FRONT YARD VARIANCE OF 6'

THE PROPOSED PROJECT WILL BE TO BUILD A RANCH WITH ALL THE NECESSARY COMPONENTS OF A HOME ON THE MAIN FLOOR WITH A 3 CAR ATTACHED GARAGE

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:

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.

THE SITE IS A ODD SHAPED LAKE LOT THAT HAS A BUILDING ENVELOPE THAT WOULD RESTRICT THE SIZE OF THE GARAGE CAUSING IT TO BE TOO SMALL TO KEEP VEHICLES IN IT OR MAKING THE HOUSE FOOTPRINT TOO SMALL FOR A RANCH AND FOR A HOME THAT FITS IN WITH THE SURROUNDING HOMES

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 WHILE MAINTAINING SIMILAR SETBACKS AS THE NEIGHBORING HOMES, THE STRUCTURE WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTIES 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.

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.

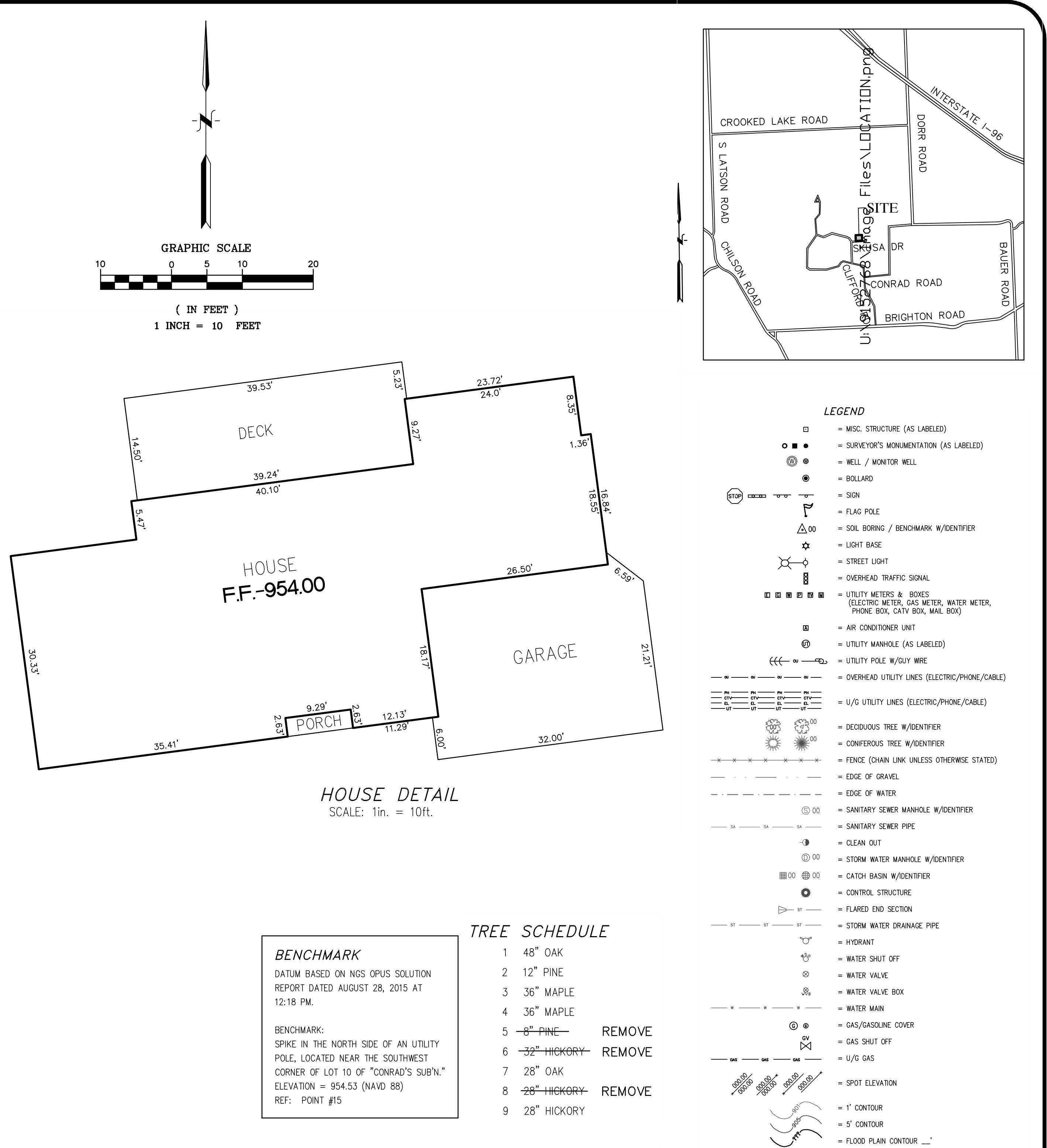
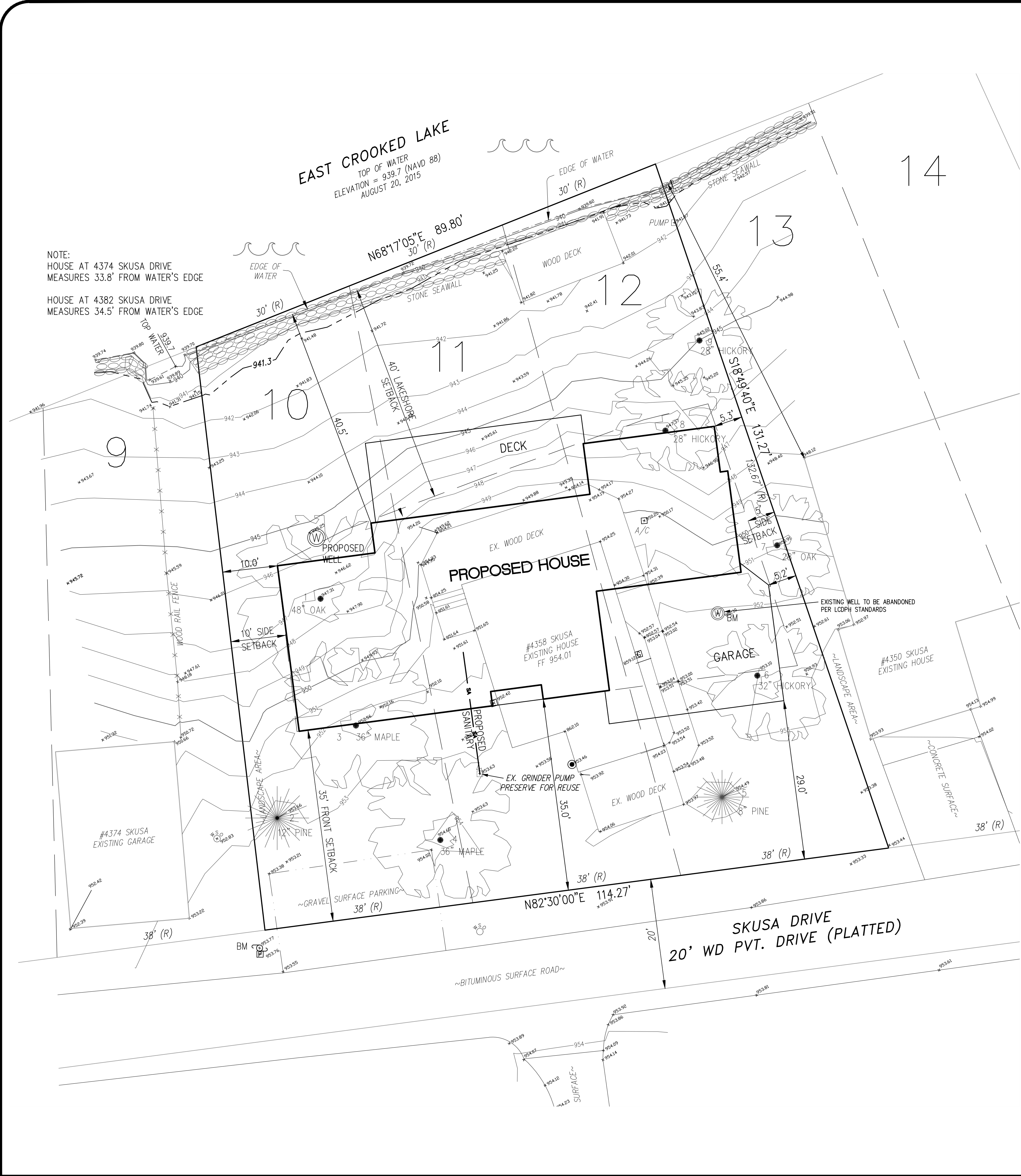
GRANTING THE VARIANCE WILL ALLOW THE BUILDING TO BE A SAFE, BUILDING CODE, ENERGY CODE AND FIRE CODE COMPLIANT STRUCTURE AND WILL INCREASE THE VALUE OF SURROUNDING PROPERTIES AS WELL AS PROMOTE FUTURE DEVELOPMENT.

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: 6-16-26 Signature: 



DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: TRP						

PLOT PLAN

4358 SKUSA DRIVE
BRIGHTON, MI 48116

CLIENT:
CHOUNARD CUSTOM HOMES
932 SUNRISE PARK
HOWELL, MICHIGAN 48843
517-546-6587

SCALE: 1 IN = 10 FT
PROJECT No.: 265136
DWG NAME: 5136 PP
ISSUED: JULY 1, 2026

PP



Elevation 1



Elevation 2

REVISED ON:
7/8/2026

BILL & KELLY ALBERT
4358 SKUZA DR
BRIGHTON, MI 48116

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

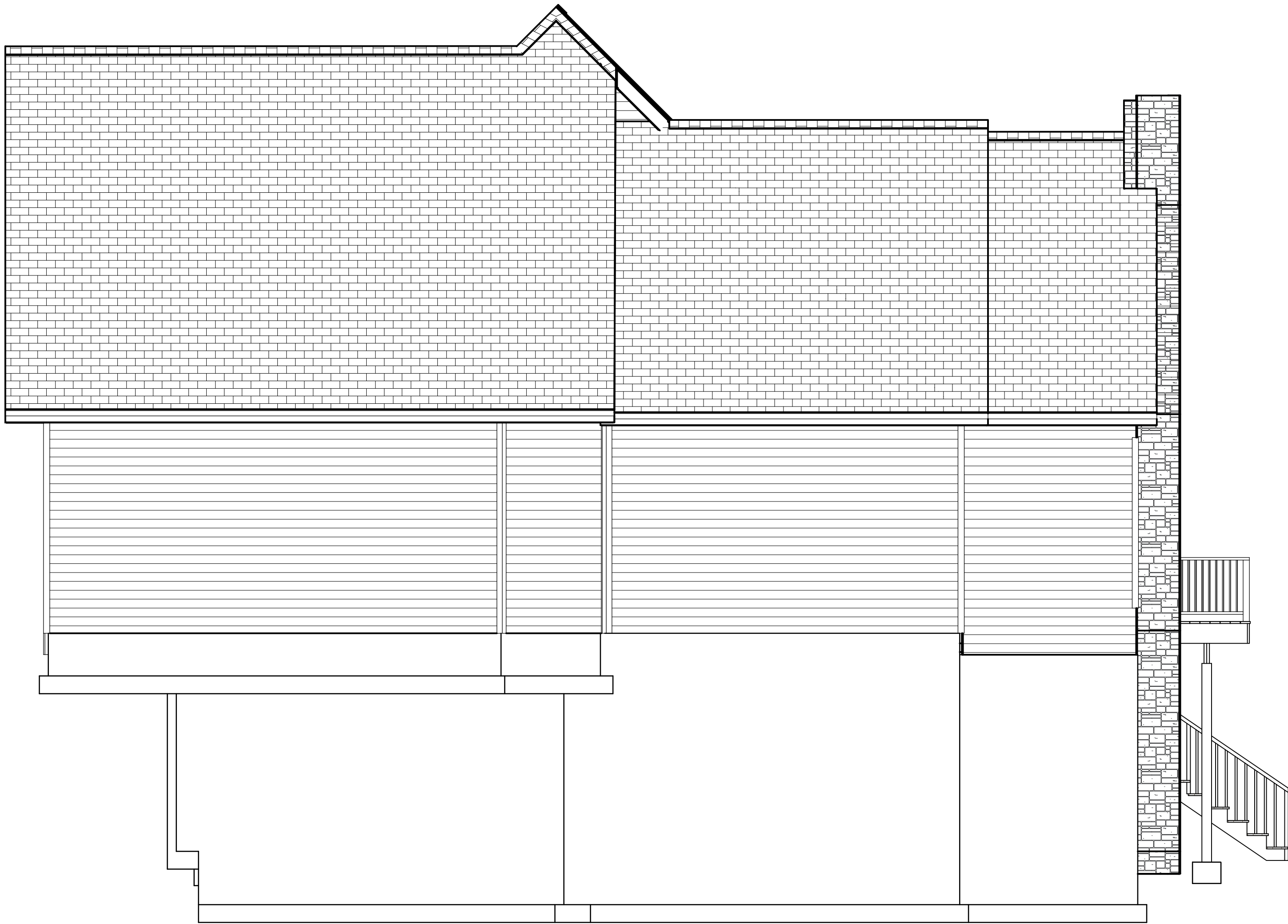
DATE:
6/7/2026

SCALE:
1/4" = 1'

SHEET:
A-1



Elevation 3



Elevation 4

REVISED ON:
7/8/2026

BILL & KELLY ALBERT
4358 SKUZA DR
BRIGHTON, MI 48116

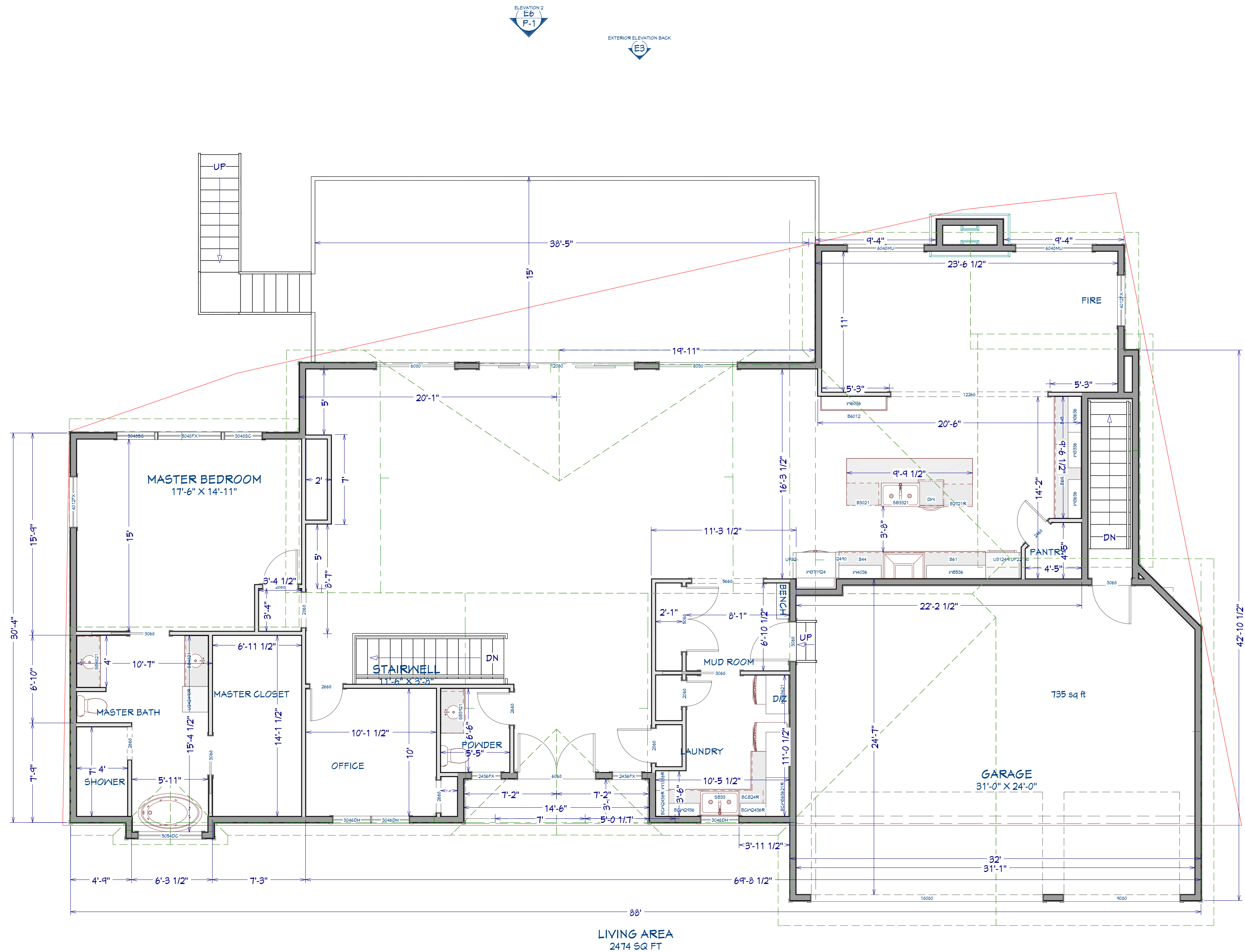
CHOUINARD CUSTOM HOMES LLC
932 SUNRISE PARK ST
HOWELL, MI 48843

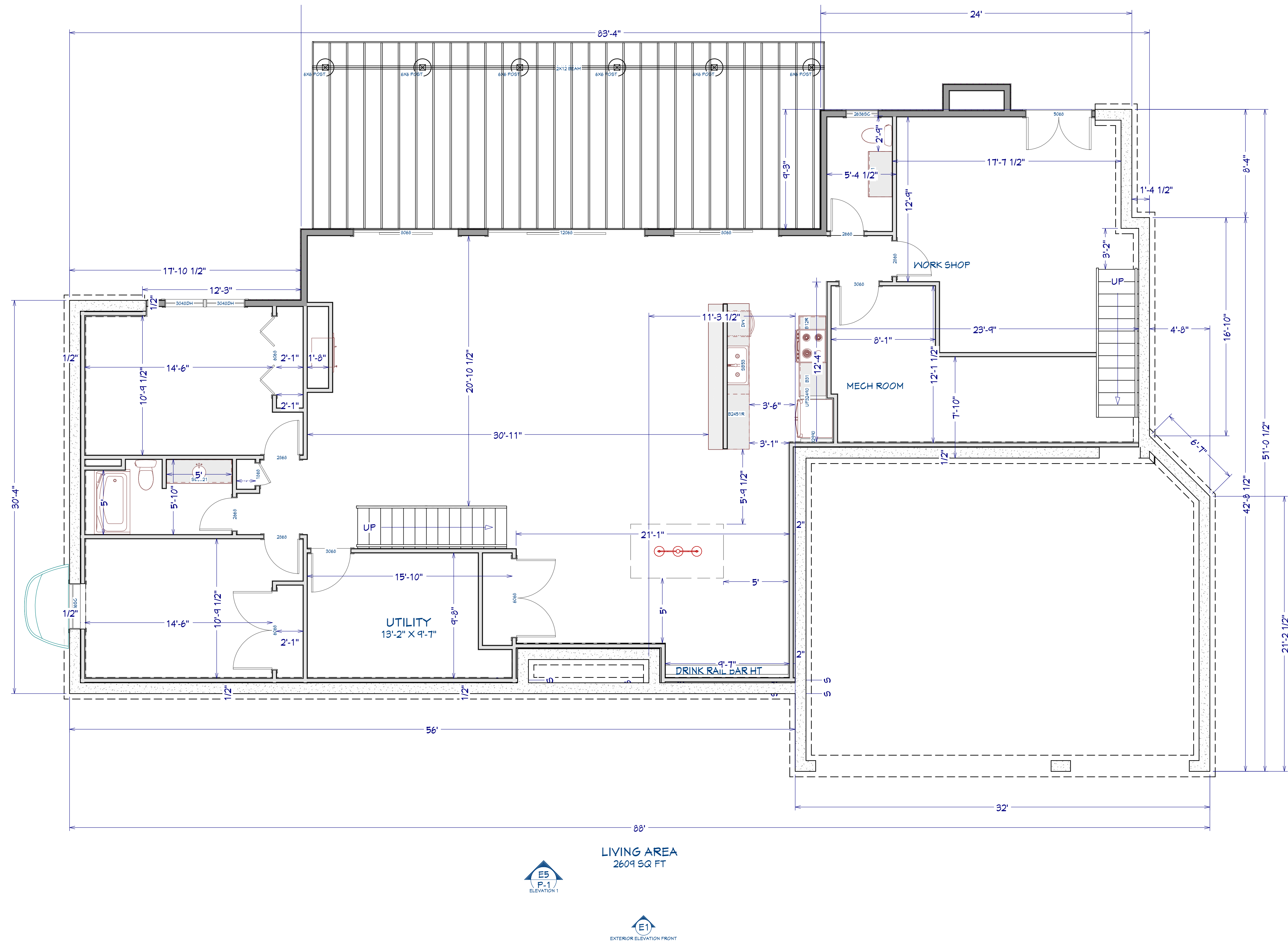
DRAWINGS PROVIDED BY:

DATE:
6/7/2026

SCALE:

SHEET:
A-2







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

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: July 7, 2026

RE: ZBA 26-13

STAFF REPORT

File Number: ZBA#26-13

Site Address: 4358 Skusa Drive Brighton, MI 48116

Parcel Number: 4711-27-103-065

Parcel Size: 0.269 Acres

Applicant: Tim Chouinard

Property Owner: Bill & Kelly Albert

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a front yard variance to construct a new single-family home

Zoning and Existing Use: LRR (Lakeshore Resort Residential)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 28, 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 Township Records, a home was demolished in 2018
- The parcel is serviced by municipal sewer & private well
- MHOG Utility Director has reviewed survey and has no issue with placement of the home
- See Assessing Record Card

Summary: The applicant is requesting a variance from **Article 3.04 Dimensional Standards**. Applicant is proposing to construct a new home on a vacant lot.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

Sec. 3.04 DIMENSIONAL STANDARDS

3.04.01 Residential Schedule of Area and Bulk Requirements. All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01:

Minimum Front Yard Setback 35'

Requested Front Setback 29'1"

Variance Amount **5'11"**

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 application of the ordinance would prevent the applicant from reasonably constructing the proposed home on the property. Granting the requested variance would provide substantial justice, as neighboring properties appear to maintain similar setback conditions. The applicant has worked closely with staff to ensure the request represents the minimum relief necessary to allow reasonable use of the property.
- (b) Extraordinary Circumstances** – The subject property is constrained by its limited lot depth, which significantly reduces the available buildable area while maintaining compliance with the required front and rear yard setbacks. Due to the unique dimensions of the lot, strict application of the front setback requirement would create an unnecessary hardship by limiting the reasonable placement of a principal structure. These circumstances are inherent to the property itself and are not the result of any action taken by the applicant.
- (c) Public Safety and Welfare** –Staff does not believe the proposed home would have an impact on the public safety and welfare of Genoa Township residents.
- (d) Impact on Surrounding Neighborhood** – Staff believes the proposed home will have a positive impact on the surrounding neighborhood.

Recommended Conditions

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

1. The structure must be guttered with downspouts.
2. Silt fence to be maintained during construction phase.



4358

Skusa Dr

Sat Mar 28 2026

Nearmap

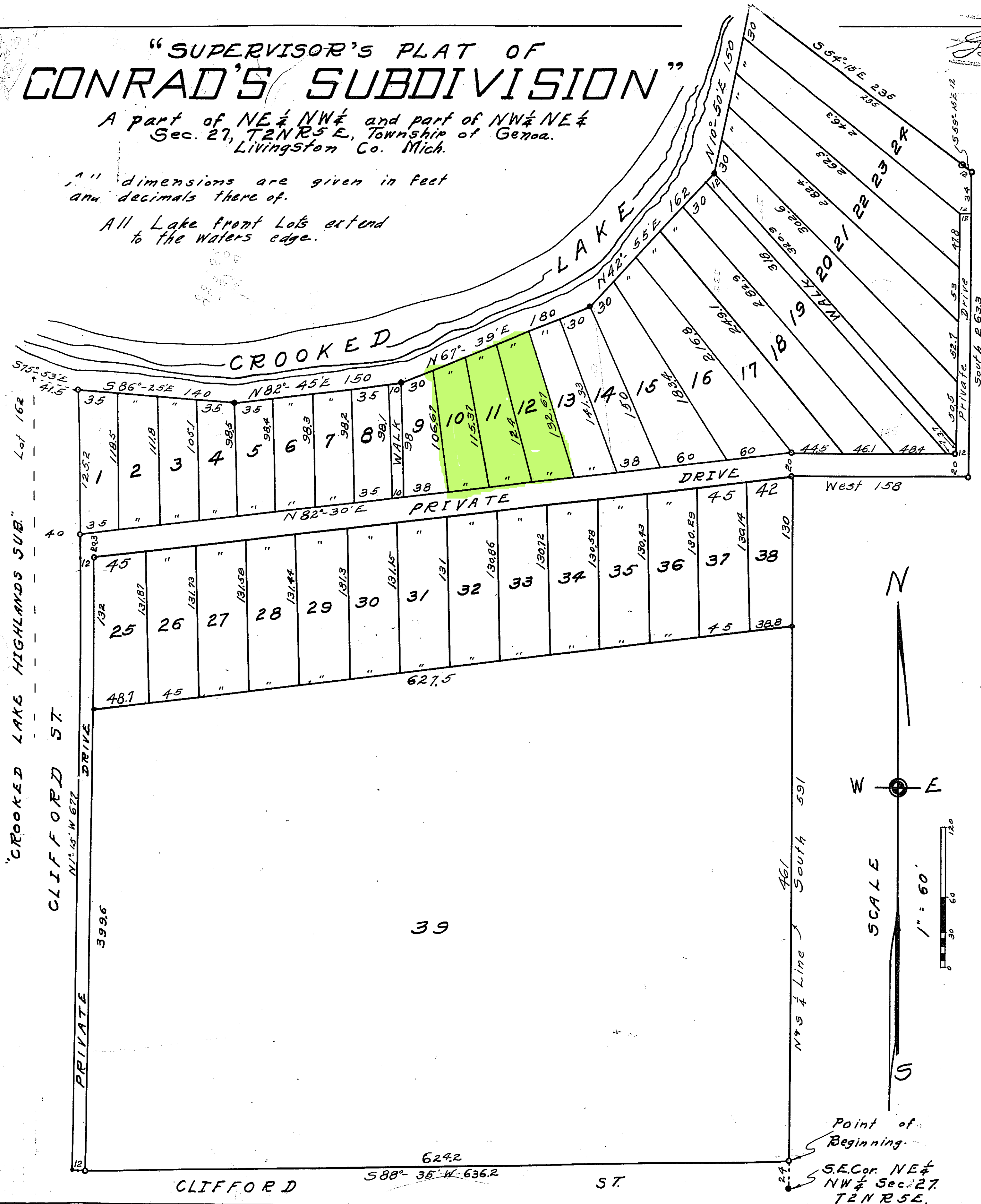
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: LRR		Building Permit(s)		Date	Number	Status			
4358 SKUSA DR		School: BRIGHTON AREA SCHOOLS		DEMO		05/18/2018		w18-070		NO START			
Owner's Name/Address		P.R.E. 0% Cond. 1st											
COOK LORI REVOCABLE TRUST		MAP #:											
3740 POINTE SHORE DR													
BRIGHTON, MI 48114													
		2027 Est TCV 390,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 4306.4306 TRI LAKES LAKE FRONT								
Tax Description		Public Improvements			* Factors *								
SEC. 27 T2N, R5E, SUPERVISOR'S PLAT OF		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CONRAD'S SUBDIVISION LOT 10, 11 & 12					A TRI LAKES LF	50.00	130.00	1.0000	1.0000	5000	100		250,000
SPLIT/COMBINED ON 11/21/2017 FROM 4711-27					B SURPLUS LF	40.00	130.00	1.0000	1.0000	3500	100		140,000
-103-010, 4711-27-103-011;					90 Actual Front Feet, 0.27 Total Acres								
Comments/Influences		Topography of Site											
Split/Comb. on 11/21/2017 completed													
11/21/2017 Duffy													
Parent Parcel(s): 4711-27-103-010, 4711-27-103-011;													
Child Parcel(s): 4711-27-103-065;		X 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		
-----					2027	195,000	0	195,000			102,719C		
-----					2026	195,000	0	195,000			102,719C		
					2025	181,500	0	181,500			100,019C		
					2024	152,500	0	152,500			97,012C		
		who	when	what	2027	195,000	0	195,000			102,719C		
		JB	10/11/2018	INSPECTED	2026	195,000	0	195,000			102,719C		
					2025	181,500	0	181,500			100,019C		
					2024	152,500	0	152,500			97,012C		

"SUPERVISOR'S PLAT OF CONRAD'S SUBDIVISION"

A part of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and part of NW $\frac{1}{4}$ NE $\frac{1}{4}$
Sec. 27, T2N R5E, Township of Genoa,
Livingston Co. Mich.

" dimensions are given in feet
and decimals thereof.

All Lake front Lots extend
to the Waters edge.



KNOW ALL MEN BY THESE PRESENTS, That I, Henry Itsell, Supervisor of the Township of Genoa, of Livingston County, State of Michigan, by virtue of authority vested in me by Section 51, Act 172, of 1929, having been duly authorized by the Township Board of the Township of Genoa, have caused the land described in the annexed plat to be surveyed, laid out and platted, to be known as "SUPERVISOR'S PLAT OF CONRAD'S SUBDIVISION", A PART OF NE $\frac{1}{4}$ NW $\frac{1}{4}$ AND PART OF NW $\frac{1}{4}$ NE $\frac{1}{4}$ SEC. 27, T2N, R5E, TOWNSHIP OF GENOA, LIVINGSTON CO. MICHIGAN, and that the streets and alleys, as shown on said plat are now being used for such purposes.

WITNESSES:

Stanley B. Berman
Ruth Michalski

Henry Itsell
Supervisor of the Township of Genoa.

STATE OF MICHIGAN,
County of LIVINGSTON ss.

On this 23rd day of May A.D. 1935, before me, a Notary Public in and for said county, personally came the above named Henry Itsell of Genoa Township, known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as such Supervisor.

My Commission expires January 1, 1937.
Notary Public in and for Livingston County.

DESCRIPTION OF LAND PLATTED.

The land embraced in the annexed plat of "SUPERVISOR'S PLAT OF CONRAD'S SUBDIVISION", A PART OF NE $\frac{1}{4}$ NW $\frac{1}{4}$ AND PART OF NW $\frac{1}{4}$ NE $\frac{1}{4}$ SEC. 27, T2N R5E, TOWNSHIP OF GENOA, LIVINGSTON CO. MICHIGAN, is described as follows: Beginning at a point 24' North of the SE corner NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 27, T2N R5E Township of Genoa, Livingston Co., Michigan, and running thence S 88° 35' W. 63.62'; thence N 1° - 15' W 677'; S 86° - 25' E 140'; N 82° - 45' E 160'; N 67° - 39' E 180'; N 42° - 55' E 162'; N 10° - 50' E 150'; S 54° - 15' E 235'; S 59° - 15' E 12'; South 263.3'; West 158'; South 591' to point of beginning.

CERTIFICATE OF MUNICIPAL APPROVAL.

This plat was approved by the Township Board of the Township of Genoa, of Livingston County, at a meeting held May-10 1935.

Carl L. Murch
Clerk.

CERTIFICATE OF APPROVAL BY COUNTY BOARD.

This plat was approved on the Twenty-fourth day of May 1935.

Register of the
Livingston County,
Plat of Conrad's Subdivision
was filed this 26th day of June A.D., 1935. At 12 o'clock
A.M. in book 3 of Plats
page 46
Frank J. Bush
Register of the

Willis L. Lyons
Judge of Probate.

John A. Hagman
County Clerk.

A. R. Eastman
County Treasurer.

SURVEYOR'S CERTIFICATE.

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments of not less than one inch in diameter and fifteen inches in length set in a concrete base at least four inches in diameter and forty-eight inches in depth have been placed at points marked thus: O, as thereon shown at all angles in the boundaries of the land platted, at all intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

• = Iron Pipe.

Clay W. Gordon
Registered Surveyor.
Howell Mich.

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
June 16, 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: Craig Fons, Michele Kreutzberg, Bill Rockwell, Rick Soucy, and Carrie Aulette, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

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

Conflict of Interest: None

Approval of the Agenda:

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

Call to the Public:

The call to the public was opened at 6:32 pm.

Mr. Joe Riccardi owns The Ice Den at 970 Grand Oaks Drive. He was going to speak about Item #4, but it has been withdrawn. He noted the applicant started their project without a permit and then they were given approval after the fact. He has photos of the flow that goes onto his property. He is not able to use it. He asked why the application was withdrawn and why a variance is not needed.

Ms. Aulette stated that the variance request was because the original submittal was encroaching into the side yard setback. The applicant revised the plan and resubmitted it. When they did, they no longer needed a variance. The plans were changed and now they meet the ordinance. The next step is for them to get a permit for the retaining wall.

The call to the public was closed at 6:41 pm.

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

Old 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. **WITHDRAWN**

New Business

1. 26-08...A request by Raymond Kutchey, 5167 Natura Dr. for rear and side yard variances and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new detached garage.

Mr. Kutchey showed the site plan, noting there is a roadway easement that runs through his property, there is also a drain easement on his property, and there is a slope at the wooded area of the property. His proposed location is the only place where he can put the garage. He has spoken to the neighbor and he is not opposed to the variance. The portion of his property that is across the road is underwater. The homeowners association is in favor of the request. It is not a detriment to the neighborhood or the public.

Board Member Kreutzberg asked if there are any retention walls needed and Mr. Kutchey stated "no".

Board Member Fons asked why the garage cannot be built closer to the driveway. One of the criteria is to request the least amount necessary. Mr. Kutchey wanted to leave enough room for a vehicle in case work needs to be done on the well.

Board Member Rockwell agrees with Mr. Fons. He asked if the garage can be smaller to reduce the amount of variance needed. Mr. Kutchey stated he would like to park his trailer and boat and have a car hoist in the garage.

Board Member Soucy stated it would benefit the neighborhood and himself to park the vehicles in the garage. He agrees there is nowhere else on the property.

The call to the public was made at 6:58 pm.

Mr. Zach Rossetter stated the 23 feet between the two buildings that is being proposed is correct.

The call to the public was closed at 6:59 pm

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to approve Case #26-08 for Raymond Kutchey of 5167 Natura Drive, Howell for a rear setback variance of 15.1 feet from the required 60 feet for a rear setback of 44.9 feet and a side yard setback variance of 8 feet, from the required 40 feet for a side yard setback of 32 feet to construct a new detached garage, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably prevent the intended use of the property or cause it to be unbuildable.
- The variances will provide substantial justice, are the least necessary and would make the property consistent with other properties and homes in the area.
- The home sits on five acres with sloped terrain. A substantial amount of the property contains wetlands, thus greatly restricting the buildable footprint. The placement of the home and driveway also dictate the need for the variances as the least necessary and it is not self-created.
- Granting this variance 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 variance 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:

- The structure must be guttered with downspouts.
- The structure shall meet the height requirements in this zoning district.
- Any retaining walls require permits.

The motion carried with Bord Member Fons voting “no”.

2. 26-09... A request by Truck & Trailer Specialties Inc., 900 Grand Oaks, for a height variance and any other variances deemed necessary by the Zoning Board of Appeals, to build a retaining wall. **WITHDRAWN**
3. 26-10...A request by Bradley Giordano, 4510 Filbert Dr., for a wetland variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a new single-family home.

Mr. Giordano showed the plot plan. He is proposing to build the house as far away from the wetland buffer zone as possible. He had the entire wetland re-delineated. He is requesting the variance for the rear yard setback. Any other location would put the house into the wetland buffer or the wetland itself.

Chairperson McCreary asked Mr. Giordano if he knew he would require variances to build a home when he purchased the property. Mr. Giordano stated he spoke to the drain commissioner and EGLE but was not aware of the 25 foot wetland buffer zone requirement in Genoa Township. The Board and Mr. Giordano discussed many details of the request, including the history of the property, the water flow, why he is building a ranch home to be ADA compliant

Genoa Township Zoning Board of Appeals Meeting
June 16, 2026
Unapproved Minutes

instead of a two story house, why the home is being placed in that location, the location of the proposed driveway, etc.

Board Member Fons asked if the applicant considered relocating the home to meet the setbacks or to request the least amount necessary. Mr. Giordano explained his original proposal was based on an old survey, which did not show wetlands on the property. He had the wetland re-delineated so the home needed to be moved to reduce the wetland impact.

Board Member Rockwell asked why he is building the home to ADA compliant. Mr. Giordano stated it will be for use by his family members in the future. Mr. Rockwell stated the first floor can be ADA compliant, but it can have a second story for other people to use or install an elevator. Mr. Giordano would like every part of the home to be handicap accessible. Board Member Rockwell feels the need for the variances is self-created.

Chairperson McCreary reviewed an email from the drain commissioner's office which describes this as a challenging lot, with water issues, that are already causing issues to the neighborhood. Mr. Giordano was not sent that email; it was sent to his engineer. After stated that email caused them to change the plans to remove those concerns.

The call to the public was opened at 7:39 pm.

Ms. Lois Yardley of 4556 LaBlanc Court is the president of the Villas of Oak Pointe. She spoke about the five retention ponds that are maintained by the Villas, describing where the water comes from that empties into the ponds and where the ponds feed to. She noted that water from Filbert Drive flows into Pond #4. Any distribution to the wetlands near Pond #4 could cause flooding in their neighborhood and into their homes. The Villas of Oak Pointe are requesting that the variance be denied.

Ms. Tara Bridge of 4523 Filbert stated this area is saturated already. They are concerned with the overflow of the stormwater in this location. The system is already overtaxed. This concern was there before Mr. Giordano purchased the home.

Mr. Emery Budesky of 4544 LeBlanc stated he lives by one of the detention ponds and there have been times when that water has overflowed and come within 10 feet of their home. He described the flow of the water between the ponds. He is against granting a variance to enter into the wetlands.

Mr. Jacob Sawka of 4532 LeBlanc stated Pond #4 is very critical. If that fills up, it will back up into Pond #3 and could flood his home. They do not want the water flow to be disturbed.

Ms. Rosemary LaFave of 4469 Quebec Lane is within 300 feet of the property and she is concerned because the Filbert drain comes into her backyard. She is working on that problem

with the drain commissioner's office. She walks by the wetland on the property and sees that it fills up. This will have a big impact on the whole area.

The call to the public was closed at 7:54 pm.

Mr. Giordano stated that he was told all this information. The drain commissioner advised there has been a concern for the Oak Pointe area for a long time, but it has nothing to do with his property. Most of these ponds and their drains are undersized. Chairperson McCreary stated that encroaching into the wetlands could further affect the problem. Mr. Giordano stated he contact EGLE and they visited the property and stated that with the current design, there will be no impact to the wetland because all of the grading he will be doing is all upland.

Board Member Soucy suggested that Mr. Giordano revisit this plan to determine if it can be redesigned to comply with the ordinances or request the least amount necessary.

Mr. Rockwell reviewed the five criteria that are required to be met for the board to approve a variance and which portions of these criteria still need to be met for this proposal.

Mr. Giordano requested to have his request table this evening.

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to table Case #26-10 for Bradley Giordano of 4510 Filbert Drive until the July 14, 2026 Zoning Board of Appeals Meeting, at the applicants request. **The motion carried unanimously.**

Administrative Business:

1. Approval of minutes for the May 26, 2026 Zoning Board of Appeals meeting.

Moved by Board Member Soucy, supported by Board Member Rockwell, to approve the minutes of the May 26, 2026 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

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

3. Member Discussion

There were no items for discussion.

4. Adjournment

Genoa Township Zoning Board of Appeals Meeting
June 16, 2026
Unapproved Minutes

Moved by Board Member Rockwell, supported by Board Member Soucy, to adjourn the meeting at 8:16 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

DRAFT