

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
August 18, 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. **WITHDRAWN** 26-12... A request by Visionary Builders, 249 S. Hughes Road, for a side yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached accessory building

NEW BUSINESS:

1. 26-14...A request by Mike Giacomantonio of W4 Signs, 2770 Grand River, for a sign variance and any other variances deemed necessary by the Zoning Board of Appeals, to place a sign in the road right of way.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the July 14, 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 VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 26-14 Meeting Date: Aug 18, 2026 at 6:30pm in Boardroom
☒ PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial
w/ 5 signs

Applicant/Owner: Mike Giacomantonio Email: [REDACTED]

Property Address: 2770 Grand River Phone: [REDACTED]

Present Zoning: _____ Tax Code: 4711-06-200-102

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

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: _____

The right of way would place the sign in the parking lot. We are requesting to place in the grass.

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.

Ordinance specs put the sign in the parking lot, Grass area also does not fit an 18' wide sign. Due to eight tenant panels, sign must be big enough to be legible.

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.

It will meet the compliance with all like signs in the area.

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 sign meets all the standards of the ordinance.

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.

No residential buildings in the area.

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

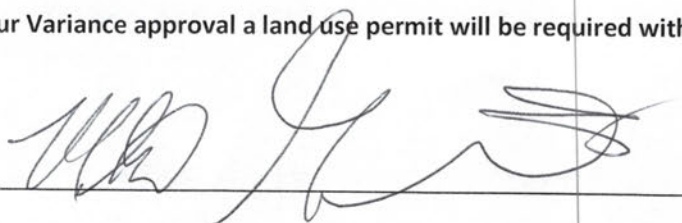
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

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

Date:

7/14/26

Signature:



w4signs.com

p: 810-588-4703
f: 810-588-4706

8200 Grand River Road
Brighton, MI 48114

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

Approval Signature:

Date:

APPROVED:

Customer Name:

Company:

Street:

City:

State:

Country:

Phone:

Fax

Email:

Job Number:

Order Taken By:

Order Date:

Delivery Date:

Shipping:

File Name:

Comments:

Description:

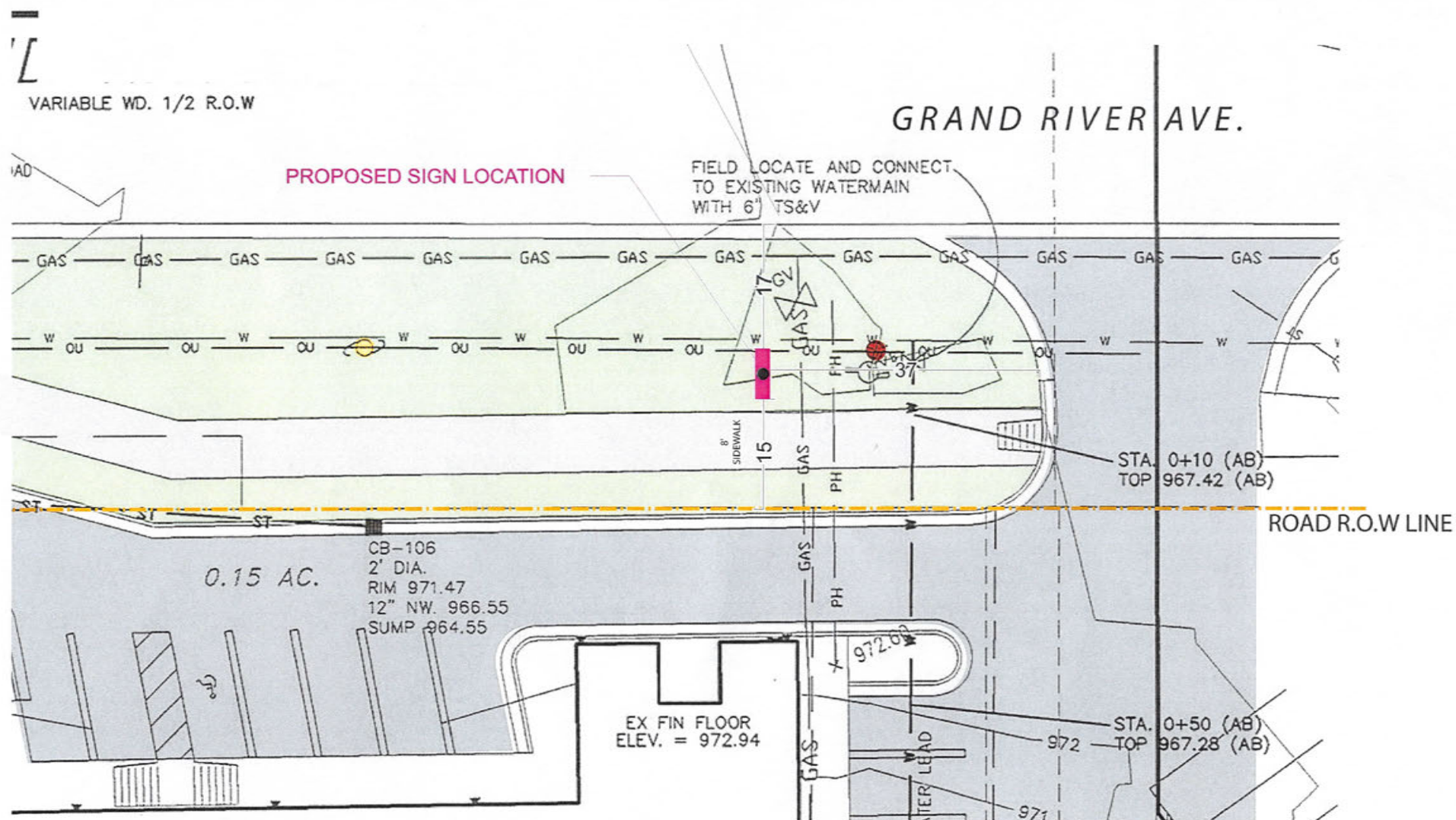
1

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. 50% deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials as indicated. After the 3rd proof, each additional revision will incur an additional \$20 fee. Proof approval authorizes W4 Signs to proceed with production of the design selected. Call for specific estimated completion time, otherwise jobs will be completed within the production schedule and/or notified for installation.

All Balances due upon completion / installation.

OPTION A - PREFERRED LOCATION





p: 810-588-4703
f: 810-588-4706
8200 Grand River Road
Brighton, MI 48114

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

Approval Signature:

Date:

NOT APPROVED: ☐

APPROVED: ☐

APPROVED W/ REVISIONS: ☐

Customer Name:

Job Number:

Company:

Order Taken By:

Street:

Order Date:

City:

Delivery Date:

State: Zip:

Shipping:

Country:

File Name: SBD_GROUND SIGN_072615

Phone:

Comments:

Fax:

Description:

E-mail:

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. 50% deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

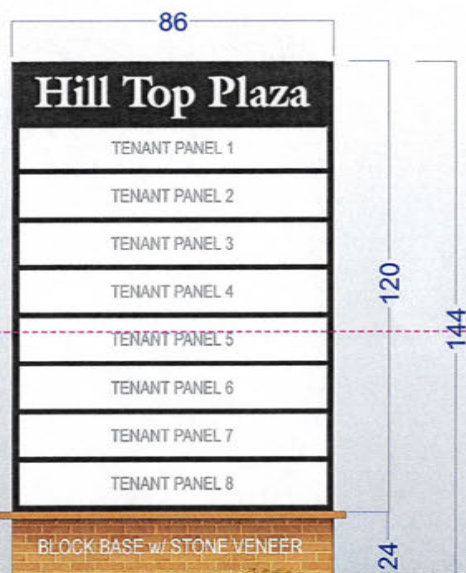
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It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

OPTION A

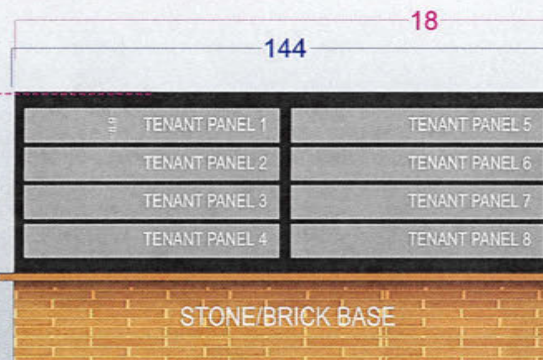
72 SQ/FT SIGN - PER ORDINANCE
HEIGHT - 12' (VARIANCE REQUIRED)



FOR COMPARISON PURPOSES ONLY

OPTION B

48 SQ/FT SIGN
6' HEIGHT PER ORDINANCE
TENANT PANELS NOT LEGIBLE
NO ROOM FOR PLAZA NAME



OPTION C

72S/F ALLOWED PER ORDINANCE
SIZE NOT FEASIBLE
NOR WILL IT FIT ON PROPERTY

OPTION C

FULL WIDTH TO
MAXIMIZE 72 S/F
PER ORDINANCE



p: 810-588-4703
f: 810-588-4706
8200 Grand River Road
Brighton, MI 48114

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

Approval Signature: _____

Date: _____

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Shipping:
Country:	File Name: SBD_GROUNDSIGN_072615
Phone:	Comments:
Fax:	Description:
E-mail:	

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All Balances due upon completion / installation.

NOT APPROVED: ☐ APPROVED: ☐ APPROVED W/ REVISIONS: ☐

OPTION A - PREFERRED LOCATION





810-588-4703
810-588-4706
8200 Grand River Road
Brighton, MI 48114

Customer Name:
Company:
Street:
City:
State: Zip:
Country:
Phone:
Fax:
E-mail:

Job Number:
Order Taken By:
Order Date:
Delivery Date:
Shipping:
File Name: SBD_GROUNDSIGN_072615
Comments:
Description:

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. 50% deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

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Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

Approval Signature:

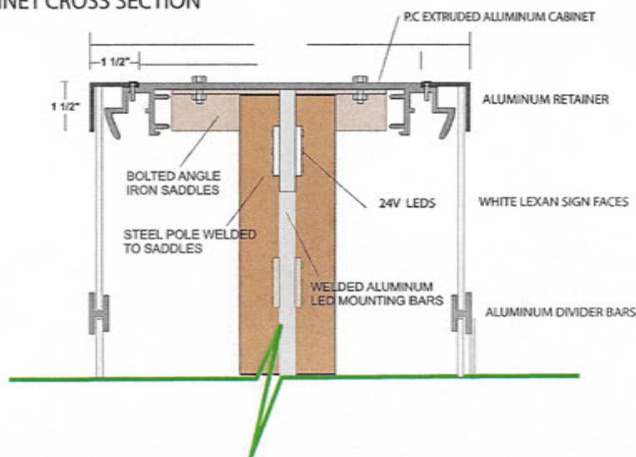
Date:

NOT APPROVED: ☐

APPROVED: ☐

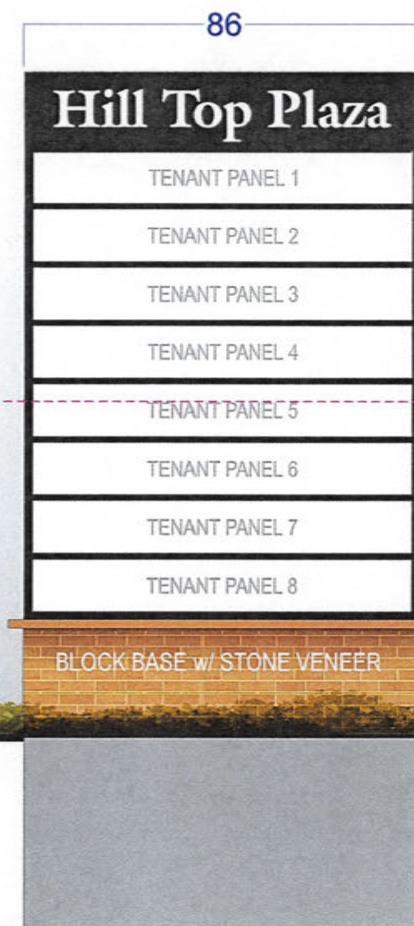
APPROVED W/ REVISIONS: ☐

P. CABINET CROSS SECTION



6' MAX HEIGHT - PER ORDINANCE

72



86

120

144

24

42

6" STEEL POLE
SET INTO CONCRETE FOUNDATION

MIN. BASE HEIGHT DUE TO SNOW / LANDSCAPE ETC.
AND LINE OF SITE FROM ROAD

120

24

42

OPTION A - DETAIL

72 SQ/FT SIGN - PER ORDINANCE
HEIGHT - 12' (VARIANCE REQUIRED)



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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Carrie Aulette, Zoning Official
DATE: August 10, 2026

RE: ZBA 26-14

STAFF REPORT

File Number: ZBA#26-14
Site Address: 2700 Grand River
Parcel Number: 4711-06-200-102
Parcel Size: 2.223 Acres
Applicant: W4 Signs, Mike Giacomantonio
Property Owner: Partlund Development
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a front yard setback variance & a height variance request to allow for a new monument sign.
Zoning and Existing Use: GCD (General Commercial District)
Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 2, 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, the multi-tenant building was built in 2024, previous building was demolished in 2022.
- The parcel is serviced by municipal sewer & water
- See Assessing Record Card.
- The sign location has been reviewed by the Utility Director

Summary: The applicant is requesting a front yard setback variance to allow for a new monument sign, they are also asking for a height variance. Due to the location of the ROW in front of the building, they are limited to where they can install the sign.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Variance Requests

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

16.06.03 Sign setbacks:

(a) **All signs, unless otherwise provided for, shall be setback a minimum of ten (10) feet from any public street right-of-way or property line.** This distance shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the right-of-way.

The applicant is proposing to encroach 15' into the ROW. The sign will be 17' from the street.

Table 16.1 Sign Dimensional Standards and Regulations

DISTRICT (7)	MONUMENT SIGN				
	MAX. NO. OF SIGNS ⁽³⁾	MAX. SIZE ^(3,4,5)	MAX. HEIGHT	HEIGHT REQUESTED	VARIANCE AMOUNT
General Commercial District Regional Commercial District	1 ⁽⁴⁾	72 sq. ft.	6 ft.	12 ft.	6 ft.

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

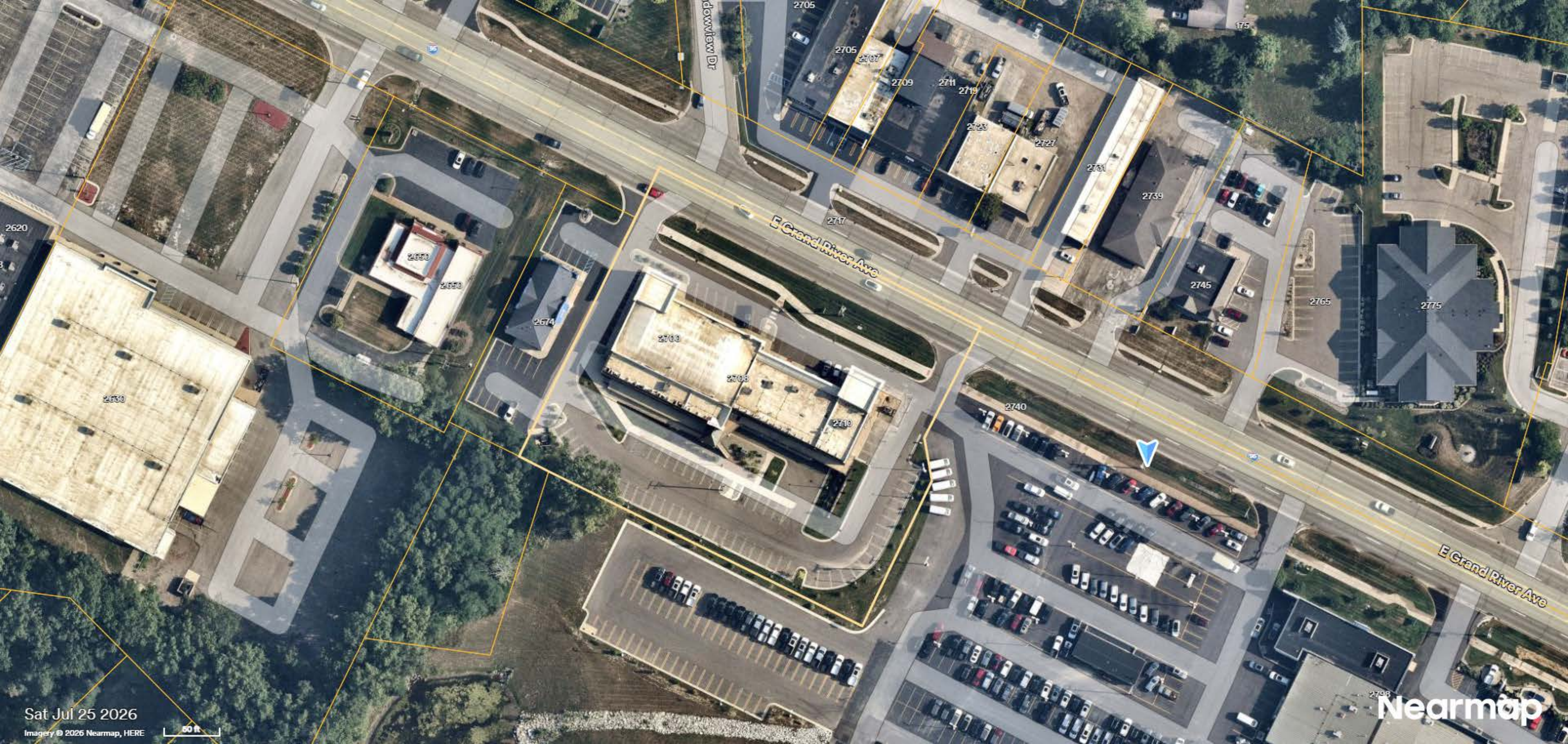
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) **Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the applicant from installing the new sign. Granting of the requested variance does provide substantial justice or a substantial property right similar to that possessed by other businesses with monument signs in the same zoning district.
- (b) **Extraordinary Circumstances** – Due to jogging location of the ROW, the amount of space available to install a proper monument sign was reduced.
- (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. The location of the sign will not interfere with traffic on Grand River or vehicles entering or existing the property.
- (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. Staff notes that the new sign will be more consistent with the current Township sign standards.

Recommended Conditions

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

1. Any additional signage will require Township approval.
2. If the sign is lit, it must be the Townships lighting requirements for signs.



Sat Jul 25 2026

Imagery © 2026 Nearmap, HERE

50 ft

Nearmap

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TENPENNY FAMILY REV LIVIN	PARTLUND DEVELOPMENT LLC	750,000	07/25/2019	WD	03-ARM'S LENGTH	2019R-019260	BUYER/SELLER	100			
TENPENNY DAWN LAURIAN TRU	TENPENNY FAMILY REV LIVIN	1	09/13/2017	QC	14-INTO/OUT OF TRUST	2017R-027713	BUYER/SELLER				
TENPENNY, WAYNE & DAWN	TENPENNY DAWN LAURIAN TRU	0	02/06/2006	QC	21-NOT USED/OTHER	5035/0879	BUYER/SELLER				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: GCD		Building Permit(s)		Date	Number	Status	
2700 E GRAND RIVER		School: HOWELL PUBLIC SCHOOLS		Other: See Work Description		05/04/2026		PW26-063			
Owner's Name/Address		P.R.E. 0%		Other: See Work Description		07/25/2025		PW25-107		7 FINAL BLDG	
PARTLUND DEVELOPMENT LLC 29205 RYAN RD STE 100 WARREN, MI 48092-4244		MAP #:		wall sign		07/22/2025		PS25-019		7 FINAL BLDG	
		2027 Est TCV 2,822,657 TCV/TFA: 152.16		TENANT BUILD-OUT		05/15/2025		PW25-056		7 FINAL BLDG	
		X	Improved		Vacant	Land Value Estimates for Land Table 2003.2003 COMMERCIAL LAND					
Tax Description		Public Improvements			* Factors *						
SEC. 6 T2N, R5E, COMM E 1/4 COR, TH S88*34'33"W 1617.19 FT N02*25'08"W 796.50 FT TH N64*02'35"W 531 FT TH N74*12'07"W 525.58 FT TH N26*14'41"E 166.40 FT TH S82*28'26"E 114.50 FT TH N17*31'48"E 173.27 FT TO POB TH N64*00'59"W 30.29 FT TH N25*53'48"E 288.60 FT TH S64*00'59"E 321.39 FT TH S25*53'48"W 112.09 FT TH S10*15'24"E 39.03 FT TH S25*28'30"W 145.03 FT TH N64*00'59"W 315.19 FT TO POB CONT 2.22 AC M/L. SPLIT FROM 016, 017, 018, 064 & 067 11/99 CORRECTED LEGAL 9/2021					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			E/W MAIN CORR 356.00 272.00 1.0000 1.0000 1400 100 498,400						
					356 Actual Front Feet, 2.22 Total Acres Total Est. Land Value = 498,400						
					Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
		Topography of Site			D/W/P: 3.5 Concrete 6.90 2720 95 17,830						
					D/W/P: Asphalt Paving 3.25 47000 36 54,990						
					Total Estimated Land Improvements True Cash Value = 72,820						
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		who when what			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2027	249,200	1,162,100	1,411,300			1,337,667C
		DLR 12/08/2022 INSPECTED			2026	249,200	1,118,500	1,367,700			1,337,667C
		LG 11/03/2022 INSPECTED			2025	249,200	1,053,300	1,302,500			1,302,500S
		DLR 08/06/2020 INSPECTED			2024	313,800	1,173,000	1,486,800			1,486,800S

Desc. of Bldg/Section Calculator Occupancy Stores - Retail										Cost Estimates for Commercial/Industrial Building/Section: 1										Built 2022									
Class: C										Construction Cost										Costs are taken from the Stores - Retail cost schedules.									
Floor Area: 17,311										Fa High Fa Above Ave. Fa Ave. Fa Low										<<<<< Calculator Cost Computations >>>>>									
Gross Bldg Area: 18,551										** ** Calculator Cost Data ** **										Class: C Quality: Average									
Stories Above Grd: 1										Quality: Average										Stories: 1 Story Height: 18 Perimeter: 729									
Average Sty Hght: 18										Heat#1: Package Heating & Cooling 100										Base Rate for Upper Floors = 116.34									
Bsmnt Wall Hght: 10										Heat#2: Zoned A.C. Warm & Cooled Air 0%										Storage Basement, Base Rate for Basement = 51.11 (Basement Fireproofing Rate = 0.00)									
Depr. Table : 2.25%										Ave. SqFt/Story: 17311										(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.34 100%									
Effective Age : 5										Ave. Perimeter: 729										Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 10.23									
Physical %Good : 89										Has Elevators: False										Adjusted Square Foot Cost for Upper Floors = 136.68									
Func. %Good : 100										*** Basement Info ***										Adjusted Square Foot Cost for Basement = 61.34									
Economic %Good : 100										Area: 4712										Total Floor Area: 17,311 Base Cost New of Upper Floors = 2,366,068									
2022 Year Built										Perimeter: 404										Basement Area: 4712 Base Cost New of Basement = 289034									
0 Remodeled										Type: Storage										14440 Sq.Ft. of Sprinklers @ 5.28, Cost New = 76243									
0 Overall Bldg Height										Heat: Forced Air Furnace										3931 Sq.Ft. of Bsmt Splr. @ 6.32, Cost New = 24844									
Comments:										* Mezzanine Info *										Reproduction/Replacement Cost = 2,756,189									
										Area #1:										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0									
										Type #1:										Total Depreciated Cost = 2,453,008									
										Area #2:																			
										Type #2:										Local Cost Items Rate Quantity/Area %Good Depr.Cost									
																				GOOD CANOPY 50.05 192 99 9,514									
																				WELL/WATER 4500.00 1 50 2,250									
																				SEPTIC/SEWER 4500.00 1 50 2,250									
										* Sprinkler Info *										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
										Area: 18371																			
										Type: Average																			
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:									
(2) Foundation:										(8) Plumbing:										(39) Miscellaneous:									
F Poured Conc Fa Brick/Stone Fa Block										Fa Many Fa Average Fa Few										Outlets: Fixtures:									
										Fa Above Ave. Fa Typical Fa None										Fa Few Fa Few									
(3) Frame:										Total Fixtures										Fa Average Fa Average									
										3-Piece Baths										Fa Many Fa Many									
										2-Piece Baths										Fa Unfinished Fa Unfinished									
										Shower Stalls										Fa Typical Fa Typical									
										Toilets										Fa Flex Conduit Fa Incandescent									
(4) Floor Structure:																				Fa Rigid Conduit Fa Fluorescent									
																				Fa Armored Cable Fa Mercury									
										(9) Sprinklers:										Fa Non-Metalic Fa Sodium Vapor									
																				Fa Bus Duct Fa Transformer									
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=									
										F Gas Fa Coal Fa Hand Fired										(14) Roof Cover:									
										F Oil Fa Stoker Fa Boiler																			
(6) Ceiling:																													

Desc. of Bldg/Section Calculator Occupancy Warehouses - Storage										Cost Estimates for Commercial/Industrial Building/Section: 2										Built 0																			
Class: D,Pole										Construction Cost										Costs are taken from the Warehouses - Storage cost schedules.																			
Floor Area: 1,240										Fa High Fa Above Ave. Fa Ave. Fa Low										<<<<<< Calculator Cost Computations >>>>>>																			
Gross Bldg Area: 18,551										** ** Calculator Cost Data ** **										Class: D,Pole Quality: Low Cost																			
Stories Above Grd: 1										Quality: Low Cost										Stories: 1 Story Height: 12 Perimeter: 140																			
Average Sty Hght: 12										Heat#1: Space Heaters, Gas with Fan 100										Base Rate for Upper Floors = 42.69																			
Bsmnt Wall Hght: 0										Heat#2: Space Heaters, Gas with Fan 0%										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.10 100%																			
Depr. Table : 1.5%										Ave. SqFt/Story: 1240										Adjusted Square Foot Cost for Upper Floors = 49.79																			
Effective Age : 38										Ave. Perimeter: 140										Total Floor Area: 1,240 Base Cost New of Upper Floors = 61,740																			
Physical %Good : 56										Has Elevators: False										Reproduction/Replacement Cost = 61,740																			
Func. %Good : 100										*** Basement Info ***										Eff.Age:38 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0																			
Economic %Good : 100										Area:										Total Depreciated Cost = 34,574																			
0 Year Built										Perimeter:										ECF (2014 MAIN COMMERCIAL) 0.900 => TCV of Bldg: 2 = 31,117																			
0 Remodeled										Type:										Replacement Cost/Floor Area= 49.79 Est. TCV/Floor Area= 25.09																			
0 Overall Bldg Height										Heat: Hot Water, Radiant Floor																													
Comments:										* Mezzanine Info *																													
										Area #1:																													
										Type #1:																													
										Area #2:																													
										Type #2:																													
										* Sprinkler Info *																													
										Area:																													
										Type: Low																													
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:									
F Poured Conc Fa Brick/Stone Fa Block										Fa Many Fa Average Fa Few										Fa Few Fa Average Fa Few										Fa Few Fa Average Fa Few									
										Fa Above Ave. Fa Typical Fa None										Fa Average Fa Average Fa Average										Fa Average Fa Average Fa Average									
(3) Frame:										Total Fixtures										Fa Unfinished Fa Unfinished Fa Unfinished										Fa Unfinished Fa Unfinished Fa Unfinished									
										3-Piece Baths										Fa Typical Fa Typical Fa Typical										Fa Typical Fa Typical Fa Typical									
(4) Floor Structure:										Urinals										Fa Flex Conduit Fa Incandescent										Fa Flex Conduit Fa Incandescent									
										Wash Bowls										Fa Rigid Conduit Fa Fluorescent										Fa Rigid Conduit Fa Fluorescent									
										Water Heaters										Fa Armored Cable Fa Mercury										Fa Armored Cable Fa Mercury									
										Wash Fountains										Fa Non-Metalic Fa Sodium Vapor										Fa Non-Metalic Fa Sodium Vapor									
										Water Softeners										Fa Bus Duct Fa Transformer										Fa Bus Duct Fa Transformer									
(5) Floor Cover:										(9) Sprinklers:										(13) Roof Structure: Slope=										(40) Exterior wall:									
										(10) Heating and Cooling:																				Thickness Bsmnt Insul.									
										F Gas Fa Coal Fa Hand Fired																													
										F Oil Fa Stoker Fa Boiler																													
(6) Ceiling:																				(14) Roof Cover:																			

GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
July 14, 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, Matt Hurley, 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 with no response.

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

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 driveway and a new single-family home.

Mr. Giordano has submitted a new survey and redesigned house plans. The new home no longer requires a variance. He is here asking for a variance for the driveway to encroach into the 25' wetland buffer.

Chairperson McCreary thanked Mr. Giordano eliminating the other variance requests.

Mr. Giordano noted the most recent email from the Drain Commission and the signed Flooding Easement agreement that has been recorded with the County.

Board Member Soucy asked if he has obtained approvals from the Oak Pointe Hills Association. Mr. Giordano stated he has been going back and forth with the Management Company since February 2026. They have been discussing architectural approvals.

The Board has some discussion regarding demarcation signage to be installed to protect the wetlands.

Mr. Soucy appreciates Mr. Giordano's attention to detail in making these changes, Board Member Fons agrees.

Mr. Giordano explains to the Board the construction of the home will be a slab construction with all upland grading. Board Member Kreutzberg asked if there will be any retaining walls. Mr. Giordano states there will be one small wall in front of the home that is 12" tall, it's a single boulder wall.

Chairperson McCreary would like to recommend that prior to any digging, Township staff inspect the site to ensure that Mr. Giordano is not encroaching into any setbacks. Mr. Giordano states there will not be any digging, it is all upland grading but that Livingston Engineering will be onsite to ensure all setbacks are met.

Chairperson McCreary would also like to have the Township attorney review the Flooding Easement Agreement.

The call to public was made at 6:50 with no response.

Moved by Kreutzberg, supported by Soucy to approve case 26-10 for Brad Giordano. To approve a wetland buffer variance of 12'9" for a total of 12'1" from the required 25'. To install a driveway and construct a new home, based on the following findings of fact:

- Strict compliance of the ordinance would unreasonably restrict the intended use of the property, it would provide substantial justice and is the least amount necessary and would make the property consistent with other properties in keeping with the architectural consistency of the neighborhood. It has the least impact on the wetland drainage patterns and meets all criteria of 13.02.05
- Variance is necessary due to the extreme condition of the lot, its topography, and limited building envelope due to surrounding designated wetlands, and a sloping yard. The hardship is not self-created, yet due to the natural characteristics of the property. Granting variance will allow upland site grading and limit the effects on the wetlands, buffer zone, and drainage pattern.

- Granting these variances will not impair adequate light or air to adjacent properties, would not increase congestion, or increase danger of fire or threaten the public health, safety or welfare.
- Proposed variance would have little or no impact on appropriate development, continued use or value of adjacent properties and surround neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.
2. Any retaining walls will require additional approvals.
3. Wetland shall be permanently demarcated at the edge of undisturbed natural areas, remaining in perpetuity with no further encroachment.
4. The entire remaining setback buffer area shall remain in a natural and undisturbed state and is not eligible for trail or recreational area exemptions.
5. Prior to construction, staff will confirm and identify buffer perimeter prior to initial grading or site excavation with required signage.
6. Silt fence to remain installed until final grade.
7. Attorney approval of easement agreement prior to initiating project.

The motion carried unanimously.

New Business

8. 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.

Mr. & Mrs. Loniewski stated they are requesting a waterfront setback variance due to the irregular shoreline. They had designed a home within the building envelope only to find out their driveway did not meet the site distance requirements of the Livingston County Road Commission. Additionally, the driveway would cover a sewer lead for a neighboring property. The only approved location per the Livingston County Road Commission is where the existing driveway currently sits. Due to this, they had to flip the orientation of the home causing a small portion of the back of the home to encroach into the waterfront setback.

Chairperson McCreary asked if the driveway that is existing is where the Road Commission is suggesting they place it. She noted in the application the Loniewski's stated there are concerns regarding the varying distances for the waterfront setback. Mr. Loniewski spoke about the average being skewed due to the two homes to the west that sit back so far from the road, while others to the east are much closer to the shoreline. They will not be obstructing anyone's view of the water.

Chairperson McCreary asked if a wetland survey had been done. Mr. Loniewski stated one has been done and silt fence has been installed to protect the areas. Chairperson McCreary stated they may also need wetland signage.

Mr. Fons observed the site and thinks this fits the criteria for least amount necessary, he thinks it is a good use of the lot. He agreed there are challenges to the driveway. Mr. Soucy agrees.

Mr. Hurley asked if they had thought about redesigning, the Loniewski's stated they have run through many design options.

The call to the public was made at 7:04 with no response.

Chairperson McCreary stated the Township is working on wetland signage, they should be aware that their may need to be some demarcation.

Moved by Kreutzberg, supported by Soucy to approve case 26-11 parcel 47-11-27-100-047 for Ed & Karen Loniewski for a waterfront setback variance of 12' for a total setback of 120' from the required 132' to construct a new home.

- Strict compliance to setback would greatly reduce building envelope. The irregular development of homes along the adjacent shoreline created unique conditions on this parcel. This variance will provide substantial justice and is the least amount necessary and will make the property consistent with other homes in the area.
- Because of the existing wetlands & unusual setback calculation the need for this variance is not self-created.
- Granting these variances will not impair adequate light or air to adjacent properties, would not increase congestion, or increase danger of fire or threaten the public health, safety or welfare.
- Proposed variance would have little or no impact on appropriate development, continued use or value of adjacent properties and surround neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.
2. Any retaining walls will require separate permits.
3. Silt fencing must be maintained throughout construction until final grade.
4. 35' wetland buffer must be adhered to and permanently demarcated.

The motion carried unanimously.

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

Chairperson McCreary says the board had difficulty identifying the property. There was no signage or staking for the proposed building. They were also fearful of getting out of their vehicles due to the signage on the home with notices of "armed guards" or "dogs". She stated the Board may not be able to make a decision but the applicant may explain what their intent is.

Connor Adams from Visionary Builders is here with the property owner, Vilus Dundzila. They are proposing to build a 30' x 32' pole barn with a reduced side yard setback of 15'. He would like to know what they can do to get the Board to look at their site.

Chairperson McCreary says they will need to stake the site and coordinate with Township staff to make sure the Board is not fearful of doing the inspections. Applicant shall contact Township staff to coordinate inspection times.

Mr. Hurley is questioning the hardship here-could the barn be moved to the backyard?

Mr. Adams stated that 90% of the backyard is covered by the septic field. Mr. Fons thinks that may be incorrect. There is also mention of the field being covered by tarps. Mr. Dundzila stated he is trying to kill the grass to plant wildflowers there. Chairperson McCreary & Board Member Fons encouraged the owner to reach out to the Health Department to determine the location and size of the field.

Moved by Fons, supported by Kreutzberg to table case 26-12 to the August 18 meeting.

The motion carried unanimously.

2. 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.

Tim Chouinard stated the property is wide but does not have the depth so he is requesting a front yard setback variance to construct a new home. The proposed home is not as close to the road as its neighboring properties.

Chairperson McCreary asked if they thought about constructing a two-story home. She recalls a previous Variance for this parcel. Ms. Aulette stated a front yard variance was approved in 2017. The current owner is asking for less than what was previously approved.

Tim Chouinard stated he would like to modify his request, they are going to be bricking the front of the home so instead of asking for 5'11" he would now like to request 6'7". Board Member Soucy stated this is still less than what was previously approved.

Board Member Kreutzberg asked if the entire front of the garage needs a variance, Mr. Chouinard stated that is correct and that the garage is parallel to the road.

The call to the public was made at 7:22 pm

Bruce Bradstreet of 4340 Skusa Drive stated he likes what Mr. Albert is requesting. He is not encroaching further into the front than the other homes, he is in favor.

Ted Thuis of 4350 Skusa stated he built his house and is less than 5' from the property line. He said he is concerned about the lack of green space in between but is in favor of this variance being approved. He wants to make sure the setbacks are honored.

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

Mr. Chouinard explained the process of staking the property. The surveyors come out multiple times to verify locations and pin the footings.

Board Member Fons stated its up to the petitioner to build to what was submitted.

Moved by Soucy, supported by Hurley to approve case 26-13 for 4358 Skusa for Tim Chouinard, Bill & Kelly Albert. Requesting relief from a 35' front yard setback to allow a 28'5" front yard setback resulting in a variance of 6'11". The approval is based on the following findings of fact.

- Strict application of the ordinance would prevent the applicant from reasonably constructing the proposed home on the property. Granting the variance provides substantial justice, as the proposed setback is generally consistent with neighboring properties, and the applicant has worked with Township staff to minimize the amount of relief requested.
- The property's limited lot depth creates a unique constraint that significantly reduces the available buildable area while maintaining compliance with the required front and rear setbacks. These conditions are inherent to the property and are not self-created.
- The requested variance will not be detrimental to the public health, safety, or welfare, as the proposed home is not expected to adversely impact Township residents or public infrastructure.
- The proposed home is expected to have a positive impact on the surrounding neighborhood and is compatible with the existing character of the area.

The approval is conditioned upon the following:

Genoa Township Zoning Board of Appeals Meeting

July 14, 2026

Unapproved Minutes

1. The structure shall be guttered with downspouts.
2. A silt fence shall be installed prior to construction and maintained throughout the construction phase.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the June 16, 2026 Zoning Board of Appeals meeting.

Moved by Board Member Soucy, supported by Hurley, to approve the minutes of the 16, 2026 Zoning Board of Appeals meeting with corrections. The motion carried unanimously.

2. Correspondence

Ms. Aulette stated there will be 2 cases on next month's agenda.

3. Member Discussion

Chairperson McCreary stated it was a great meeting and she appreciates everyone participating in the discussions.

Board Member Fons stated the Township should have requirements about installing wetland barriers prior to construction. Board Member Soucy said they have done that previously with a new Pulte subdivision.

4. Adjournment

Moved by Board Member Soucy, supported by Board Member Fons, to adjourn the meeting at 8:00 pm. The motion carried unanimously.

Respectfully submitted:

Carrie Aulette, Zoning Official