

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
September 15, 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. 26-14...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.

NEW BUSINESS:

2. 26-15...A request by Michael Prudhomme, 3592 Kipling Circle, for rear and side yard setback variances and any other variances deemed necessary by the Zoning Board of Appeals, to build a detached garage.
3. 26-16...A request by Mitts LLC, 5776 E. Grand River, for a side yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, for parking lot expansion.

ADMINISTRATIVE BUSINESS:

1. Approval of minutes for the August 18, 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

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: [Signature]



p: 810-588-4703
f: 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: 580 - GROUNDWORK - 072015
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.

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.

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:

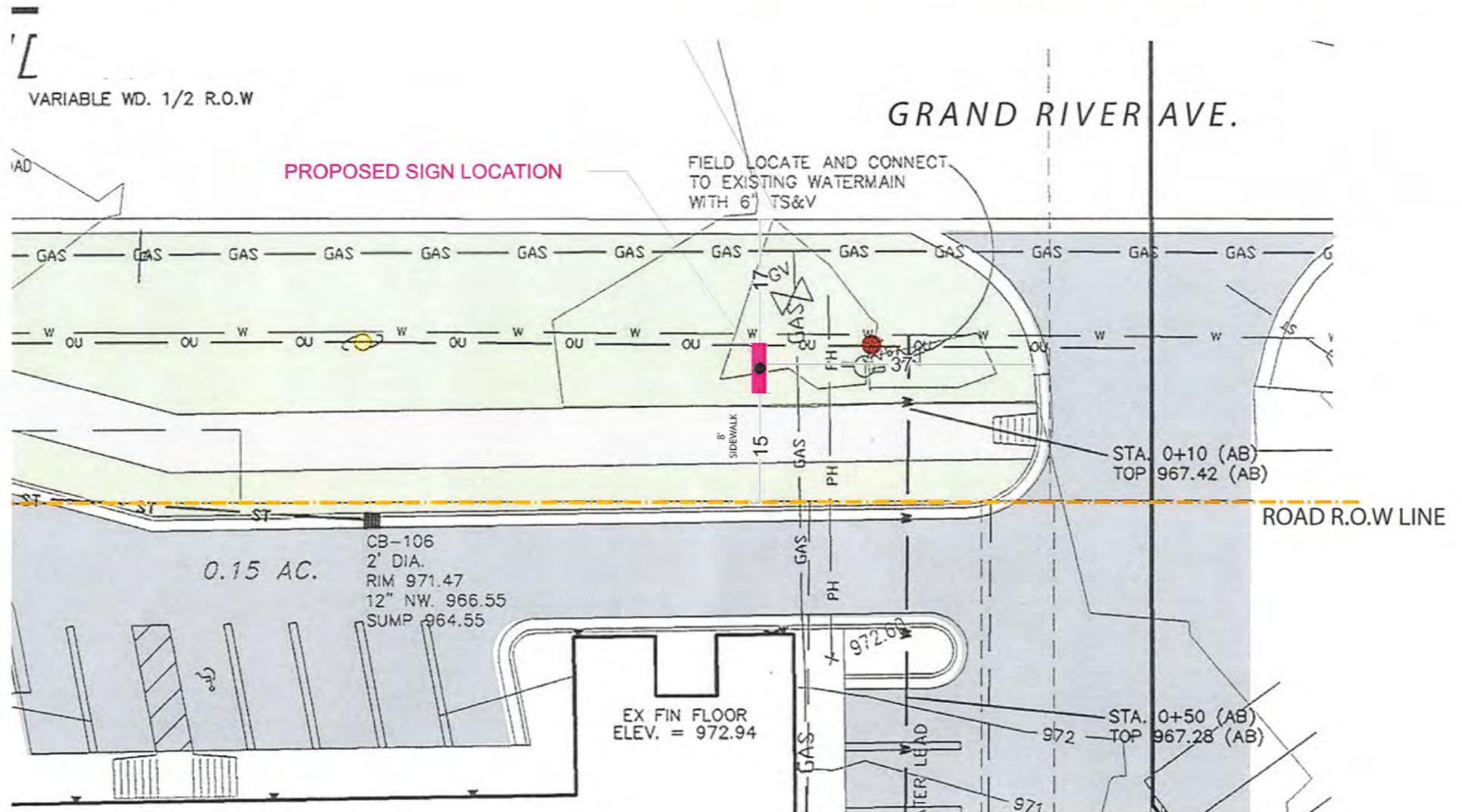
Date:

NOT APPROVED: ☐

APPROVED: ☐

APPROVED W/ REVISIONS: ☐

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: _____

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: Zip:	Shipping:
Country:	File Name: SBD_GROUNDSIGN_072615
Phone:	Comments:
Fax:	Description:
E-mail:	

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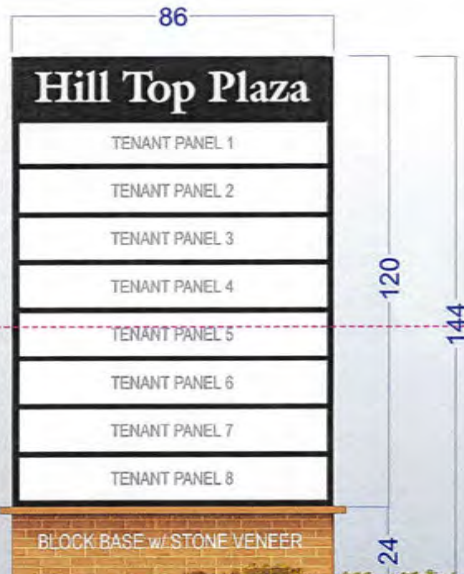
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NOT APPROVED: ☐
 APPROVED: ☐
 APPROVED W/ REVISIONS: ☐

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

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Shipping:
Country:	File Name: SBE / SRDL / SIGN / 0726 4
Phone:	Comments:
Fax:	Description:
E-mail:	

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Approval Signature:

Date:

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_GROUND SIGN_072615
Comments:	
Description:	

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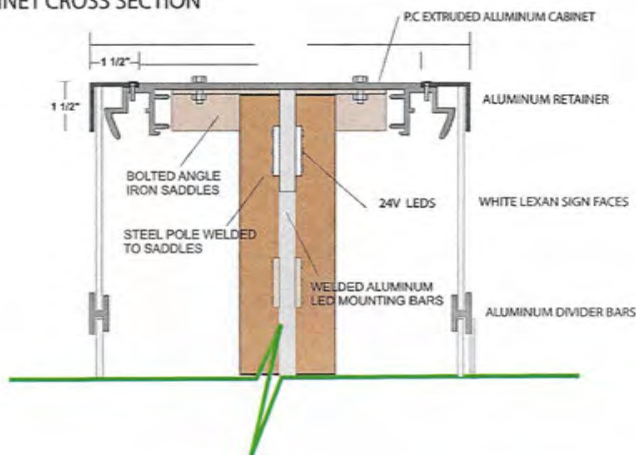
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Approval Signature:	Date:	NOT APPROVED: ☐	APPROVED: ☐	APPROVED W/ REVISIONS: ☐
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P. CABINET CROSS SECTION



6" MAX HEIGHT - PER ORDINANCE

72



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

6" STEEL POLE
SET INTO CONCRETE FOUNDATION

120

144

24

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

42

POURED CONCRETE FOOTING

120

24

42



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 height variance and a variance to place a sign in the ROW 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 and a height variance to allow for the installation of a new monument sign. Due to the location of the road right-of-way (ROW) in front of the building, the applicant has limited options for placement of the proposed sign and is requesting to locate the sign within the ROW.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Variance Requests

****Applicant has worked with staff to lessen the amount of variance being requested. ****

They have changed the location of the sign and have proposed moving the sidewalk to accommodate a monument sign farther away from Grand River. They have also changed the orientation of the sign and are now asking for a smaller height variance.

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.

**** The new sign location will be 21' from the street****

Table 16.1 Sign Dimensional Standards and Regulations

DISTRICT (7)	MONUMENT SIGN			HEIGHT REQUESTED	VARIANCE AMOUNT
	MAX. NO. OF SIGNS ⁽³⁾	MAX. SIZE ^(3,4,5)	MAX. HEIGHT		
General Commercial District Regional Commercial District	1 ⁽⁴⁾	72 sq. ft.	6 ft.	12 ft.	6 ft.
UPDATED SUBMITTAL	1	48 sq. ft.	6ft	7.5 ft	1.5 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** – The location of the road right-of-way in relation to the existing building creates a limited area for placement of a monument sign while maintaining the required front-yard setback. Strict compliance with the setback requirement would significantly restrict the applicant's ability to place a ground-mounted sign in a location that is reasonably visible to passing traffic. The requested variance would provide the minimum relief necessary to accommodate a reasonably sized and visible monument sign given the site's unique configuration.
- (b) Extraordinary Circumstances** – A unique circumstance of the property is the location of the road right-of-way (ROW) in relation to the existing building, which significantly limits the area available for placement of a ground-mounted sign outside of the required setback.
- (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.

w4signs.com

p: 810.588.4703
f: 810.588.4706

8200 Grand River Road
Brighton, MI 48114

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

Job Number:
Order Taken By:
Order Date:
Delivery Date:
Shipping:
File Name: SBD_GROUNDSIGN_0726.fs
Comments:
Description:

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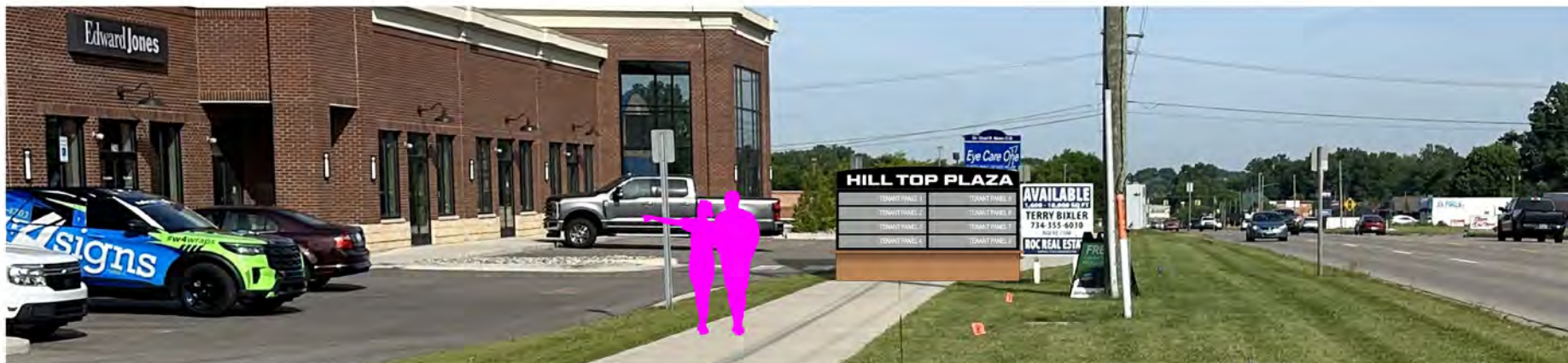
Approval Signature:

Date:

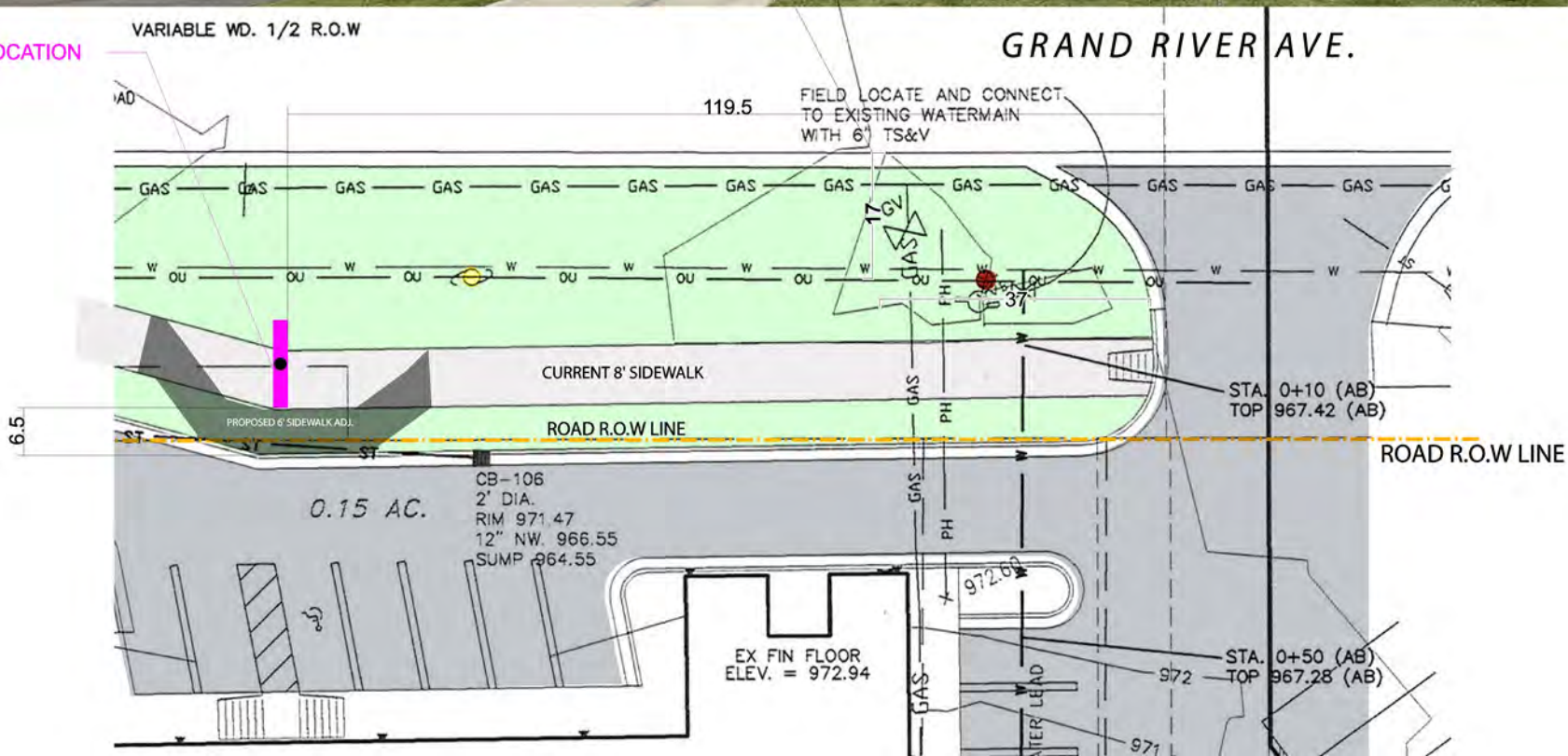
NOT APPROVED:

APPROVED:

APPROVED W/ REVISIONS:



PROPOSED SIGN LOCATION



Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Shipping:
Country:	File Name: SBD_GROUND SIGN_0724.F
Phone:	Comments:
Fax:	Description:
E-mail:	

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Shipping:
Country:	File Name: SBD_GROUND SIGN_0724.F
Phone:	Comments:
Fax:	Description:
E-mail:	

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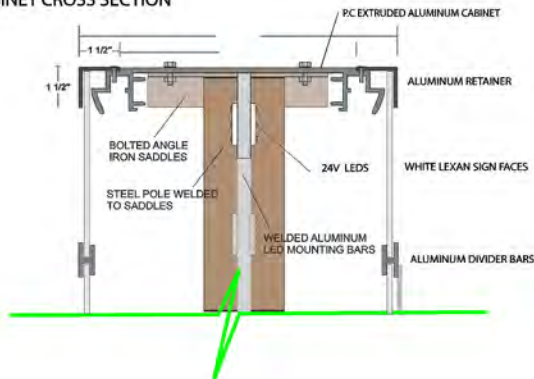
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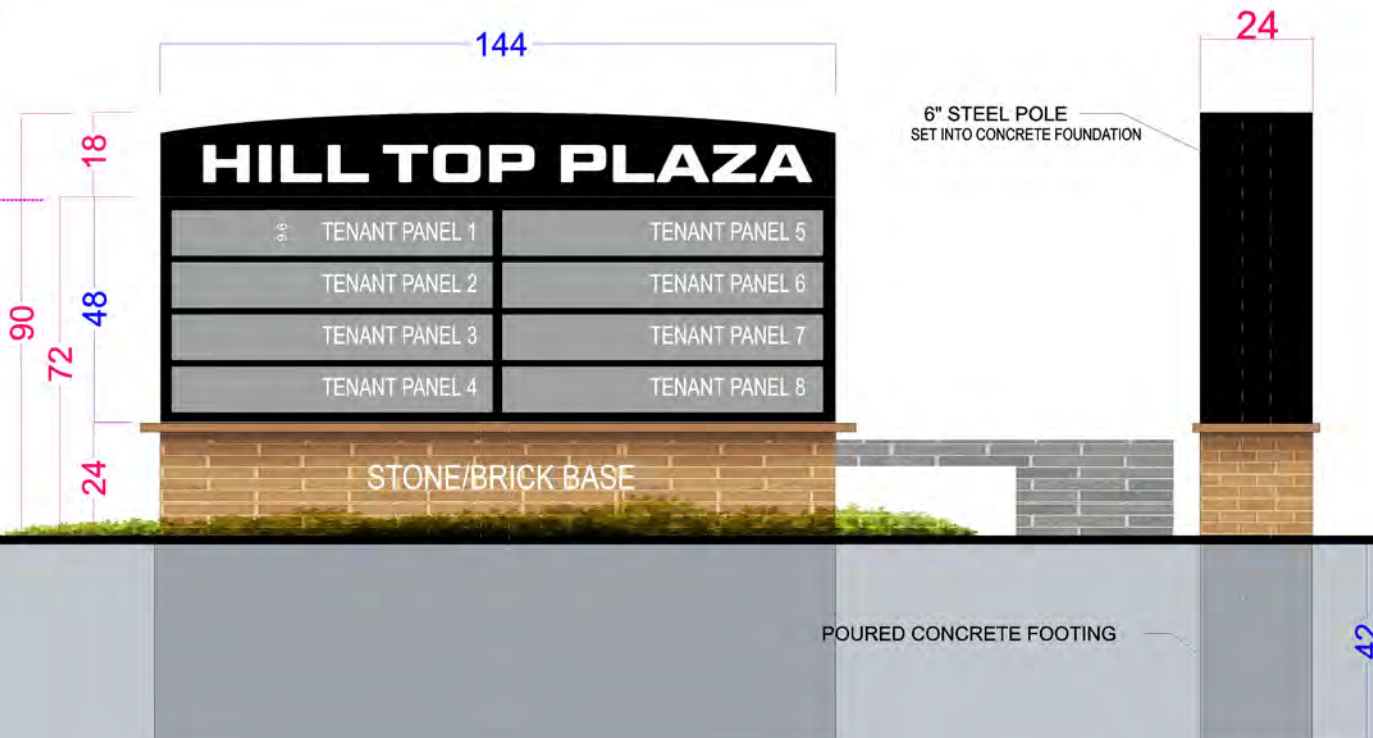
TYP. CABINET CROSS SECTION



OPTION C

EXTRUDED, MULTI-PANEL SIGN CABINET
WHITE LED, INTERNALLY LIT
48 SQ/FT SIGN (TENANT) AREA
90" HEIGHT OVERALL w/ 18" PLAZA TOPPER

6' MAX HEIGHT - PER ORDINANCE





Sat Jul 25 2026

Imagery © 2026 Nearmap, HERE



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.
		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			
		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		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	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:									
(2) Foundation:										(8) Plumbing:																			
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 Average Fa Many Fa Unfinished Fa Typical									
(3) Frame:										Total Fixtures										Fa Incandescent									
										3-Piece Baths										Fa Fluorescent									
										2-Piece Baths										Fa Mercury									
										Shower Stalls										Fa Sodium Vapor									
										Toilets										Fa Transformer									
(4) Floor Structure:																				(13) Roof Structure: Slope=									
(5) Floor Cover:										(9) Sprinklers:										(14) Roof Cover:									
										(10) Heating and Cooling:																			
										F Gas Fa Coal Fa Hand Fired																			
(6) Ceiling:										F Oil Fa Stoker Fa Boiler																			



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

Case # 26-15

Meeting Date: Sept. 15, 2026 at 6:30pm
In Boardroom

☒ PAID Variance Application Fee

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

Applicant/Owner: Michael Prudhomme

Email: [REDACTED]

Property Address: 3592 Kipling Circle

Phone: [REDACTED]

Present Zoning: R-PUD

Tax Code: 11-19-302-029

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: Requesting Rear set back
from 80ft to 10ft and Side set from 30ft to 15ft.
Construction of detached garage for storage of personal
vehicles, trailer and yard equipment.

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 PUD setbacks would put the detached garage very close to the house and require major excavation and tree removal. The requested variance would keep neighborhood aesthetics and minimize topography changes.

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

The variance would allow for the extension of existing driveway to detached garage which is consistent with majority of neighboring houses and eliminate the need for major excavation and tree removal.

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 requested variance and building placement pose no impact of any kind to neighboring properties, the neighborhood or the township.

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

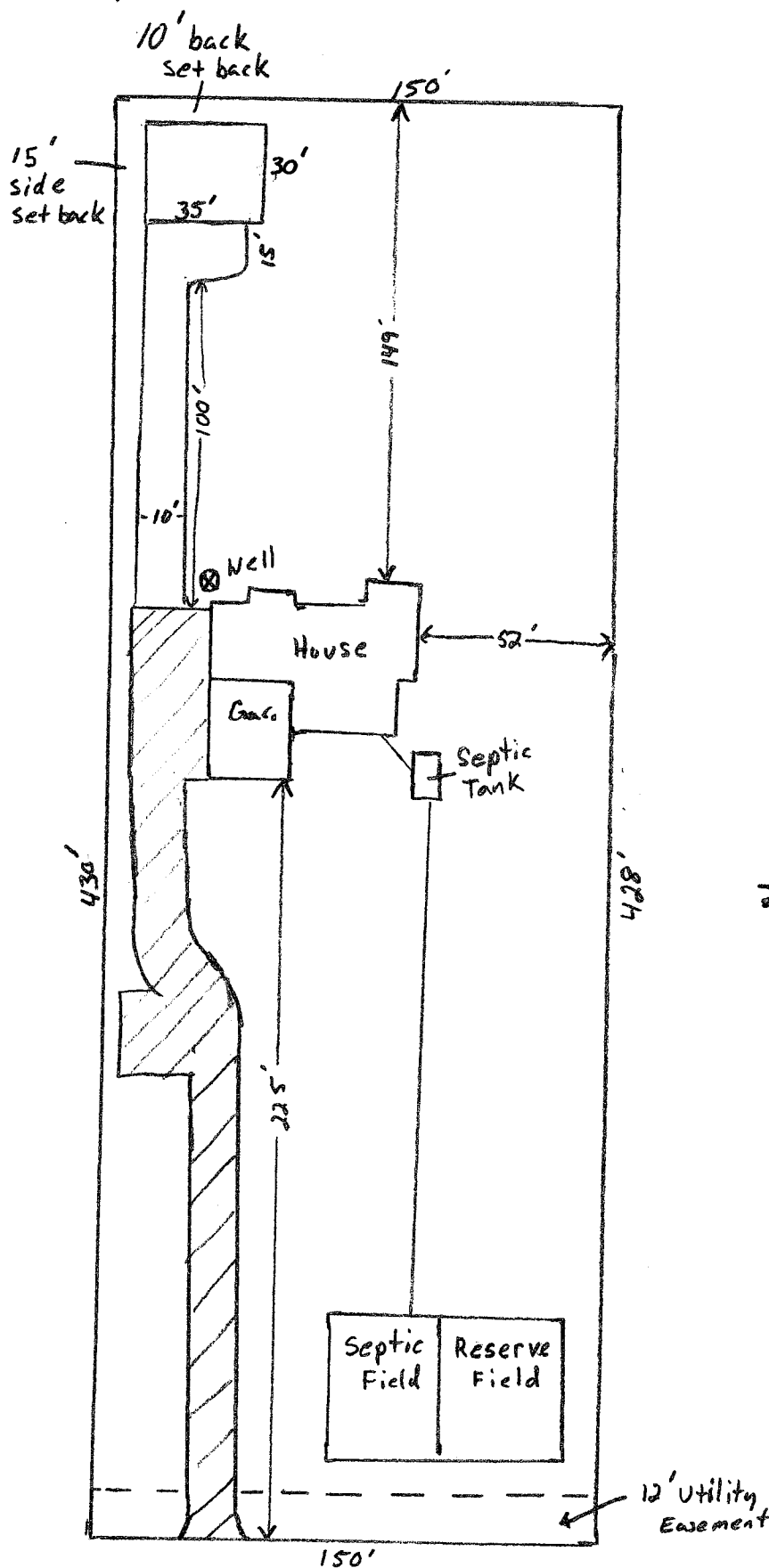
The requested variance will does not impact, interfere or discourage any development or use of adjacent properties or the neighborhood as a whole.

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: 8-14-2026 Signature: Mark Puchner



3592 Kipling Circle
 Howell, MI. 48843
 Lot 29 Novel Estates
 Genoa Township
 Livingston County, MI.

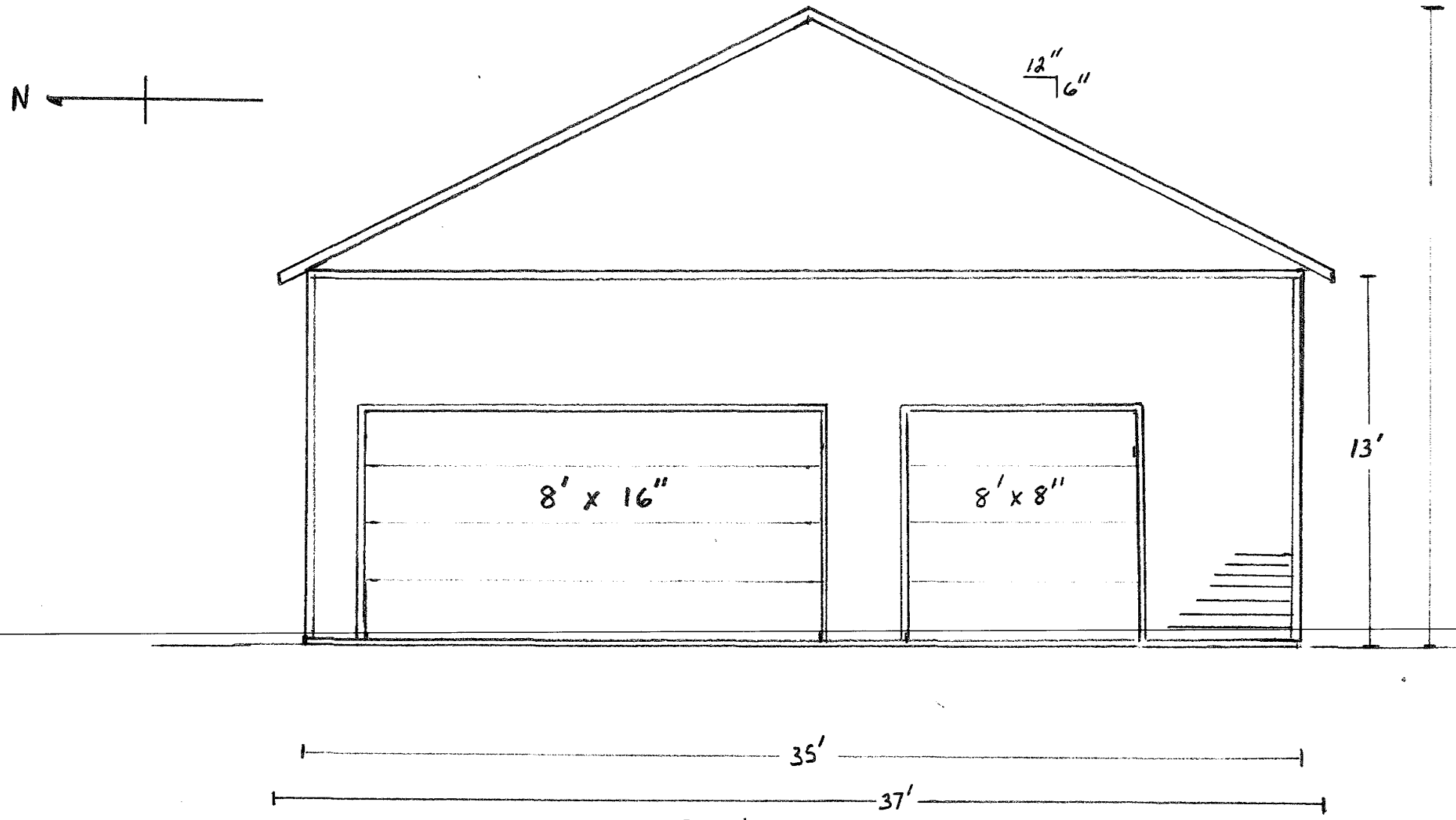
Property Owner:
 Michael Prodhomme
 3592 Kipling Circle
 Howell, MI 48843
 (734) 624-5293.

Scale: Approx 1" = 50'



3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates

Scale: ~ 1cm = 1ft.

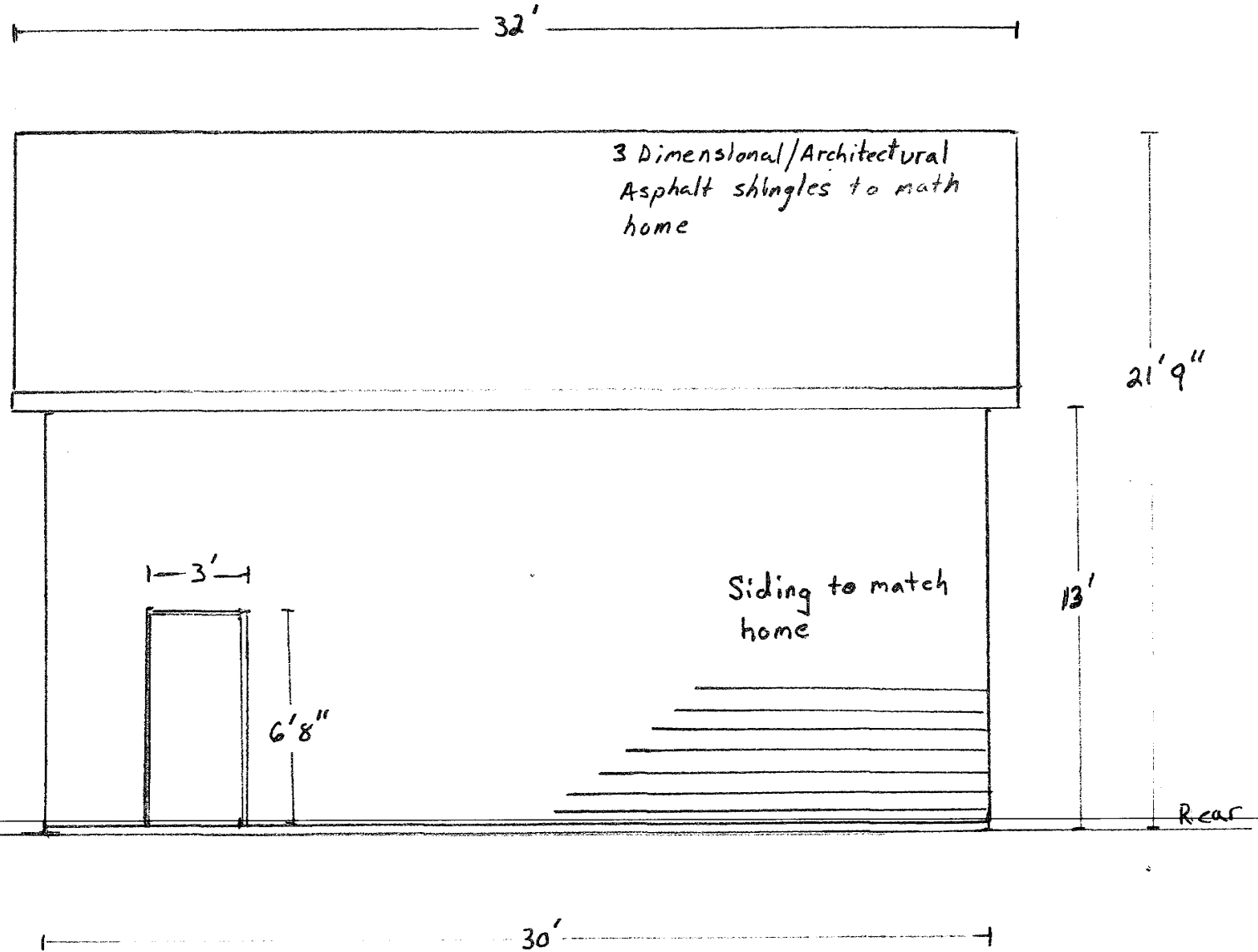


(Rear view is the same
without doors)

3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates

Side view

Scale: 1cm = 1ft.



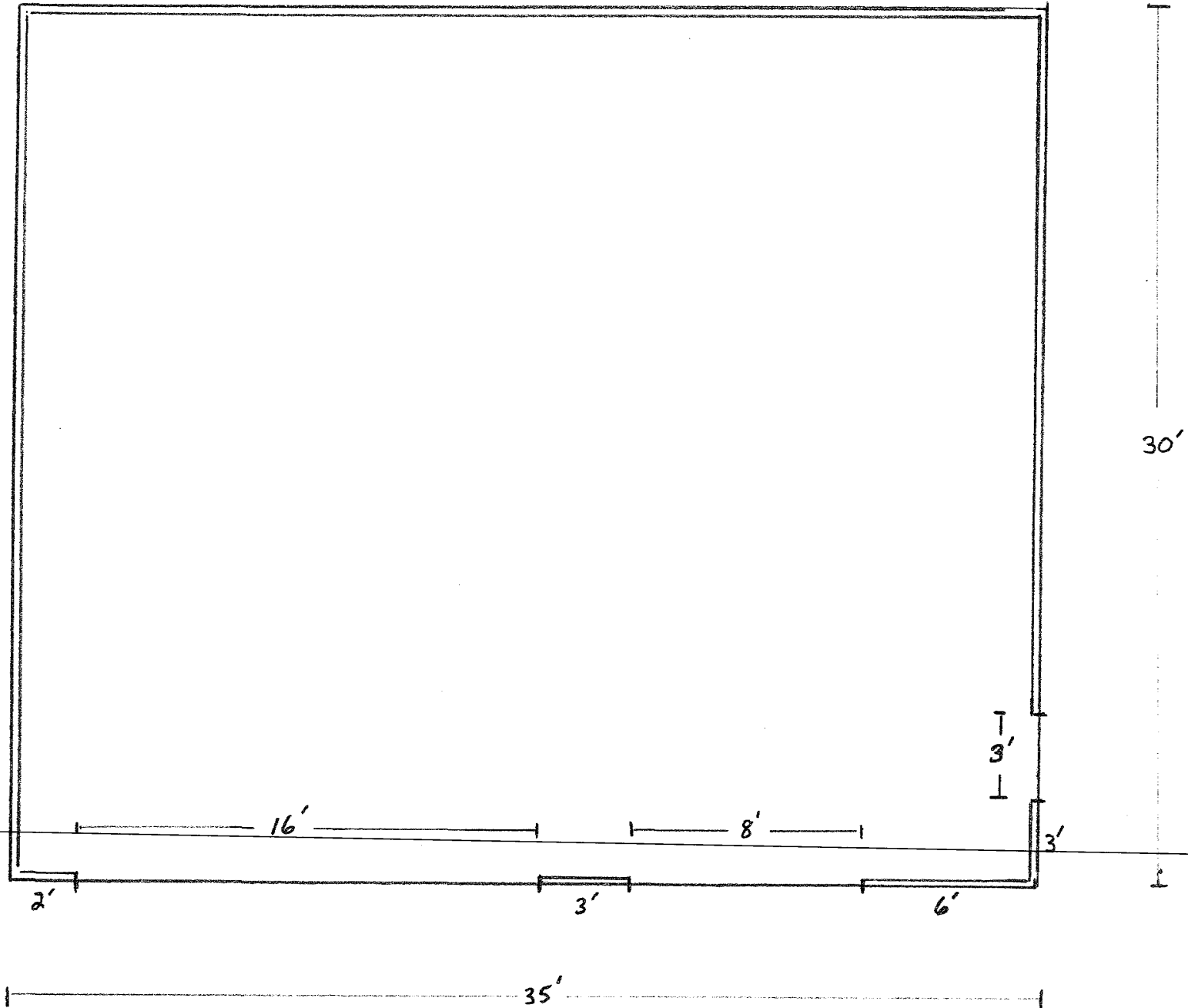
(South side view, North side
same without door)

3592 Kipling Circle
Howell, MI. 48843
Lot 29 Novel Estates

Foundation Plan

Scale: 1 cm. = 1 ft.

N ←





MEMORANDUM

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

RE: ZBA 26-15

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

STAFF REPORT

File Number: ZBA#26-15
Site Address: 3592 Kipling Circle
Parcel Number: 4711-19-302-029
Parcel Size: 1.47 Acres
Applicant: Michael Prudhomme, Owner
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a side & rear yard setback variance to construct a new accessory building.
Zoning and Existing Use: RPUD (Residential Planned Unit Development)
Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 30, 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 home was built in 1998.
- The parcel is serviced by well & septic.
- See Assessing Record Card.
- The sign location has been reviewed by the Utility Director

Summary: The applicant is requesting a side & rear yard setback to construct a new accessory building. Per the PUD agreement for Novel Estates, all structures must comply with the same setbacks as the principal buildings.

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:

Section 3.04.01 Residential Schedule of Area and Bulk Requirements.

Novel Estates RPUD	<u>SIDE Yard Setback</u>	<u>REAR Yard Setback</u>
SETBACK	30'	80'
PROPOSED SETBACK	15'	10'
VARIANCE REQUEST	15'	70'

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 required setback would create a practical difficulty by significantly limiting the reasonable placement of the proposed detached accessory building. The rear corner provides the most practical location without requiring extensive excavation or placing the building in the center of the yard directly behind the existing home. Additionally, staff found that at least five variances for detached accessory buildings have historically been approved within the surrounding neighborhood, demonstrating that similar relief has previously been determined to be appropriate under comparable circumstances. Granting the requested variance would allow reasonable use of the property while maintaining the character of the neighborhood and would provide substantial justice by treating the property consistently with similarly situated properties.
- (b) Extraordinary Circumstances** – Due to the topography of the lot, the rear corner is the most feasible location for the proposed building without requiring extensive excavation or placing the building directly behind the existing home and within the center of the yard.
- (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.
- (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. The structure shall be guttered with downspouts.



3592

Sat Jul 25 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.				
PRUDHOMME JILL & MICHAEL	PRUDHOMME MICHAEL	100	12/23/2022	QC	21-NOT USED/OTHER	2023R-000804	BUYER/SELLER					
WHR GROUP, INC	PRUDHOMME JILL & MICHAEL	349,900	07/17/2015	WD	21-NOT USED/OTHER	2015R-023532	BUYER/SELLER	100.00				
VRSEK GARY & DENISE	FEDERMEYER MARK & JACKIE	325,000	11/21/2012	WD	03-ARM'S LENGTH	2012R-044047	BUYER/SELLER	100.00				
CHAIREZ, GABRIEL	VRSEK GARY & DENISE	440,000	02/16/2005	WD	03-ARM'S LENGTH	4743/0597	BUYER/SELLER	100.00				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RPUD	Building Permit(s)		Date	Number	Status			
3592 KIPLING CIR		School: HOWELL PUBLIC SCHOOLS			HOME		04/15/1997	97-131	NO START			
Owner's Name/Address		P.R.E. 100% 07/17/2015										
PRUDHOMME MICHAEL 3592 KIPLING CIR HOWELL, MI 48843-7462		MAP #:										
		2027 Est TCV 601,592 TCV/TFA: 220.44										
		X	Improved	Vacant	Land Value Estimates for Land Table 4046.4046 NOVEL ESTATES							
Tax Description		Public Improvements			* Factors *							
Sec 19 T2n R5e Novel Estates Lot 29		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> A SITE VALUE			90000 100			90,000	
					0.00 Total Acres			Total Est. Land Value =			90,000	
		Topography of Site			Land Improvement Cost Estimates							
					Description		Rate	Size	% Good	Cash Value		
					D/W/P: 3.5 Concrete		8.18	365	42	1,254		
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Total Estimated Land Improvements True Cash Value = 1,254							
		X	REFUSE		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2027	45,000	255,800	300,800			232,340C	
		LM	07/22/2013	REVIEWED R	2026	45,000	253,500	298,500			232,340C	
					2025	42,500	254,700	297,200			226,232C	
					2024	35,000	241,400	276,400			219,430C	

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 1 Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 455	Type CCP (1 Story) Treated Wood	Year Built: Car Capracity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: BC		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small			X Forced Heat & Cool Heat Pump No Heating/Cooling		Class: BC Effec. Age: 18 Floor Area: 2729 Total Base New: 737,397 Total Depr Cost: 604,666 Estimated T.C.V.: 510,338		E.C.F. X 0.844		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1998	Remodeled 0	Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets X Many Ave. Few		Cost Est. for Res. Bldg: 1 Single Family BC		Cls BC		Blt 1998									
Condition: Good		(6) Ceilings		(7) Excavation Basement: 1945 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softner, Auto Softner, Manual Solar Water Heat No Plumbing Extra Toilet 2 Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		(8) Basement		(9) Basement Finish 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 Basement, Outside Entrance, Below Grade		Plumbing 3 Fixture Bath 2 Fixture Bath Extra Sink Separate Shower		Water/Sewer Septic System - MI Well, 200 Feet		Deck Treated Wood		Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost		<<<<< Calculations too long. See valuation printout for complete pricing. >>>>>			
Basement 1st Floor 2nd Floor 4 Bedrooms		(10) Floor Support Joists: Unsupported Len: Cnts.Sup:							Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
(1) Exterior		(7) Excavation		(8) Basement			(13) Plumbing		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			(13) Plumbing		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
X	Insulation	(7) Excavation		(8) Basement			(13) Plumbing		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
(2) windows		(7) Excavation		(8) Basement			(13) Plumbing		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
X	Many Ave. Few	X	Large Ave. Small	(8) Basement			(13) Plumbing		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
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		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
(3) Roof		(8) Basement		(9) Basement Finish			(14) Water/Sewer		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					
X	Ashphalt Shingle Chimney: Brick	(9) Basement Finish		(10) Floor Support			(14) Water/Sewer		Total: 527,001 432,140		2 14,214 11,655 1 4,762 3,905 2 2,928 2,401 1 2,878 2,360		1 5,863 4,808 1 12,884 10,565		455 7,817 6,410		624 41,758 34,242					



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

Case # 26-16 Meeting Date: Sept 15, 2026 @ 6:30 pm

☒ PAID Variance Application Fee

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

Applicant/Owner: Mitts LLC Email: [REDACTED]

Property Address: 5776 E. Grand River Ave Howell, MI Phone: [REDACTED]

Present Zoning: GC - General Commercial Tax Code: 4711-10-400-007

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: An 8' variance to the 10' side yard setback requirement
for parking spaces as set forth by Article 7, Section 7.03.

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.

Please see attached.

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.

Please see attached.

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.

Please see attached.

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.

Please see attached.

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: 8-12-26

Signature: Gary E. White

5776 E. Grand River Avenue – Attachment to Variance Application

Project Narrative:

The subject property contains an existing 7,124 SF commercial building and a paved parking area with 9 parking spaces. The existing building is currently vacant. Schultz Outfitters is proposing to repurpose the existing building for use as a fishing fly and tackle shop. The existing 9 parking spaces are sufficient for the operation of Schultz Outfitters as their current facility located in Ypsilanti operates with just 3 parking spaces. However, Article 14, Section 14.04 of the Genoa Township Zoning Ordinance requires 23 parking spaces for the proposed use. The subject property is 150.0' wide by 217.8' deep and is zoned GC – General Commercial. The existing building is 70.6' wide and 100.9' deep and is located near the center of the property. The existing front setback is 46.3' from the Grand River right of way and therefore parking is not permitted in the front yard per Article 7, Section 7.03 of the Genoa Township Zoning Ordinance. Per the zoning ordinance, all parking must be located to the side or rear of the building. There is just enough room on the subject property to fit (5) parallel parking spaces along the west side of the building, (13) 90-degree parking spaces along the rear of the property and (5) parallel spaces along the east side of the building to provide the total required 23 spaces.

The existing setback along the east side of the building is 34.5' which provides enough room for a 20' wide one-way drive aisle / fire lane and 1 row of 9' wide parallel parking spaces. The existing bituminous drive aisle on the east side of the building is 28.5' wide and is setback 2' from the east property line and 4' from the building. The applicant is proposing the widen the drive aisle by 6" toward the building to provide the necessary 29' pavement width while maintaining the existing 2' setback to the east property line. If the parallel parking spaces were to be located on the building side of the existing drive aisle, outside of the side yard parking setback, they would encroach into the Brighton Area Fire Department's required clear turning radius area for emergency vehicles. Therefore, it is necessary to locate the parallel parking spaces on the outside of the existing drive aisle within the 10' side yard parking setback in order to meet the Brighton Area Fire Department turning radius requirements.

Practical Difficulty / Substantial Justice:

The subject property contains an existing commercial building located within a General Commercial Zoning District. The existing building was lawfully developed in accordance with the regulations that were in place at the time of construction. Under the current zoning ordinance, only 18 parking spaces can be developed on the subject property without a variance. However nearly all permitted and allowable special uses for the general commercial zoning district that could reasonably be considered for this facility would require more than 18 parking spaces. A bank would require 37, a business, professional or municipal office requires 24, a medical office requires 36, a full retail use requires 29 and a health club requires 36. Strict compliance with Article 7, Section 7.03 would render the existing building relatively useless. The proposed use for this building is a mix of retail and warehouse use that requires 23 parking spaces per Article 14, Section 14.04. Granting of the variance would allow for a reasonable use of the existing building that is compatible with the surrounding area.

Extraordinary Circumstances:

The building is existing. The east side drive aisle is existing and has an existing setback of 2' from the east property line. The side yard parking setback per Article 7, Section 7.03 of the Genoa Township Zoning

Ordinance conflicts with the Brighton Area Fire Department requirements for emergency vehicle clear turning radius on this property. There is not enough room on the east side of the building to construct a drive aisle and parallel parking spaces that meets the requirements of the Genoa Township Zoning Ordinance while also satisfying the requirements of the Brighton Area Fire Department and the International Fire Code. There is no other location available on-site to construct the additional 5 parking spaces without a variance. The need for additional parking is set forth by the Zoning Ordinance, not for operation of the proposed use.

Public Safety and Welfare:

Granting of the variance will allow for parking spaces to be located on existing pavement. No reduction in the existing side setback between the existing bituminous pavement and the east side property line is proposed. Granting of the variance will not result in the construction of any vertical improvements and will not have any impact of the supply of light or air to adjacent properties and will have no impact on the traffic on public streets. Granting of the variance will allow for a one-way drive aisle and fire lane that meets the requirements of the International Fire Code and the Brighton Area Fire Department while providing the required number of parking spaces set forth by the Genoa Township Zoning Ordinance and is therefore in the best interest of public safety.

Impact on Surrounding Neighborhood:

The adjacent properties are fully developed. An existing banquet hall is located to the west and south. A marine sales and service center is located to the east. To the north across Grand River Avenue are lake access residential properties. The proposed use is a fishing fly and tackle shop which is an obvious compatible use with boat sales and service and lake access residential uses. The owner/operator of the tackle shop has been in discussion with the banquet hall regarding use of the banquet facility for fishing shows and expos. Granting the variance will allow for the existing building to be occupied by a compatible use that will have a positive impact on the existing adjacent uses.

The subject property and the adjacent property to the east are owned by the same entity. There is an existing fence along the east property line that separates the 2 properties. Directly adjacent to the proposed parallel parking spaces is a +/-14' wide greenbelt with a drainage swale. East of the greenbelt is an existing building utilized for boat sales and display. There are no windows or doors on the west side of the adjacent building along the proposed parallel parking spaces. There is existing pavement in the area of the proposed parallel parking spaces. Granting of the variance will not create a negative impact on the adjacent property to the east.

The adjacent property to the west and south is fully screened from the subject property with a combination of existing opaque fencing, trees and shrubs. None of the proposed parking spaces are visible from the adjacent banquet hall. Granting of the variance will not create a negative impact on the adjacent property to the west and south.

The adjacent property to the north is located across a 5-lane public road. There are no proposed site improvements on the north end of the property except for additional landscaping. Granting of the variance will not create a negative impact on the adjacent property to the north.



August 17, 2026

Ms. Amy Ruthig, Planning Director
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Re: **Schultz Outfitters**
5776 East Grand River Avenue
Variance Application

Dear Ms. Ruthig,

Please find enclosed the following documentation for the above referenced project:

- One (1) Variance Application
- One (1) check in the amount of \$395 for application fees
- One (1) hard copy of the Dimensional Site Plan
- One (1) flash drive with an electronic copy of the Dimensional Site Plan in PDF format

Mitts LLC. is requesting a variance to Article 7, Section 7.03 for parcel 4711-10-400-007 located at 5776 East Grand River Avenue to allow for a 2' side yard setback for parking spaces. We are submitting the enclosed documents for review and consideration at the September 15, 2026 ZBA meeting. If you have any questions or should you require additional information and/or documentation, please contact us at your convenience.

Respectfully,

DESINE Inc.

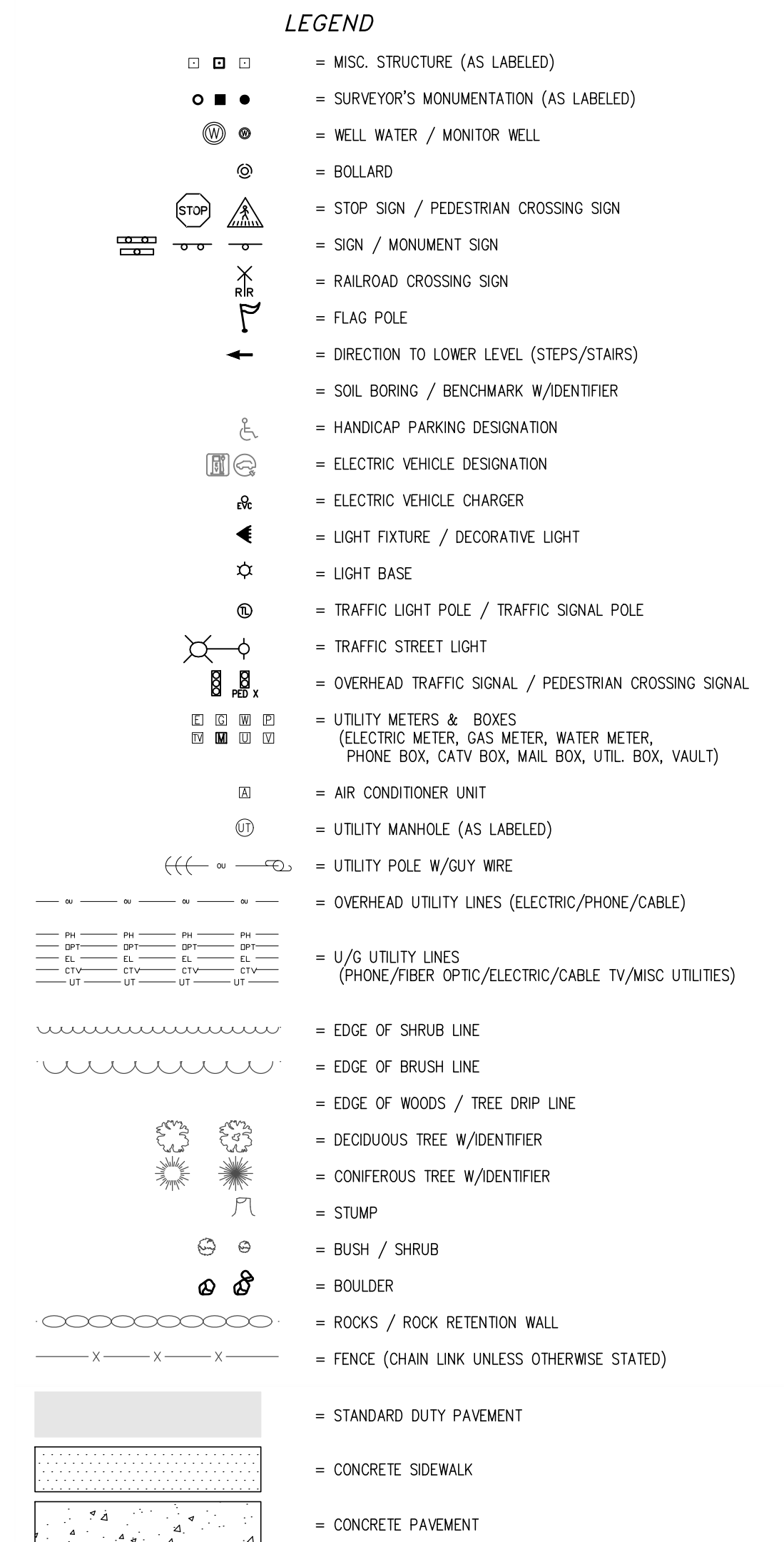
Christopher A. Grzenkowicz, P.E.

cc: Mr. Gary Mitter / Mitts LLC

265156/Schultz TWNP VA Sub Ltr.081726

10' side
2' request

variance of 8'
for parking
expansion.



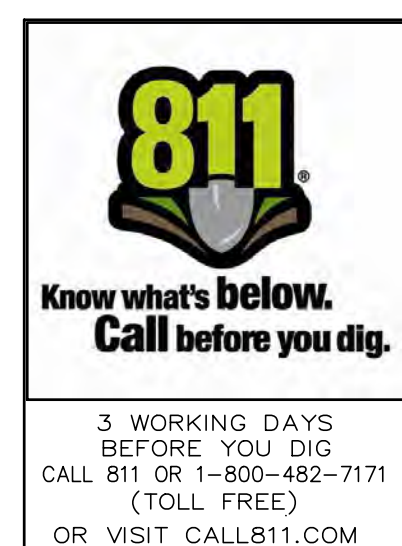
SITE DATA:	
PARCEL No.:	4711-10-400-007
ADDRESS:	5776 E. GRAND RIVER
ZONING:	GC - GENERAL COMMERCIAL
SITE AREA:	0.74 ACRES
LOT WIDTH:	150.00'
SETBACKS:	<u>REQUIRED</u> <u>PROVIDED</u>
FRONT:	35' 46.3'
SIDE:	15' 44.7'
SIDE:	15' 34.5'
REAR:	50' 68.0'

EXISTING USE:	VACANT		
PROPOSED USE:	RETAIL / WAREHOUSE		
	<u>MAXIMUM</u>	<u>EXISTING</u>	<u>PROPOSED</u>
BUILDING COVERAGE:	35.0%	22.0%	22.0%
IMPERVIOUS COVERAGE:	75.0%	70.6%	71.2%

PARKING REQUIREMENTS:	
REQUIRED:	
WAREHOUSE USE	= 1 SPACE PER 1,500 SF GFA = 1,650 SF x 1 SPACE / 1,500 SF = 1.1 SPACES
RETAIL USE	= 1 SPACE PER 250 SF GFA = 5,474 SF x 1 SPACE / 250 SF = 21.9 SPACES
TOTAL REQUIRED	= 23 SPACES
PROPOSED	= 18 SPACES
BANKED	= 8 SPACES (REPLACES 3 EXISTING SPACES)
TOTAL AVAILABLE	= 23 SPACES

SITE DEVELOPMENT NOTES:

1. A Knox Box shall be installed on the exterior building wall at the front entrance in accordance with the Brighton Area Fire Department requirements.
2. The existing swing gates are to be secured with Knox Padlocks in accordance with the Brighton Area Fire Department requirements.



DESINE INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

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

SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

SITE PLAN

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
OWELL, MICHIGAN, 48843
517-548-5122

SCALE: 1in. = 20ft.
PROJECT No.: 265156
DWG NAME: 5156 SP
ISSUED: **AUG. 17, 2026**

SP1



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: September 8, 2026
RE: ZBA 26-16

STAFF REPORT

File Number: ZBA#26-16

Site Address: 5776 E. Grand River

Parcel Number: 4711-10-400-007

Parcel Size: 0.957 Acres

Applicant: Mitts LLC

Property Owner: Mitts LLC

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a side yard setback variance request to allow for additional parking spaces.

Zoning and Existing Use: GCD (General Commercial District)

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday August 30, 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 commercial building was built in 1966.
- The parcel is serviced by municipal sewer & water
- See Assessing Record Card.
- Brighton Area Fire has reviewed Site Plan

Summary: The applicant is requesting a side yard setback variance to allow for additional parking for a proposed new business. The amount of spaces the parking lot currently has may be sufficient however, Article 14.04 requires 23 spaces for the proposed use.

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:

Table 7.03.01	
DIMENSIONAL STANDARDS – COMMERCIAL DISTRICTS	
	Minimum Yard Setbacks – ^{(d)(e)(f)}
District	Parking Lot
General Commercial District (GCD)	10 ft side and rear
Requested Side yard Setback	2 ft side yard
Variance Requested	8 ft side yard

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 having enough parking for the use. Granting of the requested variance does provide substantial justice or a substantial property right similar to that possessed by other businesses in this zoning district. The existing building was once conforming to the ordinance at the time it was constructed however, most allowable uses for this district would require more parking than what the property currently has.
- (b) **Extraordinary Circumstances** –The subject property possesses an irregular and angled lot configuration, with an existing principal structure occupying a substantial portion of the parcel. The relationship between the existing building, property boundaries, access points, and required vehicle circulation results in limited usable area for parking. Strict application of the required side-yard setback would substantially reduce the functional parking area and would create practical difficulties in maintaining reasonable access and circulation on the site. These conditions are peculiar to the physical configuration and existing development of the property and are not the result of the applicant's actions. This issue 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. Further, relocating these spaces out to 2' from the property line creates parking spaces that do not encroach into the Brighton Area Fire Departments clear turning radius.
- (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. Applicant must obtain Site Plan Approval through Planning Commission.
2. Applicant must close off connection to adjacent property at 5796 Grand River.
3. No outside sales or storage.

E Grand River Ave

5796 5776

5796

5768

Sat Jul 25 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.				
JESS HOLDING COMPANY LLC	MITTS LLC	665,450	07/11/2023	WD	03-ARM'S LENGTH	2023R-013314	BUYER/SELLER	100				
GUBALA, THOMAS & PATRICIA	JESS HOLDING COMPANY LLC	600,000	03/23/2006	WD	03-ARM'S LENGTH	5069/0955	BUYER/SELLER	100.00				
GUBALA, THOMAS & PATRICIA		0	12/20/1995	QC	21-NOT USED/OTHER	1995-0275	BUYER/SELLER					
GUBALA, THOMAS & PATRICIA		0	12/20/1995	QC	21-NOT USED/OTHER	1995-?276	BUYER/SELLER					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: GCD	Building Permit(s)		Date	Number	Status			
5776 E GRAND RIVER		School: HOWELL PUBLIC SCHOOLS			TENANT BUILD-OUT		08/25/2026	PW26-130				
Owner's Name/Address		P.R.E. 0%			Parking Lot Improvements		06/07/2024	P24-087				
MITTS LLC 5796 E GRAND RIVER AVE HOWELL, MI 48843-9106		MAP #: V25-01			Commercial		09/05/2023	P23-153	7 FINAL BLDG			
		2027 Est TCV 551,175 TCV/TFA: 78.74			Other: See work Description		04/18/2019	PW19-051				
		X	Improved	Vacant	Land Value Estimates for Land Table 2003.2003 COMMERCIAL LAND							
Tax Description		Public Improvements			* Factors *							
SEC 10 T2N R5E COM SE COR, TH N2*W 800 FT, TH N66*W 879 FT TO POB, TH N66*W 150 FT, TH S23*W 217.8 FT, TH S66*E 150 FT, TH N23*E 217.8 FT TO POB .75 AC M/L CORR 11/88		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
					E/W MAIN CORR	150.00	278.00	1.0000	1.0000	1400	100	210,000
		Comments/Influences					150 Actual Front Feet, 0.96 Total Acres		Total Est. Land Value =		210,000	
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: Asphalt Paving	3.25		14600 51		24,199		
					Total Estimated Land Improvements True Cash Value = 24,199							

Desc. of Bldg/Section Calculator Occupancy Stores - Retail										Cost Estimates for Commercial/Industrial Building/Section: 1										Built 1966																			
Class: C										Construction Cost										Costs are taken from the Stores - Retail cost schedules.																			
Floor Area: 7,000										Fa High Fa Above Ave. Fa Ave. Fa Low										<<<<<< Calculator Cost Computations >>>>>>																			
Gross Bldg Area: 7,000										** ** Calculator Cost Data ** **										Class: C Quality: Low Cost																			
Stories Above Grd: 1										Quality: Low Cost										Stories: 1 Story Height: 11 Perimeter: 340																			
Average Sty Hght: 11										Heat#1: Space Heaters, Gas with Fan 84%										Base Rate for Upper Floors = 77.29																			
Bsmnt Wall Hght: 0										Heat#2: Package Heating & Cooling 16%										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.35 84%																			
Depr. Table : 2.5%										Ave. SqFt/Story: 7000										(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.20 16%																			
Effective Age : 20										Ave. Perimeter: 340										Combined Heating System adjustment: 6.566 100%																			
Physical %Good : 60										Has Elevators: False										Adjusted Square Foot Cost for Upper Floors = 83.856																			
Func. %Good : 100										*** Basement Info ***										Total Floor Area: 7,000 Base Cost New of Upper Floors = 586,992																			
Economic %Good : 100										Area:										Reproduction/Replacement Cost = 586,992																			
1966 Year Built										Perimeter:										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0																			
0 Remodeled										Type:										Total Depreciated Cost = 352,195																			
0 Overall Bldg Height										Heat: Hot Water, Radiant Floor										ECF (2014 MAIN COMMERCIAL) 0.900 => TCV of Bldg: 1 = 316,976																			
Comments:										* Mezzanine Info *										Replacement Cost/Floor Area= 83.86 Est. TCV/Floor Area= 45.28																			
										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:																													
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																			
										Total Fixtures										Fa Average Fa Average																			
(3) Frame:										3-Piece Baths										Fa Many Fa Many																			
										2-Piece Baths										Fa Unfinished Fa Unfinished																			
										Shower Stalls										Fa Typical Fa Typical																			
										Toilets										Fa Typical Fa Typical																			
(4) Floor Structure:																				Fa Flex Conduit Fa Incandescent										(40) Exterior wall:									
																				Fa Rigid Conduit Fa Fluorescent																			
																				Fa Armored Cable Fa Mercury										Thickness Bsmnt Insul.									
										(9) Sprinklers:										Fa Non-Metallic Fa Sodium Vapor																			
																				Fa Bus Duct Fa Transformer																			
(5) Floor Cover:																				(13) Roof Structure: Slope=																			
										(10) Heating and Cooling:																													
										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
Regular Meeting
August 18, 2026**

MINUTES

Call to Order

Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Marianne McCreary, Craig Fons, Michele Kreutzberg, Bill Rockwell, and Rick Soucy.

Also present was Zoning Official Carrie Aulette and one person in the audience.

Introductions

The members of the Board and staff introduced themselves.

Conflict of Interest

Board Member Fons stated he does business with W4 Signs but he can be fair and impartial. All members agreed.

Approval of the Agenda

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

Call to the Public

call to the public was made at 6:32 pm with no response.

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.

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

New Business

2. 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.

Mr. Anthony Marinelli, a representative of the building owner, stated when the building was purchased, there was a pole sign there. When the parking lot was being installed in the front, the sign was hit and broke. The replacement sign cannot be placed outside of the ROW because it would be in their parking lot. They would like to put up a sign that will be lit up at night. There would be eight tenant names on the sign. There were two options shown in the packet. Ms. Aulette stated Option B meets the height ordinance, but it would be close to the road.

Board Member Fons recommended relocating the sidewalk closer to the parking lot and installing the shorter sign so it can be placed as far from the road as possible.

The board and Mr. Marinelli discussed which portion of the sidewalk should be moved, a possible different location of the sign, and a variance for a taller sign.

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

Chairperson McCreary suggested the applicant revise the plans as discussed this evening and return to the board.

Moved by Board Member Kreutzberg, supported by Board Member Soucy, to table Case #26-14 until the September 15, 2026 ZBA meeting at the petitioner's request. **The motion carried unanimously.**

Administrative Business:

1. Approval of minutes for the July 14, 2026 Zoning Board of Appeals meeting.

Moved by Board Member Soucy, supported by Board Member Kreutzberg, to approve the minutes of the July 14, 2026 Zoning Board of Appeals meeting as submitted. **The motion carried unanimously.**

2. Correspondence

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

3. Member Discussion

Chairperson McCreary forwarded an email to the board members regarding a free Zoom webinar on non-conforming uses. It will be on September 24 from 12 pm - 1 pm.

Genoa Township Zoning Board of Appeals Meeting
August 18, 2026
Unapproved Minutes

Board Member Soucy provided details of the August election.

4. Adjournment

Moved by Board Member Rockwell, supported by Board Member Fons, to adjourn the meeting at 7:09 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

DRAFT