ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, JUNE 5, 2007
7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Jan Haggerty Bill Shoemaker Richard Steenland
ABSENT:		Robert Taylor (excused)
OTHERS PRESENT:	City Manager	Stephen Truman
	City Clerk	Rae Oldaugh
	City Attorney	Tim Tomlinson

Mayor Harold Haugh called the meeting to order at 7:03 p.m. with the Pledge of Allegiance.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to excuse absent Board Member Robert Taylor.
MOTION CARRIED UNANIMOUSLY

Mayor Harold Haugh explained to the petitioner that due to the absence of Board Member Taylor the Board does not have a full seven members; therefore, the petitioner may have the requests tabled.

I. ROUTINE MATTERS

- Approval of minutes of meeting held May 15, 2007.

BOARD MEMBER SALVATORE AIUTO moved, BOARD RICHARD STEENLAND seconded to approve minutes of meeting held May 15, 2007.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to add an array on an existing pole with three (3) panel antennas on the property at 25800 Gratiot, SAC Wireless, Alec Broadus, petitioner.

Alec Broadus of SAC Wireless, 2342 John R #105, Troy, was present to answer questions for the Board. Mr. Broadus wished to proceed with the request this evening.

Board Members Salvatore Aiuto and John Chirkun asked Mr. Broadus a series of questions regarding this request.

Board Member Richard Steenland asked City Attorney Tim Tomlinson who would be responsible for removing this antenna if the petitioner was no longer in business. Mr. Tomlinson responded that the petitioner may have a clause regarding removal in the lease with the tower owner.

Board Member Jan Haggerty asked Mr. Broadus if the broad band service they place on this tower will interfere with the other arrays; Mr. Broadus responded that the broad band service will not interfere with the existing arrays.

Mayor Harold Haugh asked City Manager Stephen Truman if the Board denied this request would the petitioner have the option to construct a new tower; Mr. Truman stated that the Zoning Ordinance is written that companies must first research towers in the area to determine whether they are able to add an array to the existing tower.

Board Member Bill Shoemaker asked Mr. Truman why no other companies have co-located on these existing tower. Mr. Truman responded that this tower has existing co-locations.

Board Member Chirkun asked Mr. Broadus what the service will cost a Roseville resident; Mr. Broadus was unsure of the cost.

City Clerk Rae Oldaugh received no correspondence on this request.

No one from the public wished to be heard.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to close the public hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER SALVATORE AIUTO seconded to adopt the resolution to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists. The size of the proposed antenna array will be more harmonious than installation of a new tower.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

REQUEST PERMISSION TO ADD AN ARRAY ON AN EXISTING POLE WITH THREE (3) PANEL ANTENNAS ON THE PROPERTY AT 25800 GRATIOT AVENUE, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-20-305-009 VAR. #1307

will be in harmony with the general purpose and intent of Ordinance No. 1202 Section 1903-7-e(4) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to add an array on an existing pole with three (3) panel antennas on the property at 29950 Little Mack, SAC Wireless, Alec Broadus, petitioner.

Alec Broadus of SAC Wireless, 2342 John R #105, Troy, was present to answer questions for the Board. Mr. Broadus wished to proceed with the request this evening.

City Clerk Rae Oldaugh received no correspondence on this request.

No one from the public wished to be heard.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JAN HAGGERTY seconded to close the public hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the resolution to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists. The size of the proposed antenna array will be more harmonious than installation of a new tower.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

REQUEST PERMISSION TO ADD AN ARRAY ON AN EXISTING POLE WITH THREE (3) PANEL ANTENNAS ON THE PROPERTY AT 29950 LITTLE MACK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-10-301-001 VAR. #1407

will be in harmony with the general purpose and intent of Zoning Ordinance NO. 1202 Section 1903-7-e (4) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER SALVATORE AIUTO seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:19 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Rae A. Oldaugh
City Clerk

PLEASE NOTE: A cassette tape of this meeting is on file in the City Clerk's Office for further information.