ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, NOVEMBER 20, 2007
7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Jan Haggerty Colleen McCartney Bill Shoemaker Robert Taylor
ABSENT:		None
OTHERS PRESENT:	City Manager	Stephen Truman
	City Clerk	Richard Steenland

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

I. ROUTINE MATTERS

- Approval of minutes of meeting held September 18, 2007.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to approve minutes of the meeting held September 18, 2007.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep streamers installed on light poles on the property at 30030 Groesbeck, Frank Navarro, petitioner.

Frank Navarro, owner AMC Auto, 30030 Groesbeck, appeared to answer questions for the Board.

Board Member Jan Haggerty asked Mr. Navarro how many streamers he has on site right now. Mr. Navarro stated he currently has two rows of banners and would like to expand to a third. Mr. Navarro will alternate between banners and streamers on the poles.

Board Member Robert Taylor asked the petitioner if he has any plans for inflatables on the property. Mr. Navarro does not have plans for inflatables on the property.

City Clerk Richard Steenland received no correspondence on this item.

No one from the public wished to be heard.

City Manager Stephen Truman asked Mr. Navarro if pennants or streamers will be placed on the poles. Mr. Navarro stated he would like approval for both pennants and streamers to be placed on the poles.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR 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 to keep streamers installed on light poles for a period of one year based upon the finding that a unique circumstance exists. The petitioner does not have a free standing sign to advertise his business. The following stipulation was placed on the approval:

The petitioner may alternate between streamers or banners on the poles; however, they may not have both streamers and banners on the poles together at the same time.

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 KEEP STREAMERS INSTALLED ON LIGHT POLES ON THE PROPERTY AT 30030 GROESBECK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-07-277-015 VAR. #3007

will be in harmony with the general purpose and intent of Ordinance No. 1125 Section 264-9 (B) 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 continue to park a recreational vehicle (motor home) in the driveway in the front of the home on the property at 27087 Lawnwood, Donald Syme Sr., petitioner.

Donald Syme, Sr., 27087 Lawnwood, appeared to explain this request to the Board.

Board Member Salvatore Aiuto asked Mr. Syme what his hope is in regard to selling the motor home. Mr. Syme replied that he wants to upgrade the inside of the trailer and he will not be able to work on the motor home until spring.

Mayor Harold Haugh commented on the number of letters the Board received against this request.

Board Member Robert Taylor asked City Manager Stephen Truman what steps the petitioner will have to take to comply with the ordinance. Mr. Truman responded that adjustments will have to be made to the property such as an addition to the driveway and removal of a fence so that the front of the vehicle is no closer than 26 feet from the sidewalk. The north side of the vehicle must be at least 5 feet away from the property line. If the vehicle is parked in this manner it will be in compliance with the ordinance.

Mr. Syme stated that he has two driveways and asked if he could use the other driveway to park the motor home in the second driveway. Mr. Truman responded that the vehicle will have to be 26 feet away from the sidewalk in the other driveway to comply with Code. Mr. Syme discussed the City Code and the layout of his property.

Board Member John Chirkun asked the petitioner if the motor home is licensed and insured. Mr. Syme responded that the vehicle is licensed and insured.

Board Member Taylor asked Mr. Syme if he would be able to park the vehicle 25 feet back if the fence was moved and a slab was poured. Mr. Syme replied that he would have to remove the pond and tear up the yard to do so.

Board Member Jan Haggerty asked Mr. Syme how much property is located in the back of the house. Mr. Syme responded that four feet of property exists in the back of the house.

Board Member Taylor asked Mr. Syme if he will be able to comply if the Board allowed a set number of days to comply with the ordinance. Mr. Syme stated that he would not be able to come up with the money to extend the driveway and he will have the motor home gone by the end of August 2008 if the Board allows him to keep the vehicle on the property.

City Clerk Richard Steenland received three letters in favor of this request and three letters in opposition to this request.

No one from the public wished to be heard.

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

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER JOHN CHIRKUN seconded to adopt the resolution denying the petitioner's request to continue to park a recreational vehicle (motor home) in the driveway in the front of the home due to the fact that no undue hardship, unique circumstance or practical difficulty exists, or if it does, it was directly caused by the petitioner's actions. The finding is based upon the fact that parking of the motor home in front of the yard is not in harmony with the surrounding neighborhood. The petitioner shall have three months to remove the motor home from the property.

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 CONTINUE TO PARK A RECREATIONAL VEHICLE (MOTOR HOME) IN THE DRIVEWAY IN THE FRONT OF THE HOME ON THE PROPERTY AT 27087 LAWNWOOD, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-16-354-037 VAR. #3107

will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304-3 and will be injurious to the neighborhood or otherwise detrimental to the pubic welfare and is hereby denied.
MOTION CARRIED

Board Member Bill Shoemaker
OPPOSED

III. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:33 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
RICHARD M. STEENLAND
City Clerk