

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, October 15, 2013
7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	John Chirkun
	Mayor Pro Tem	Robert Taylor
	Board Member	Salvatore Aiuto
		Jan Haggerty
		Colleen McCartney
		Bill Shoemaker

OTHERS PRESENT:

City Clerk	Richard M. Steenland
City Manager	Scott A. Adkins
City Attorney	Tim Tomlinson

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held September 17, 2013.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the minutes of meeting held September 17, 2013.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration to allow drive through stacking and bypass lane to encroach into required rear yard and side yard setback on the property at 19571 12 Mile, A & J Fuel Mart Inc., petitioner.

Adana Ahari, architect of the building appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER SALVATORE AIUTO seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, MAYOR PRO TEM ROBERT TAYLOR seconded to allow drive through stacking and bypass lane to encroach into required rear yard and side yard setback on the property at 19571 12 Mile, A & J Fuel Mart Inc.

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:

PERMISSION TO ALLOW DRIVE THROUGH STACKING AND BYPASS LANE TO ENCROACH INTO REQUIRED REAR YARD AND SIDE YARD SETBACK ON THE PROPERTY AT 19751 12 MILE, ROSEVILLE, MI 48066.

PERMANENT PARCEL NO. 14-09-451-042

VAR. #2213

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1800 (q) & (j) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration to provide less than the required landscape lawn panel on the property at 19751 12 Mile A & J Fuel Mart Inc., petitioner.

Adana Ahari, architect of the building appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER JAN HAGGERTY seconded to grant the variance to provide less than the required landscape lawn panel on the property at 19751 12 Mile, A & J Fuel Mart Inc.

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:

PERMISSION TO PROVIDE LESS THAN THE REQUIRED LANDSCAPE LAWN PANEL ON THE PROPERTY AT 19751 12 MILE, ROSEVILLE, MI 48066

PERMANENT PARCEL NO. 14-09-451-042

VAR. #2313

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2212 (1) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration to install 8.3 foot candles of lighting intensity under canopy on property at 19751 12 Mile, A & J Fuel Mart Inc., petitioner.

Adana Ahari, architect of the building appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to install 8.3 foot candles of lighting intensity under canopy on property at 19751 12 Mile, A & J Fuel Mart Inc.

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:

PERMISSION TO INSTALL 8.3 FOOT CANDLES OF LIGHTING INTENSITY UNDER CANOPY ON THE PROPERTY AT 19751 12 MILE, ROSEVILLE, MI 48066.

PERMANENT PARCEL NO. 14-09-451-042

VAR. #2413

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2305 (1)a(7) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

4. Public Hearing and Board consideration to provide less than the required number of parking spaces on the property at 19751 12 Mile, A & J Fuel Mart Inc., petitioner.

Adana Ahari, architect of the building appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER MICHAEL SWITALSKI moved, BOARD MEMBER JAN HAGGERTY seconded to provide less than the required number of parking spaces on the property at 19751 12 Mile, A & J Fuel Mart Inc.

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:

PERMISSION TO PROVIDE LESS THAN THE REQUIRED NUMBER OF PARKING SPACES ON THE PROPERTY AT 19751 12 MILE, ROSEVILLE, MI 48066.

PERMANENT PARCEL NO. 14-09-451-042

VAR. #2513

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2001d will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

5. Public Hearing and Board consideration to allow drive through bypass lane to be used as loading and unloading area on the property at 19751 12 Mile, A & J Fuel Mart Inc., petitioner.

Adana Ahari, architect of the building appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER MICHAEL SWITALSKI seconded to allow drive through bypass lane to be used as loading and unloading area on the property at 19751 12 Mile, A & J Fuel Mart Inc.

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:

PERMISSION TO ALLOW DRIVE THROUGH BYPASS LANE TO BE USED AS LOADING AND UNLOADING AREA ON THE PROPERTY AT 19751 12 MILE, ROSEVILLE, MI 48066.

PERMANENT PARCEL NO. 14-09-451-042

VAR. #2613

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2001 (f) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

I. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:27 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk