

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS

29777 GRATIOT AVENUE

ROSEVILLE, MI 48066

Tuesday, March 21 2017

6:30 p.m.

ROLL CALL:

PRESENT:

Mayor
Mayor Pro Tem
Board Member:

Robert Taylor
Jan Haggerty
Charles Frontera
Catherine Haugh
Colleen McCartney
Bill Shoemaker
Steve Wietecha

ABSENT:

None

OTHERS PRESENT:

City Clerk
City Attorney
Building Director

Richard M. Steenland
Tim Tomlinson
Glenn Sexton

Mayor Prom Tem Jan Haggerty called the meeting to order at 6:30 p.m.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held February 21, 2017.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER STEVEN WIETECHTA seconded to approve the minutes of February 21, 2017.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board Consideration for variance to keep a commercial vehicle (trailer) on residentially zoned property located at 18820 Victor, Steven J. Yamin (Steve’s Seamless Gutters), petitioner.

Steven J. Yamin, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER CHARLES FRONTERA seconded to deny the petitioner request for a variance due to the fact that no undue hardship, unique circumstance or practical difficulty exist on the residentially zoned property located at 18820 Victor.

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:

TO PARK A COMMERCIAL VEHICLE (TRAILER) IN DRIVEWAY OF RESIDENTIAL PROPERTY ON THE PROPERTY AT 18820 VICTOR, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-16-155-034

VAR. #0817

will not be in harmony with the general purpose and intent of Roseville Codified Code Section 370-101K(4) will be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby denied.

MOTION CARRIED UNANIMOUSLY

2. **Public Hearing and Board Consideration for variance to replace 1200 sf off premise billboard sign with 1003 sf LED off premise billboard sign, with cycle time less than 30 seconds, on the property located at 16235 11 Mile, Joe Oram (VIP Media, Inc.), petitioner.**

Joey Oram, appeared on behalf of Joe Oram.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER STEVEN WIETECHTA seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER STEVEN WIETECHTA moved, MAYOR PRO TEM JAN HAGGERTY seconded to table the request for a variance with the stipulation that the petitioner must provide documentation regarding illumination of signs of similar size and height relating to neighborhoods. Also find out if engineering can determine the brightness of LED.

MOTION CARRIED UNANIMOUSLY

3. **Public Hearing and Board Consideration for renewal of a variance to convert one side of off premise billboard sign to LED, with cycle time less than 30 second on the property located at 27475 Groesbeck, Joe Oram (VIP Media One).**

Joey Oram, appeared on behalf of Joe Oram.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER STEVEN WIETECHTA seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM JAN HAGGERTY seconded to approve the petitioner request for a variance based upon the finding that a unique circumstance exists being the LED sign could be considered harmonious with the surrounding area due to the existence of other LED and digital signs along Groesbeck with the following stipulations:

- In the event there are complaints that the brightness constitutes a nuisance the petitioner would modify the brightness to the satisfaction of the City.

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:

RENEWAL OF EXPIRED VARIANCE TO CONVERT ONE SIDE OF OFF-PREMISE BILLBOARD SIGN TO LED WITH CYCLE TIME LESS THAN 30 SECONDS ON PROPERTY AT 27475 GROESBECK ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-18-351-002

VAR. #1017

will be in harmony with the general purpose and intent of a VARIANCE and NOT AN AMENDMENT OF ROSEVILLE CODIFIED CODE SECTION 264-9 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 for renewal of a variance to convert one side of off premise billboard sign to LED, with cycle time less than 30 seconds, on the property located at 30200 Groesbeck, Joe Oram (VIP Media One), petitioner.**

Joey Oram, appeared on behalf of Joe Oram.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER STEVEN WIETECHTA seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER STEVEN WIETECHTA seconded to approve the petitioner request for a variance based upon the finding that a unique circumstance exists, being the LED sign could be considered harmonious with the surrounding area due to the existence of the LED and digital signs along Groesbeck with the following stipulations, access shall be given to the City and the Police Department at no charge for emergency usage and no animation, flashing lights, scrolling or full-motion video with the additional condition that if there are any complaints that reach the Building Department regarding the brightness the petitioner must comply and reduce the amount of candlelight.

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:

RENEWAL OF EXPIRED VARIANCE TO CONVERT ONE SIDE OF OFF-PREMISE BILLBOARD SIGN TO LED WITH CYCLE TIME OF LESS THAN 30 SECONDS ON PROPERTY AT 30200 GROESBECK ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-07-277-021

VAR. #1117

will be in harmony with the general purpose and intent of Roseville Codified Code Section 264-9 D 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 for variance to construct a detached garage with overall area of 1056 sf and height of 18 feet on the property located at 19555 Brandt, Frederick Reynolds, petitioner.**

Frederick Reynolds, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER STEVEN WIETECHTA seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER CATHERINE HAUGH moved, MAYOR PRO TEM JAN HAGGERTY seconded to approve the petitioner request for a variance to based upon the finding that the proposed garage is less than the allowable lot coverage for accessory structures and less than the total allowable lot coverage.

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:

CONSTRUCT DETACHED GARAGE WITH OVERALL AREA OF 1056SF AND HEIGHT OF 18 FEET ON PROPERTY AT 19555 BRANDT ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-04-176-032

VAR. #1217

will be in harmony with the general purpose and intent of Roseville Codified Code Section 370-100A (3) AND 370-100A (7) be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wished to be heard

IV. ADJOURNMENT

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:08 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk