

## **ROSEVILLE ZONING BOARD OF APPEALS**

CIVIC CENTER COUNCIL CHAMBERS  
29777 GRATIOT AVENUE  
ROSEVILLE, MI 48066

**Tuesday, September 18, 2012**

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
		Michael Switalski

ABSENT: None

### OTHERS PRESENT:

City Clerk	Richard M. Steenland
City Manager	Scott A. Adkins
City Attorney	Timothy Tomlinson
Building Director	Glenn Sexton

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

**I. ROUTINE MATTER**

**1. Approval of minutes of meeting held August 21, 2012.**

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the minutes of August 21, 2012.

**MOTION CARRIED UNANIMOUSLY**

**II. NEW BUSINESS**

**1. Public Hearing and Board consideration for variance to erect new building and parking lot with a 3' east lot line greenbelt and less than a 10 to 1 ratio of square footage of landscaped area to parking spaces on the vacant property formerly known as 26141 Gratiot, Ronald Burns, petitioner.**

Ronald Burns, petitioner appeared on behalf of this request.

*\*Board Member Salvatore Aiuto arrived at 7:08 p.m.*

City Clerk Richard M. Steenland received no correspondence.

The following individuals had concerns regarding this request:

- Kevin Romaya- 26133 Gratiot, owner of Marathon gas station
- Susan Terry- 26151 Gratiot, owner of First Cash

BOARD MEMBER MICHAEL SWITALSKI moved, MAYOR PRO TEM ROBERT TAYLOR seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER MICHAEL SWITALSKI moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the petitioner's request for a variance to erect new building and parking lot with a 3' east lot line greenbelt and less than a 10 to 1 ratio of square footage of landscaped area to parking spaces on the vacant property formerly known as 26141 Gratiot, with the following stipulations:

- The area between the (2) required parking spaces and the east lot line may not be used for vehicle display.
- Curbing is to be installed along the south property line and the westerly 20' of the north property line.

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 ERECT NEW BUILDING AND PARKING LOT WITH A 3' EAST LOT LINE GREENBELT AND LESS THAN 10 TO 1 RATIO OF SQUARE FOOTAGE OF LANDSCAPED AREA TO PARKING SPACES ON THE VACANT PROPERTY FORMERLY KNOWN AS 26141 GRATIOT, ROSEVILLE, MICHIGAN 48066.

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2212(i) and 2212 (3) 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 for variance to erect additional retail space to existing shopping center leaving a parking ration of 3.90 spaces per gross leasable area or 1,119 spaces on the property at 28800 Gratiot, Ross S. Gallentine, Ramco-Gershenson Properties LP, petitioner.**

Ross S. Gallentine, petitioner appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER MICHAEL SWITALSKI moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the petitioner’s request for a variance to erect additional retail space to existing shopping center leaving a parking ration of 3.90 spaces per gross leasable area or 1,119 spaces on the property at 28800 Gratiot.

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 ERECT ADDITIONAL RETAIL SPACE TO EXISTING SHOPPING CENTER LEAVING A PARKING RATIO OF 3.90 SPACES PER GROSS LEASABLE AREA OR 1,119 SPACES ON THE PROPERTY AT 28800 GRATIOT, ROSEVILLE, MICHIGAN 48066.

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2001 (e) 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 for variance to waive conditions required for used goods store on the property at 26445 Gratiot, Michael Bylen, petitioner.**

Michael Bylen, petitioner 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, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the petitioner's request for a variance to waive conditions required for used goods store on the property at 26445 Gratiot, with the following stipulation:

- Only women's clothing and accessories may be sold at this location.

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 REQUEST WAIVER OF CONDITIONS REQUIRED FOR USED GOOD STORE ON THE PROPERTY AT 26445 GRATIOT, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-20-131-035

VAR. #1112

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 201 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**

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER MICHAEL SWITALSKI 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