

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS

29777 GRATIOT AVENUE

ROSEVILLE, MI 48066

Tuesday, April 19, 2016

7:00p.m.

ROLL CALL:

PRESENT: Mayor Robert Taylor
Mayor Pro Tem Jan Haggerty

BOARD MEMBERS: Charles Frontera
Catherine Haugh
Colleen McCartney
Bill Shoemaker
Steve Wietecha

ABSENT: BOARD MEMBER None

OTHERS PRESENT:

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

Mayor Robert Taylor called the meeting to order at 7:00 p.m.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held February 23, 2016.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER CHARLES FRONTERA seconded approve the minutes of the meeting held February 23, 2016.

MOTION CARRIED UNANIMOUSLY

2. Approval of minutes of meeting held March 15, 2016.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER CATHERINE HAUGH seconded approve the minutes of the meeting held March 15, 2016.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board Consideration for variance to park a commercial vehicle (cube truck) on residentially zoned property at 18820 Victor, Steve Yamin (Steve's Seamless Gutters), petitioner.

Steve Yamin petitioner appeared on behalf of this request.

City Clerk Richard M. Steenland received the following correspondences:

- One letter in favor.
- One letter stating not on Pierce court side.
- One letter in opposition unless property taxes are paid.

BOARD MEMBER STEVE WIETecha moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER STEVE WIETecha moved, BOARD MEMBER CATHERINE HAUGH seconded to deny the petitioners request for a variance to park a commercial vehicle (cube truck) on residentially zoned property at 18820 Victor with the following stipulation:

- Petitioner will be allowed to keep the commercial vehicle (cube truck) for 6 months while looking for a storage facility.

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 PARK A COMMERCIAL VEHICLE (CUBE TRUCK) ON RESIDENTIALLY ZONED PROPERTY AT 18820 VICTOR ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-16-155-034

VAR. #0616

not be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304 (11) 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 provide less than the required number of parking spaces for beauty parlors (two spaces for each work station chair, plus one for each employee in the largest working shift) on the property located at 20355 13 Mile Road, Zaid Arabo (Sola Salon Studios) petitioner.**

Zaid Arabo petitioner appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER CHARLES FRONTERA seconded to approve the petitioners request for a variance based upon the findings that a unique circumstance exists, based on the petitioners survey of their tenants only 75% of the work stations are in use at any giving 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:

PERMISSION TO PROVIDE LESS THAN THE REQUIRED NUMBER OF PARKING SPACES FOR COMMERCIAL USE ON THE PROPERTY AT 20355 13 MILE ROAD ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-04-478-026

VAR. #0716

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 370-78 will not 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 COLLEEN MCCARTNEY moved, BOARD MEMBER CATHERINE HAUGH seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:26 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk