

**ROSEVILLE ZONING BOARD OF APPEALS**

CIVIC CENTER COUNCIL CHAMBERS

29777 GRATIOT AVENUE

ROSEVILLE, MI 48066

**Tuesday, July 21, 2015**

7:00 p.m.

ROLL CALL:

PRESENT: Mayor Robert Taylor  
Mayor Pro Tem Jan Haggerty

BOARD MEMBERS: Catherine Haugh  
Timothy Hoste  
Colleen McCartney

Bill Shoemaker

ABSENT: Board Member Salvatore Aiuto

OTHERS PRESENT:

City Clerk Richard M. Steenland  
City Attorney Tim Tomlinson  
Building Director Glenn Sexton

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

**I. ROUTINE MATTERS**

**1. Approval of minutes of meeting held June 23, 2015.**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER TIMOTHY HOSTE seconded to approve the minutes of meeting held June 23, 2015.

**MOTION CARRIED UNANIMOUSLY**

**II. NEW BUSINESS**

**1. Public Hearing and Board Consideration for variance to park a utility trailer on residential property in front yard area on the property located at 26220 Compson, Stephen Smith, petitioner.**

Suzanne Smith appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

The following individual spoke:

- Rose Koykendall, 26056 Compson is opposed of this request.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER TIMOTHY HOSTE seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER COLLEEN MCCARTHY moved, BOARD MEMBER TIMOTHY HOSTE seconded to approve the variance to park a utility trailer on residential property in front yard are on the property located at 26220 Compson, with the following stipulations:

- Review in one year.

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 CONTINUE TO PARK UTILITY TRAILER ON RESIDENTIAL PROPERTY IN THE FRONT YARD AREA ON THE PROPERTY AT 26220 COMPSON, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-19-153-039

VAR. #1015

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304 (6) 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 672 sf off premise billboard sign on the property located at 28420 Groesbeck Hwy, Raycan Jarbou (Phoenix Party Store), petitioner.**

Raycan Jarbou, petitioner, appeared on behalf of this request.

City Clerk Richard M. Steenland received one letter in favor.

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

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER TIMOTHY HOSTE moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the variance to erect 672sf off premise billboard sign on the property located at 28420 Groesbeck Hwy.

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 ERECT AN OFF PREMISE BILLBOARD SIGN IN EXCESS OF 300 SF IN AREA ON THE PROPERTY AT 28420 GROESBECK HWY, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-18-128-007

VAR. #1115

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364(6) b 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 erect an off premise billboard sign with an overall height of 65' on the property located at 28240 Groesbeck Hwy, Raycan Jarbou (Phoenix Party Store), petitioner.**

Raycan Jarbou, appeared on behalf of this request.

City Clerk Richard M. Steenland received one letter in favor.

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

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the Variance to erect an off premise billboard sign with an overall height of 65' in the property located at 28240 Groesbeck Hwy.

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 ERECT AN OFF PREMISE BILLBOARD SIGN WITH AN OVERALL HEIGHT GREATER THAN 50FT ON THE PROPERTY AT 28420 GROESBECK HWY, ROSEVILLE MI 48066

PERMANENT PARCEL NO. 14-18-128-007

VAR. #1215

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2001b 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 for renewal of variance to replace one side of 1200 sf off premise billboard sign with 672 sf LED off premise billboard sign, with cycle time less than 30 seconds, on the property located at 16235 11 Mile Road, Joe Oram (VIP Media), petitioner**

Joe Oram, 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, MAYOR PRO TEM JAN HAGGERTY seconded to approve the variance to replace one side of 1200sf off premise billboard sign with 672sf LED off premise billboard sign, with cycle time less than 30 seconds, on the property located at 16235 11 Mile Road.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM JAN HAGGERTY seconded to rescind the previous approval.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM JAN HAGGERTY seconded to approve the variance to replace one side of 1200sf off premise billboard sign with 672sf LED off premise billboard sign, with cycle time less than 30 seconds, on the property located at 16235 11 Mile Road, with the following stipulations:

- Access shall be given to the City and the Police Department at no charge for emergency usage
- No animation, flashing lights, scrolling or full-motion video.

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 REPLACE ONE SIDE OF 1200SF OFF PREMISE BILLBOARD SIGN WITH 372SF LED OFF PREMISE BILLBOARD SIGN WITH CYCLE ITEM OF LESS THAN 30 SECONDS ON THE PROPERTY AT 16235 11 MILE ROAD ROSEVILLE MI 48066

PERMANENT PARCEL NO. 14-18-455-025

VAR. #1315

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364 (6)b 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 for renewal of variance to convert one side of off premise billboard sign to LED with a cycle time of less than 30 seconds on the property located at 27475 Groesbeck Hwy, Joe Oram (VIP Media), petitioner.**

Joe Oram, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

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

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER TIMOTHY HOSTE seconded to approve the variance to convert one side of off premise billboard sign to LED with a cycle time of less than 30 seconds on the property located at 27475 Groesbeck Hwy.

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER BILL SHOEMAKER seconded to rescind the previous approval.

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER TIMOTHY HOSTE seconded to approve the variance to convert one side of off premise billboard sign to LED with a cycle time of less than 30 seconds on the property located at 27475 Groesbeck Hwy, with the following stipulations:

- Access shall be given to the City and the Police Department at no charge for emergency usage
- No animation, flashing lights, scrolling or full-motion video.

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 27475 GROESBECK ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-18-351-002

VAR. #1415

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364 (6)b will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

**MOTION CARRIED UNANIMOUSLY**

6. **Public Hearing and Board Consideration for renewal of variance to convert one side of off premise billboard sign to LED with a cycle time of less than 30 seconds on the property located at 30200 Groesbeck Hwy, Joe Oram (VIP Media), petitioner.**

Joe Oram, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER TIMOTHY HOSTE moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER TIMOTHY HOSTE moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the variance to convert one side of off premise billboard sign to LED with a cycle time of less than 30 seconds on the property located at 30200 Groesbeck Hwy, with following stipulations:

- Access shall be given to the City and the Police Department at no charge for emergency usage
- No animation, flashing lights, scrolling or full-motion video.

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. 14-18-351-002

VAR. #1415

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364 (6)b 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 7:35 p.m.

**MOTION CARRIED**

Respectfully submitted,

Richard M. Steenland, City Clerk