ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, April 19, 2011
7:00 p.m.

ROLL CALL:

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

OTHERS PRESENT:

City Attorney	Tim Tomlinson
City Clerk	Richard M. Steenland
City Manager	Stephen Truman

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

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER JAN HAGGERTY seconded to excuse Board Member Salvatore Aiuto.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTER

1. Approval of minutes of meeting held March 15, 2011.

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the minutes of March 15, 2011.
MOTION CARRIED
1-ABSTAIN
1-ABSENT

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to continue to have 3' x 5' banners on the property at 30875 Groesbeck, Maxx Towing & Automotive, Robert Maksym, petitioner.

Robert Maksym-53805 D.E Airect, New Baltimore, appeared on behalf of this request and answered the Board Member's questions.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the petitioner's request for a variance to continue to have 3' x 5' banners on the property at 30875 Groesbeck. With the following stipulations:

- Approval is for one (1) year.
- Banners must be maintained in good condition.

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 HAVE 3' X 5' BANNERS ON THE PROPERTY AT 30875 GROESBECK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-08-106-001 VAR. #0211
will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-9-B, 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 park a commercial vehicle (Mr. Rooter Box Truck) in the driveway on the property at 17866 Tennyson, Scott Byrne, petitioner.

   Scott Bryne-17866 Tennyson, Roseville, appeared on behalf of this request and answered the Board Member's questions.

   City Clerk Richard M. Steenland received a petition signed by five neighbor's in favor of this request.

   No one from the Public wished to be heard.

BOARD MEMBER FRANK MAISANO moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the petitioner's request for a variance to park a commercial vehicle (Mr. Rooter box Truck) in the driveway on the property at 17866 Tennyson.

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 VEHICALE (MR. ROOTER BOX TRUCK) IN THE DRIVEWAY ON THE PROPERTY AT 17866 TENNYSON, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-17-404-010 VAR. #0311
will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304-11, 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 673 square foot sign with a height of 70 feet on the property at 15221 E. 11 Mile Road, Lamar Advertising Company, Joseph Shopshear, petitioner.

   Joseph Shopshear petitioner and Attorney Jim Walsh appeared on behalf of this request and answered the Board Member's questions.

   City Clerk Richard M. Steenland received one letter opposed of this request.

   The following individuals spoke:
   - Gerald Caparo, 18233 E. 11 Mile Rd.- is opposed to this request.
   - Louis Finazzo, 20060 Ellis- is opposed to this request.

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

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to table the petitioner's request for a variance to erect an off-premise 672 square foot sign with a height of 70 feet on the property at 15221 E. 11 Mile Road.

MOTION CARRIED

5-YEA

1-NAY

4. Public Hearing and Board consideration for variance to alter an existing non- conforming sign on the property at 29400 Gratiot, Izzy's Bar & Grill, Jerry Iezzy, petitioner.

   Jerry Iezzy- 38315 Hidden Lane, Clinton Twp, appeared on behalf of this request and answered the Board Member's questions.

   City Clerk Richard M. Steenland received no correspondence.

   No one from the public wishes to be heard.

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER FRANK MAISANO moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the petitioner's request for a variance to alter an existing non- conforming sign on the property at 29400 Gratiot, Izzy's Bar & Grill.

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 ALTER AN EXISTING NON- CONFORMING SIGN ON THE PROPERTY AT 29400 GRATIOT, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-09-354-044 VAR. #0511

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-14-B(2), 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

MAYOR PRO TEM ROBERT TAYLOR moved, BORAD MEMBER FRANK MAISANO seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:35p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Richard M. Steenland, City Clerk