ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, December 20, 2011
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 Manager	Stephen Truman
City Clerk	Richard M. Steenland
City Attorney	Timothy Tomlinson

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 November 15, 2011.

BOARD MEMBER SALVATORE AIUTO moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the minutes of November 15, 2011.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep a 400 square foot sign on the north elevation approved by the Zoning Board of Appeals on October 5, 2010 on the property at 25280 Gratiot, Grady's Lounge, Delores Lindroth, petitioner.

   Delores Lindroth, 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 keep a 400 square foot sign on the north elevation approved by the Zoning Board of Appeals on October 5, 2010 on the property at 25280 Gratiot, based upon the findings a practical difficulty exist being 150 square feet is not sufficient size to be seen by traffic driving on southbound Gratiot; increase of signage has not negatively affected the surrounding properties. The following stipulations will apply:

- No nudity including breast or genitalia may be added to the sign.
- Petitioner must apply to the ZBA if she wishes to modify the wall painting.

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 KEEP A 400 SQUARE FOOT SIGN ON THE NORTH ELEVATION APPROVED BY THE ZONING BOARD OF APPEALS ON OCTOBER 5, 2010 ON THE PROPERTY AT 25280 GRATIOT, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-20-352-060 VAR. #1711
will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-5-B-3(b), will 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 continue utilizing a vinyl banner for advertising purposes at 25541 Gratiot, New to You Boutique, Delores Lindroth, petitioner.

Delores Lindroth, petitioner appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

The following individual spoke:
- Kelly Matta- 25585 Pattow.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER JAN HAGGERTY 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 based upon the unique circumstance exists; being the petitioner will utilize this temporary sign in place of the 150 square foot wall sign allowed by the Roseville Sign Ordinance. The following stipulations will apply:
- No additional wall signage would be allowed unless the banner is removed.
- The banner 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 UTILIZING A VINYL BANNER FOR ADVERTISING PURPOSES AT 25541 GRATIOT, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-20-304-011 VAR. #1811
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

3. Public Hearing and Board consideration for variance to keep a privacy fence erected less than two feet from an existing fence on the property at 20165 Macel, Luz Guzman, petitioner.

Osvlado Rivera 7361 Packard St. Detroit, appeared on behalf of the petitioner.

City Clerk Richard M. Steenland received no correspondence.

The following individual spoke:
- Joe Larue, contractor for Modern Fense 29180 Gratiot.

BOARD MEMBER MICHAEL SWITALSKI moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER MICHAEL SWITALSKI seconded to approve the petitioner's request for a variance based upon the finding that an undue hardship exists, a unique circumstance exists, being the intent of the ordinance has been met by allowing 22" instead of the required 24" to maintain plant growth between the new and existing fence.

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 KEEP A PRIVACY FENCE ERECTED LESS THAN TWO FEET FROM AN EXISTING FENCE ON THE PROPERTY AT 20165 MACEL, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-04-205-058 VAR. #1911
will be in harmony with the general purpose and intent of Zoning Ordinance No. 1173 Section 134-7 A (7), 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

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER MICHAEL SWITALSKI seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:25p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Richard M. Steenland, City Clerk