ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, November 15, 2011
6:30 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	Jack Dolan

Mayor John Chirkun called the meeting to order at 6:35 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTER

1. Approval of minutes of meeting held October 18, 2011.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to approve the minutes of October 18, 2011.
MOTION CARRIED UNANIMOUSLY

II. OLD BUSINESS

1. Public Hearing and Board consideration for variance to erect a freestanding off-premise sign having a height of 70 feet on the property at 28440 Groesbeck, V.I.P. Media, Joseph Oram, petitioner.

Joseph Oram Jr., from V.I.P. Media, appeared on behalf of this request.

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

The following individuals spoke:

- John Harrington attorney for Phoenix Party Store, 28240 Groesbeck- is opposed to this request.

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

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to deny the petitioner's request for a variance due to the fact that no undue hardship, unique circumstance or practical difficulty exists, or if it does, it was directly caused by the petitioner actions. The finding is based upon; the hardship is self-created by the petitioner's desire to erect an off- premise sign in excess of 50 feet in height.

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 A FREESTANDING OFF-PREMISE SIGN HAVING A HEIGHT OF 70 FEET ON THE PROPERTY AT 28400 GROESBECK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-18-128-006 VAR. #1511
will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6A(1)(c), 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 erect a freestanding off-premise sign 672 square free in size on the property at 28440 Groesbeck,, V.I.P. Media, Joseph Oram, petitioner.

Joseph Oram Jr., from V.I.P. Media, appeared on behalf of this request.

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

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

BOARD MEMBER BILL SHOEMAKER moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists, being the proposed sign with the same area as the non-conforming sign that it will replace.

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 A FREESTANDING OFF-PREMISE SIGN 672 SQUARE FEET IN SIZE ON THE PROPERTY AT 28440 GROESBECK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-18-128-006 VAR. #1611
will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6A(1)(b), 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 JAN HAGGERTY seconded that the agenda having been acted upon; the meeting is hereby adjourned at 6:52 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk