ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, AUGUST 15, 2006
7:01 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Irene Kepler Bill Shoemaker Richard Steenland Robert Taylor
ABSENT:		None
OTHERS PRESENT:		
	City Manager	Stephen Truman
	City Clerk	Rae Oldaugh
	City Attorney	Tim Tomlinson

Mayor Harold Haugh called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

Approval of minutes of meeting held August 1, 2006.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of meeting held August 1, 2006.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep a 21´ boat in the driveway from May to September on the property at 19335 Brandt, James S. Marrin, petitioner.

James Marrin, 19335 Brandt, appeared.

City Clerk Rae Oldaugh received one letter against this request, one letter and one petition both in favor of this request.

James Goldwater, 19336 Brandt, is in favor of this request.

Todd Trudeau, 19241 Brandt, is in favor of this request.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER IRENE KEPLER seconded to approve the petitioner's request for a variance based upon the finding that a practical difficulty exists, being that the petitioner's side yard is too narrow to allow the boat to be stored in the rear yard.

The following stipulation was placed on the approval:

The variance is for a period of 15 months; through September 2006 and for the period of May-September of 2007.

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:

REQUEST PERMISSION TO KEEP A 21´ BOAT IN THE DRIVEWAY FROM MAY TO SEPTEMBER ON THE PROPERTY AT 19335 BRANDT, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-04-176-021 VAR. #3506

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304-6 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to erect a multi-tenant building having a drive thru providing a 48´ front yard setback on the property at 26700 Gratiot, Samuel's First 696 and Gratiot LLC, Peter Morais, petitioner.

Peter Morais, 2864 Inman Street, Ferndale, MI 48220, appeared.

City Clerk Rae Oldaugh received no correspondence regarding this item.

No one from the public wished to be heard.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER RICHARD STEENLAND seconded to close the Public Hearing.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to approve the petitioner's request for a variance based upon the finding that a practical difficulty exists, being that the shallow 95´ depth of the property makes it difficult to develop in compliance with the Zoning Ordinance.

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:

REQUEST PERMISSION TO ERECT A MULTI-TENANT BUILDING HAVING A DRIVE THRU PROVIDING A 48´ FRONT YARD SETBACK ON THE PROPERTY AT 26700 GRATIOT, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-20-132-040 VAR. #3606

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1202-4(a) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration for variance to erect a multi-tenant building providing a three-foot-wide greenbelt and a three-foot-high screen wall on the property at 26700 Gratiot, Samuel's First 696 and Gratiot LLC, Peter Morais, petitioner.

Peter Morais, 2864 Inman Street, Ferndale, MI 48220, appeared.

City Clerk Rae Oldaugh received no correspondence regarding this item.

No one from the public wished to be heard.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded to approve the petitioner's request for a variance based upon the finding that a practical difficulty exists being that the shallow 95´ depth of the property makes it difficult to develop in compliance with the Zoning Ordinance.

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:

REQUEST PERMISSION TO ERECT A MULTI-TENANT BUILDING PROVIDING A THREE-FOOT-WIDE GREENBELT AND A THREE-FOOT-HIGH SCREEN WALL ON THE PROPERTY AT 26700 GRATIOT, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-20-132-040 VAR. #3706

will be in harmony with the general purpose and intent of Zoning Ordinance 1202 Section 2212-1 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

IV. HEARING OF THE PUBLIC

Bill Palmer, 17260 Lowell, spoke regarding a condemned property on his street.

Matt Lamerson, 25530 Rose, spoke about a code violation at his address.

Jennifer Lamerson, 25530 Rose, spoke about a code violation at her address.

V. ADJOURNMENT

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

Respectfully submitted,

RAE A. OLDAUGH
City Clerk

Please Note: A cassette tape of this meeting is available in the City Clerk's Office for further information.