ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, SEPTEMBER 5, 2006

7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Bill Shoemaker Richard Steenland Robert Taylor
ABSENT:		Irene Kepler (excused)
OTHERS PRESENT:		
	City Manager	Stephen Truman
	City Clerk	Rae Oldaugh
	City Attorney	Tim Tomlinson

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

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded to excuse absent Board Member Irene Kepler.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTERS

Approval of minutes of meeting held August 15, 2006.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded to approve the minutes of meeting held August 15, 2006.
MOTION CARRIED UNANIMOUSLY

Mayor Harold Haugh stated that the Board is one member short this evening; therefore, the petitioners may have their items tabled if they wish to do so.

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to erect a 10´ 5" x 22´ addition having a height of 19´6" to the existing garage on the property at 26070 Janet Court, Tina Nokielski, petitioner.

David Nokielski, 26070 Janet Court, appeared.

City Clerk Rae Oldaugh received one petition listing twelve names in favor of this request.

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 JOHN CHIRKUN seconded to approve the petitioner's request for a variance based upon the fact that a practical difficulty exists, being, the restricted height of 15´ does not provide enough storage space for the petitioner's personal belongings.

The following stipulations were placed upon the approval:

The addition shall not be used for living quarters or business purposes.

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 10´ 5" X 22´ ADDITION HAVING A HEIGHT OF 19´6" TO THE EXISTING GARAGE ON THE PROPERTY AT 26070 JANET COURT, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-19-280-012 VAR. #3806

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1(g) 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 an 800-square-foot accessory building having a height of 20´ resulting in 1,712 square feet of accessory buildings on the property at 17200 Cross, Jerry and Dawn Tranchmontagne, petitioners.

Jerry and Dawn Tranchmontagne, 17200 Cross, appeared.

City Clerk Rae Oldaugh received two letters in favor of this request.

No one from the public wished to be heard.

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

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists, being, the petitioner's lot size of 18,043 square feet is of sufficient size to accommodate a 1712 square feet of accessory structures.

The following stipulations were placed on the approval:

The accessory building shall not be used for living quarters or business purposes.

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 FOR VARIANCE TO ERECT AN 800-SQUARE-FOOT ACCESSORY BUILDING HAVING A HEIGHT OF 20´ RESULTING IN 1,712 SQUARE FEET OF ACCESSORY BUILDINGS ON THE PROPERTY AT 17200 CROSS, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-17-376-080 VAR. #3906

will be in harmony with the general purpose and intent of Zoning Ordinance NO. 1202 Section 2303-1(c) (g) 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 1,200-square-foot accessory building having a height of 21´ on the property at 26656 Nieman, Renee J. Collins, petitioner.

Renee Collins, 26665 Nieman, appeared.

City Clerk Rae Oldaugh received no correspondence on this request.

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 JOHN CHIRKUN seconded to approve the petitioner's request for a variance based upon

the finding that a unique circumstance exists, being, the petitioner's lot size of 12,690 square feet is of sufficient size to accommodate a 1,200-square-foot garage.

The following stipulations were placed on the approval:

The accessory building shall not be used for living quarters or business purposes.

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 1,200-SQUARE-FOOT ACCESSORY BUILDING HAVING A HEIGHT OF 21´ ON THE PROPERTY AT 26656 NIEMAN, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-20-227-010 VAR. #4006

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1(c) (g) 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 burned house on his street and issues with rental homes on his street.

V. ADJOURNMENT

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER RICHARD STEENLAND seconded that the agenda having been acted upon, this meeting is hereby adjourned at 7:17 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.