ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, JULY 18, 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 JOHN CHIRKUN moved, BOARD MEMBER RICHARD STEENLAND seconded to excuse absent Board Member Irene Kepler.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTERS

Approval of minutes of meeting held June 20, 2006.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of meeting held June 20, 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 keep a 6´ x 12´ cargo trailer in the driveway on the property at 27341 Ridgewood, Patrick Glowacki, petitioner.

Patrick Glowacki, 27341 Ridgewood, appeared.

No one from the public wished to be heard.

City Clerk Rae Oldaugh received no correspondence on this item.

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 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's actions. The findings are based upon the fact that the storage of the trailer is better suited for commercially zoned property.

The following stipulation was placed on the denial:

The petitioner has sixty days to find off-site storage for the vehicle.

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 6´ X 12´ CARGO TRAILER IN THE DRIVEWAY ON THE PROPERTY AT 27341 RIDGEWOOD, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-16-353-023 VAR. #2606

will not be in harmony with the general purpose and intent of Zoning Ordinance 1009 Section 1900 and will be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby denied.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board Consideration for variance to keep a commercial vehicle (6´ x 14´ trailer) on the property at 16743 Frazho, Tom Bolos petitioner.

Tom Bolos, 16743 Frazho, appeared.

No one from the public wished to be heard.

City Clerk Rae Oldaugh received no correspondence on this request.

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

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER JOHN CHIRKUN 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's actions. The findings are based upon the fact that the storage of the trailer is better suited for commercially zoned property.

The following stipulation was placed on the denial:

The petitioner has sixty days to find off-site storage for the vehicle.

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 COMMERCIAL VEHICLE (6´ X 14´ TRAILER) ON THE PROPERTY AT 16734 FRAZHO, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-19-430-014 VAR. #2706

will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1009, Section 2004-8 (AS AMENDED BY ORDINANCE 1129) and will be injurious to the neighborhood or otherwise detrimental to the public welfare and is herby denied.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board Consideration of variance to erect a new dwelling Having a 20´ front yard setback and a 33.25´ rear yard setback on the property at 16441 Roberts, John D. Atkins, petitioner.

John D. Atkins, 33930 Louise, Clinton Twp, appeared.

No one from the public wished to be heard.

City Clerk Rae Oldaugh received no correspondence on this request.

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 SALVATORE AIUTO seconded to approve the petitioner's request for a variance based upon the finding that an undue hardship exists, being, the petitioner's setbacks exceed those of the existing surrounding properties.

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 NEW DWELLING HAVING A 20´ FRONT YARD SETBACK AND A 33.25´ REAR YARD SETBACK ON THE PROPERTY AT 16441 ROBERTS, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-19-477-002 VAR. #2806

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1009 Section 1900 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

4. Public Hearing and Board Consideration for variance to keep a commercial vehicle (cube van) on the driveway on the property at 15930 Canberra, Hollywood Plumbing, Todd Chase, petitioners.

Todd Chase, 15930 Canberra, appeared.

No one from the public wished to be heard.

City Clerk Rae Oldaugh received one letter 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 ROBERT TAYLOR seconded to approve the petitioner's request for a variance based upon the finding that requiring the petitioner to store the vehicle elsewhere would reduce his ability to respond to emergency plumbing jobs.

The following stipulation was placed on this request:

This request is granted for a period of twelve months.

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 COMMERCIAL VEHICLE (CUBE VAN) ON THE DRIVEWAY ON THE PROPERTY AT 15930 CANBERRA, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-07-130-002 VAR. #2906

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1009, Section 2004-B (AS AMENDED BY ORDINANCE 1129) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED

Board Member Richard Steenland
OPPOSED

5. Public Hearing and Board Consideration for variance to have a temporary special use permit to allow promotional sales every month (twelve permits per calendar year) having balloons, streamers, inflatables, etc. on the property at 30007 Gratiot Avenue, A & B Motors Inc/Certified Development LLC and Al Tiano, Jr. petitioners.

Brian Greslikowski, appeared for the petitioner and requested this item be tabled.

Mayor Harold Haugh stated the Board will allow this item to be tabled until the next regularly scheduled meeting and the Public Hearing is to remain open.

Katrina Monville, 19155 Iowa, discussed a parking problem on Iowa Street due to this business.

Terry Mergenthaler, 25801 Wiseman, is opposed to this request.

Jamie Tyson, 19027 Iowa, discussed a parking problem on Iowa Street due to this business.

Ed Wojciechowski, 26080 Linwood, discussed an article in the *Macomb Daily* regarding a local city banning the type of advertisement.

Alan Alexander, 19142 Iowa, discussed a parking problem on Iowa Street due to this business and requested a traffic control sign for Iowa street off of Gratiot.

Pearl Howe, 19115 Iowa, mentioned the safety of the children on the street due to the increased parking on Iowa Street.

Helen Ream, 19074 Iowa, spoke regarding a site plan this business submitted to the Building Department.

Brian Howe, 19064 Iowa & 19138 Colorado, spoke regarding the parking problem on Iowa Street due to this business and this request.

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to table the request for variance to have a temporary special use permit to allow promotional sales every month (twelve permits per calendar year) having balloons, streamers, inflatables, etc. on the property at 30007 Gratiot Avenue, A & B Motors Inc/Certified Development LLC and Al Tiano, Jr. petitioners until August 1, 2006.
MOTION CARRIED UNANIMOUSLY

III. PUBLIC HEARING

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded that the agenda having been acted upon, this meeting is hereby adjourned at 7:43 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

RAE A. OLDAUGH
CITY CLERK

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