

MAYOR
ROBERT TAYLOR

MAYOR PRO TEM
JAN HAGGERTY

CITY COUNCIL
CHARLES A. FRONTERA
CATHERINE J. HAUGH
COLLEEN MCCARTNEY
BILL SHOEMAKER
STEVEN WIETECHKA



CITY MANAGER
SCOTT A. ADKINS

CITY CLERK
RICHARD M. STEENLAND

CITY TREASURER
MICHAEL SWITALSKI

ROSEVILLE ZONING BOARD OF APPEALS
CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, April 18, 2017
6:30 p.m.

ROLL CALL:

PRESENT:

Mayor	Robert Taylor
Board Member:	Charles Frontera
	Colleen McCartney
	Bill Shoemaker
	Steve Wietecha

ABSENT:

Mayor Pro Tem	Jan Haggerty
Board Member	Catherine Haugh

OTHERS PRESENT:

City Clerk	Richard M. Steenland
City Manager	Scott Adkins
City Attorney	Tim Tomlinson
Building Director	Glenn Sexton

29777 GRATIOT AVENUE • ROSEVILLE, MICHIGAN 48066-9021
FAX (586) 445-5402
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Bldg. Inspections..... 445-5450	Community Develop..... 445-5423	Fire..... 445-5444	Purchasing..... 445-5425
City Assessor..... 445-5430	Controller..... 445-5417	Housing..... 778-1360	Recreation (Parks)..... 445-5480
City Clerk..... 445-5443	District Court..... 773-2010	Library..... 445-5407	Senior Center..... 777-7177
City Manager..... 445-5410	D.P.W..... 445-5470	Personnel..... 445-5412	Treasurer..... 445-5420
Code Enforce..... 445-5447	Engineering..... 445-5445	Police..... 775-2100	Water (Billing)..... 445-5460
			Water (Garage)..... 445-5466

Mayor Robert Taylor called the meeting to order at 6:30 p.m.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held March 21, 2017.

BOARD MEMBER COLEEN MCCARTNEY moved, BOARD MEMBER STEVEN WIETECHACHA seconded to approve the minutes of March 21, 2017.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER STEVEN WIETECHACHA moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to excuse Board Member Catherine Haugh and Mayor Pro Tem Jan Haggerty.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board Consideration for variance to allow parking in the required front yard setback on the property located at 15304 13 Mile, Dale E. Van Houten Jr., petitioner.

Petitioner Dale E. Van Houten Jr., appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER STEVEN WIETECHACHA moved, BOARD MEMBER CHARLES FRONTERA seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER CHARLES FRONTERA moved, BOARD MEMBER STEVEN WIETECHACHA seconded to approve the petitioners request for a variance based upon the finding that a unique circumstance exists, being the petitioner lives on a main thoroughfare which caused difficulty moving out of the driveway.

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:

PROVIDE RESIDENTIAL PARKING IN THE REQUIRED FRONT YARD SETBACK ON THE PROPERTY AT 15304 13 MILE ROAD ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-07-101-006

VAR. #1317

will not be in harmony with the general purpose and intent of Roseville Codified Code Section 213-2 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 construct a new commercial building with less than a 60' setback to the right of way on the property located at 31621 Gratiot, Panda Express Chinese Kitchen and Norr Architects, petitioner.**

Amy Conte Representative of Panda Express Chinese Kitchen and Norr Architects, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER STEVEN WIETECHTA seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER CHARLES FRONTERA seconded to approve the petitioners request for a variance based upon the finding that a practical difficulty exists, being the property has a unique shape and shallow depth which does not allow compliance with the 60' setback.

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:

CONSTRUCT A NEW COMMERCIAL BUILDING WITH LESS THAN A 60; SETBACK TO THE RIGHT OF WAY ON THE PROPERTY AT 31621 GRATIOT AVENUE ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-04-401-021

VAR. #1417

will not be in harmony with the general purpose and intent of Roseville Codified Code Section 370-41d(1) will 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 to construct a new commercial building with a height of 50 (4stories0 on the property located at PP#14-09-176-019 (vacant Gratiot), Michael Gensic, Gensic Engineering Inc., petitioner.**

Petitioner Pete Gensic and William Norfar, appeared on behalf of this request.

City Clerk Richard M. Steenland received two petition with 25 signatures in opposition of this request.

The following individuals spoke:

- Larry Demonaco – 19535 Wallace, is opposed.
- Randall Kot – 19541 Wallace, is opposed.
- Donald Garriott – 19460 Wallace, is opposed.
- William Paxton – 19382 Wallace, is opposed.

- Tom Balitzky – 19463 Wallace, is opposed.
- Jeanie Demonaco – 19535 Wallace, is opposed.
- Sandra Garriott – 19460 Wallace, is opposed.
- Eric Divito – 19559 Wallace, is opposed.

BOARD MEMBER STEVEN WIETecha moved, BOARD MEMBER BILL SHOEMAKER seconded to table the petitioners request for the new commercial building with a height of 50' (4 stories) on the property located at PP# 14-09-176-019 (vacant Gratiot) leaving the public hearing open until the next ZBA meeting.

MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

The following individuals spoke:

- William Paxton – 19382 Wallace
- Larry Demonaco – 19535 Wallace
- Eric Divito – 19559 Wallace
- William Nofar – 50102 Drake Drive, Novi

IV. ADJOURNMENT

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER STEVEN WIETecha seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:17 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,


Richard M. Steenland, City Clerk