

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, June 17 2014
7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	John Chirkun
	Mayor Pro Tem	Robert Taylor
	Board Member	Jan Haggerty
		Catherine Haugh
		Colleen McCartney
		Bill Shoemaker
ABSENT	Board Member	Salvatore Aiuto
OTHERS PRESENT:	City Clerk	Richard M. Steenland
	City Manager	Scott A. Adkins
	City Attorney	Tim Tomlinson

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to excuse Board Member Salvatore Aiuto.

MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTERS

1. Approval of minutes of meeting held May 20, 2014.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the minutes of meeting held May 20, 2014.

MOTION CARRIED UNANIMOUSLY

II. OLD BUSINESS

1. Public hearing and Board consideration for variance to change existing billboard sign from static to digital with an overall area of 1200sf and cycle time less than 30 seconds on the property at 20899 Masonic, International Outdoor, Patrick Depa, petitioner.

Petitioner Patrick Depa appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the request for a variance to change existing billboard sign from static to digital with all overall area of 672sf not 1200sf and cycle time less than 30 seconds on the property at 20899 Masonic, International Outdoor. Based upon the findings that a unique circumstance exists, being that there are similar digital billboard signs within close proximity to this sign.

MOTION CARRIED

5-YEA

1-NAY

1-ABSENT

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 CHANGE EXISTING BILLBOARD SIGN FROM STATIC TO DIGITAL WITH AN OVER ALL AREA OF 1200SF AND A CYCLE TIME LESS THAN 30 SECONDS AT 20899 MASONIC ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-03-151-012

VAR. #1314

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6-A-1(B) and 264-9(D) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

5-YEA

1-NAY

1-ABSENT

- 2. Public hearing and Board consideration for variance to change existing billboard sign from static to digital with an overall area of 1200sf and a cycle time less than 30 seconds on the property at 20901 Masonic, International Outdoor, Patrick Depa, petitioner**

Petitioner Patrick Depa appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER BILL SHOEMAKER seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the request for a variance to change existing billboard sign from static to digital with an overall area of 1200sf and limit the digital area to 672sf and a cycle time less than 30 seconds on the property at 20901 Masonic, International Outdoor. This motion was made based upon the findings that a unique circumstance exists, being that there are similar digital billboard signs within close proximity to this sign.

MOTION CARRIED

5-YEA

1-NAY

1-ABSENT

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 CHANGE EXISTING BILLBOARD SIGN FROM STATIC TO DIGITAL WITH AN OVER ALL AREA OF 1200SF AND A CYCLE TIME LESS THAN 30 SECONDS AT 20901 MASONIC ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-03-151-012

VAR. #1414

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6-A-1(B) and 264-9(D) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

5-YEA

1-NAY

1-ABSENT

3. **Public hearing and Board consideration for variance to construct an enclosed porch on front of house which encroaches into required 25' front yard setback on the property located at 17732 Ivanhoe, Funspace Direct LLC, James Hall, petitioner.**

Petitioner James Hall appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER CATHRINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the petitioners request for a variance to construct an enclosed porch on the front of house which encroaches into required 25' front yard setback on the property located at 17732 Ivanhoe; based upon the finding an undue hardship exists, the proposed setback will be consistent with the non-conforming setback of the adjacent property

MOTION CARRIED

6-YEA

1-ABSENT

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 CONSTRUCT AN ENCLOSED PORCH ON FRONT OF HOUSE WHICH ENCROACHES INTO REQUIRED 25' FRONT YARD SETBACK ON THE PROPERTY AT 17732 IVANHOE, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-17-332-023

VAR. #1514

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1800 will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

6-YEA

1-ABSENT

4. **Public hearing and Board consideration for variance to install more than 150sf of wall signage on the property at 31945 Gratiot Roseville MI 48066, BCS Creative LLC, Candice Layton, petitioner.**

Bill Rupp from BCS Creative LLC, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER CATHRINE HAUGH seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the petitioner's request or a variance to install more than 150sf of wall signage on the property at 31945 Gratiot based upon the findings a practical difficulty exists, being permanent shelving units on the interior of the building would have to be disassembled in order to replace the existing window graphics, with the following stipulation:

- Variance will continue only so long as the permanent shelving is installed as currently located.

MOTION CARRIED

6-YEA

1-ABSENT

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 INSTALL MORE THAN 150SF OF WALL SIGNAGE ON THE PROPERTY AT 31945 GRATIOT ROSEVILLE MI 48066

PERMANENT PARCEL NO. 14-04-401-024

VAR. #1614

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-5B4 will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

6-YEA

1-ABSENT

II. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:21 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk