

**ROSEVILLE ZONING BOARD OF APPEALS**

CIVIC CENTER COUNCIL CHAMBERS

29777 GRATIOT AVENUE

ROSEVILLE, MI 48066

**Tuesday, May 16, 2017**

6:30 p.m.

ROLL CALL:

PRESENT:

Mayor  
Mayor Pro Tem  
Board Member:

Robert Taylor  
Jan Haggerty  
Charles Frontera  
Catherine Haugh  
Colleen McCartney  
Bill Shoemaker  
Steve Wietecha

ABSENT:

None

OTHERS PRESENT:

City Clerk  
City Manager  
City Attorney  
Building Director

Richard M. Steenland  
Scott Adkins  
Tim Tomlinson  
Glenn Sexton

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

**I. ROUTINE MATTERS**

**1. Approval of minutes of meeting held April 16, 2017.**

BOARD MEMBER COLEEN MCCARTNEY moved, BOARD MEMBER STEVEN WIETecha seconded to approve the minutes of April 16, 2017.

**MOTION CARRIED UNANIMOUSLY**

**II. NEW BUSINESS**

*\*Mayor Robert Taylor moved item #1 be moved to item #2 because petitioner was not present.*

**2. Public Hearing and Board Consideration to construct a new commercial building with a height of 50' (4 stories) on the property located at PP#14-09-176-019 (vacant Gratiot), Michael Gensic, Gensic Engineering Inc., petitioner.**

Petitioner Michael 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:

- Robert Kot – 19541 Wallace, is opposed.
- Bruce Bailey – 19529 Wallace, is opposed.
- Jeanie Demonaco – 19535 Wallace, is opposed.
- Larry Demonaco – 19535 Wallace, is opposed.
- Sandra Garriott – 19460 Wallace, is opposed.
- Leonard Wekwert – 19511 Glenn, is opposed.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CHARLES FRONTERA seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER CHARLES FRONTERA moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the petitioners request for a variance based upon the finding that the building will be located behind an existing development and approximately 350 feet from the Gratiot Right of Way, that the variance would cause no greater negative effect on the neighborhood than what is otherwise permitted by the zoning classification, also include that the driveway on Beaconsfield is orientated at an angle so that it would indicate a left turn only and with the additional stipulations that the plantings will be along the south property line as proposed by the petitioner and an 8 foot wall as a opposed to a 6 foot wall.

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 HEIGHT OF 50' (4 STORIES) ON THE PROPERTY A PP#14-09-176-019 (VACANT GRATIOT) ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-09-176-019

VAR. #1517

will not be in harmony with the general purpose and intent of Roseville Codified Code Section 370 will be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

**MOTION CARRIED UNANIMOUSLY**

1. **Public Hearing and Board Consideration for variance to replace 1200 sf off premise billboard sign with 1003 sf LED off premise billboard sign, with cycle time less than 30 seconds, on the property located at 16235 11 Mile, Joe Oram (VIP Media, Inc.) , petitioner.**

Petitioner Joey Oram., appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

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

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER STEVEN WIETecha seconded to approve the petitioners request for a variance based upon a unique circumstance exist, being the proposed sign area will be in closer conformity to the ordinance requirement of 300sf maximum with the stipulation that if there is a valid complaint filed with the Building Department that the Building Director has the authority to request the petitioner to reduce the candlelight on the sign.

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:

REPLACE 1200SF OFF PREMISE BILLBOARD SIGN WITH 1003SF LED OFF PREMISE BILLBOARD SIGN WITH CYCLE ITEM LESS THAN 30 SECONDS ON PROPERTY AT 16235 11 MILE ROAD ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-18-455-025

VAR. #0917

will not be in harmony with the general purpose and intent of Roseville Codified Code Section 264-6(1)(B) OR 264-9 D will be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

**MOTION CARRIED UNANIMOUSLY**

**III. HEARING OF THE PUBLIC**

No one from the public wished to be heard

**IV. ADJOURNMENT**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:14 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

Richard M. Steenland, City Clerk