ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, OCTOBER 20, 2009
7 p.m.

ROLL CALL:

PRESENT:

Mayor	John Chirkun
Mayor Pro Tem	Robert Taylor
Board Members	Salvatore Aiuto
	Jan Haggerty
	Frank Maisano
	Colleen McCartney
	Bill Shoemaker

ABSENT: None

OTHERS PRESENT:

City Manager	Stephen Truman
City Attorney	Tim Tomlinson
Recording Secretary	Jolynn Friedmann

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

I. ROUTINE MATTERS

- Approval of minutes of Regular Meeting held October 6, 2009.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER SALVATORE AIUTO seconded to approve minutes of the Regular Meeting held October 6, 2009.
MOTION CARRIED UNANIMOUSLY

II. OLD BUSINESS

1. Public Hearing and Board consideration for variance to continue to utilize garage for a home occupation business on the property at 19358 Masonic, Richard Wagner, petitioner.

   The petitioner failed to appear at the meeting.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER FRANK MAISANO seconded to table the request for a variance to continue to utilize garage for a home occupation business on the property at 19358 Masonic until the next regular meeting.
MOTION CARRIED UNANIMOUSLY

III. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep a commercial vehicle (tow truck) from November through March on the property at 18245 11 Mile Road, Richard Schoenrock, Rich-Rock Towing, petitioner.

   Petitioner Richard Schoenrock, 18245 11 Mile Road, explained his request and answered the Board's questions.

   Recording Secretary Jolynn Friedmann received one anonymous letter in opposition to the request.

   Gerald Caparo, 18233 11 Mile, lives directly next to the petitioner and spoke in favor of this request.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER SALVATORE AIUTO seconded to approve the request for a variance to continue to keep a commercial vehicle (tow truck) from November through March based upon the finding that a unique circumstance exists. The petitioner's property is located on a major thoroughfare and exceeds 18,500 square feet in area. The following stipulations were placed on the approval of this request:

1. The approval is for a period of one year
2. The truck must be parked at the rear of the property.

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 CONTINUE TO KEEP A COMMERCIAL VEHICLE (TOW TRUCK) FROM NOVEMBER THROUGH MARCH ON THE PROPERTY AT 18245 11 MILE, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-17-478-070 VAR. #1609

will be in harmony with the general purpose and intent of Zoning Ordinance NO. 1202 Section 2304-11 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and therefore, is hereby granted.
MOTION CARRIED UNANIMOUSLY

IV. HEARING OF THE PUBLIC

Gerald Caparo, 18233 11 Mile, is concerned with how the construction crews anchored the fence along the 11 Mile Service Drive; he feels that it may come down during the winter months due to snow. City Manager Stephen Truman will contact the Michigan Department of Transportation about this issue.

V. ADJOURNMENT

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:15 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Richard M. Steenland, City Clerk