ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, APRIL 1, 2008
7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Jan Haggerty Colleen McCartney Bill Shoemaker Robert Taylor
ABSENT:		None

OTHERS PRESENT:	City Manager	Stephen Truman
	City Attorney	Tim Tomlinson
	Deputy City Clerk	Janet Gerebics

Mayor Harold Haugh called the meeting to order at 7:02 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

- Approval of minutes of meeting held March 18, 2008.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve minutes of the meeting held March 18, 2008.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to conduct a home occupation having one employee (brother) and a commercial vehicle (26´ enclosed straight truck) on the property at 18007 Common, Ken Somes, Somes Bros. Moving & Storage, Inc., petitioner.

Petitioner Ken Somes appeared before the Board and requested that this item be removed from the Agenda.

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to remove the request for a variance to conduct a home occupation having one employee (brother) and a commercial vehicle (26´ enclosed straight truck) on the property at 18007 Common per the Petitioner Ken Some's request.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to keep a commercial vehicle (2005 White GMC C4500 Deramax Diesel) on the property at 25764 Arlington, Steven Tampa & Mary Kay Rexrode, petitioners.

Petitioner Steven Tampa, 25764 Arlington, appeared before the Board.

Deputy City Clerk Janet Gerebics received one letter in favor of this request.

No one from the public wished to be heard

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

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the resolution to approve the petitioner's request for a variance to keep a commercial vehicle (2005 White GMC C4500 Deramax Diesel) on the property based upon the finding that a unique circumstance exists. The Vehicle is used by the petitioner for recreational purposes. The following stipulation was placed on the approval:

The vehicle must be parked in the backyard on 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 KEEP A COMMERCIAL VEHICLE (2005 WHITE GMC C4500 DERAMAX DIESEL) ON THE PROPERTY AT 25764 ARLINGTON, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-21-328-012 VAR. #1208

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 is hereby granted.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration for variance to keep four (4) storage trailers at the rear of the premises on the property at 32470 Gratiot, Dunhams Sports, Leo Garcia and Dana Milanovic, petitioners.

Dana Milanovic, 7594 Fisher, Warren, appeared before the Board on behalf of Dunhams.

Deputy City Clerk Janet Gerebics received one letter opposed to this request.

Sherry VanFleet, Corporate Representative for Dunhams, 5000 Dix Hwy, Waterford, spoke on behalf of this request.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER SALVATORE AIUTO seconded to approve the petitioner's request for a variance to keep four (4) storage trailers at the rear of premises based upon the fact that a unique circumstance exists; the storage containers are located in a manner which does not disrupt the safe flow of traffic through the rear parking lot. The variance approval must be reviewed in one year.

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 KEEP FOUR (4) STORAGE TRAILERS AT THE REAR OF THE PREMISES ON THE PROPERTY AT 32470 GRATIOT, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-04-276-011 VAR. #1308

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1203-3 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 erect a 48´ x 43´ addition resulting in a 0´ (south) side yard setback on the property at 29109 Calahan, Arin Inc., Carol Gee-Romanoski, petitioner.

Jeff Gee, 29109 Calhan, appeared on behalf of the Petitioner.

Board Member Salvatore Aiuto asked Mr. Gee if the project will proceed regardless of the outcome of the Industrial Facility Exemption Certificate request. Mr. Gee responded that the addition will continue.

Rose Ann and Philip Lampasone, representatives of Ruzza Calahan Yard, LLC, PO Box 73, Fraser, reviewed and discussed the blueprint of the proposed project with the petitioners.

Deputy City Clerk Janet Gerebics received no correspondence on this request.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER SALVATORE AIUTO seconded to adopt the resolution to approve the petitioner's request to erect a 48´ x 43´ addition resulting in a 0´ (south) side yard setback based upon the finding that a unique circumstance exists; the addition will match the setback of the existing building.

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 ERECT A 48´ X 43´ ADDITION RESULTING IN A 0´ (SOUTH) SIDE YARD SETBACK ON THE PROPERTY AT 29109 CALAHAN, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-07-351-023 VAR. #1408

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

III. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER COLLEEN MCCARTNEY seconded, that the agenda having been acted upon, the meeting is hereby adjourned at 7:35 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
RICHARD M. STEENLAND, City Clerk

PLEASE NOTE: A cassette tape of this meeting is on file in the City Clerk's Office for further information