ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

WEDNESDAY, MAY 7, 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
	City Clerk	Richard Steenland

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

I. ROUTINE MATTERS

- Approval of minutes of meeting held April 15, 2008.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve minutes of the meeting held April 15, 2008.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep a storage trailer on the property at 20200 Cornillie Drive, Sells Grinding Service, ACAL Precision Products and Edward R. Elsesser petitioners.

Tom Elsesser, 20200 Cornillie, appeared on behalf of this request.

City Clerk Richard Steenland received two letters in favor of this request.

No one from the public wished to be heard.

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

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER SALVATORE AIUTO seconded to adopt the resolution approving the petitioner's request for a variance to keep a storage trailer on the property. The finding is based upon the fact that a practical difficulty exists; being, the outdoor storage is in an area allowed by the Zoning Ordinance but cannot be screened from view due to other Ordinance and Code restrictions.

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 A STORAGE TRAILER ON THE PROPERTY AT 20200 CORNILLIE DRIVE, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-09-279-015 VAR. #1608

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1403-1(a) & (b) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to erect a 10´ high privacy fence along the rear property line on the property at vacant 10 Mile, Northeast Investments, LLC, Brad Elvidge, petitioner.

Brad Elvidge, 17401 10 Mile, appeared on behalf of this request.

City Clerk Richard Steenland received no correspondence.

No one from the public wished to be heard.

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

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the resolution approving the petitioner's request for a variance to erect a 10´ high privacy fence along the rear property line. The finding is based upon the fact that a unique circumstance exists; being that the adjacent property is a mobile home park with nine (9) sites abutting the petitioner's north property line and the mobile park owner is in favor of the fence.

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 10´ HIGH PRIVACY FENCE ALONG THE REAR PROPERTY LINE ON THE PROPERTY AT VACANT 10 MILE, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-20-352-034 VAR. #1708

will be in harmony with the general purpose of Ordinance 1125 Section 134-5(E) 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 erect an attached garage and addition resulting in a 16´ rear yard setback and total lot coverage of 34.5% on the property at 27730 Woodmont, Paul Dietz, petitioner.

Paul Dietz, 27730 Woodmont, appeared on behalf of this request.

City Clerk Richard Steenland 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 SALVATORE AIUTO seconded to adopt the resolution to approve the petitioner's request for a variance to erect an attached garage and addition resulting in a 16´ rear yard setback and total lot coverage of 34.5%. The finding is based upon the fact that a unique circumstance exists; being, that the petitioner's lot is smaller in area than the other lots on the street.

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:

PERMANENT PARCEL NO. 14-18-329-010 VAR. #1808

will be in harmony with the general purpose of Zoning Ordinance 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 ROBERT TAYLOR seconded, that the agenda having been acted upon, the meeting is hereby adjourned at 7:08 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