ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, FEBRUARY 19, 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 7:01 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

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

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of the meeting held January 15, 2008.

Abstain: Jan Haggerty
MOTION CARRIED

II. NEW BUSINESS

1. Public Hearing and Board consideration to appeal the interpretation of Ordinance 1202 Section 1101 (2) (i) per section 2404 (1) (a) to allow a PetsHotel in the existing building on the property located at 20530 13 Mile, Roseville, Michigan, 48066

Gary Rentrop, attorney for PetsMart, 39533 Woodward, Bloomfield Hills, MI, appeared and explained this request in detail to the Board. Mr. Rentrop answered questions for the Board.

James Conner, District Service Manager for PetsMart, 9300 Apple Cider Ln, Newport, MI, answered further questions for the Board.

City Clerk Richard Steenland received no correspondence on this request.

William Palmer, 17260 Lowell, asked the petitioner a question about veterinary care in the proposed facility.

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

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to adopt the resolution approving the appeal of the interpretation of Ordinance 1202 Section 1101(2) (i) per Section 2404(1) (a) to allow a PetsHotel as an incidental use due to the fact that the entire operation will be enclosed within the building. The following stipulation was placed on this request:

- The petitioner must obtain a letter from their landlord approving the PetsHotel within the existing business.

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 APPEAL THE INTERPRETATION OF ORDINANCE 1202 SECTION 1101(2) (i) PER SECTION 2404 (1) (a) TO ALLOW A PetsHotel IN THE EXISTING BUILDING ON THE PROPERTY AT 20530 13 MILE, ROSEVILLE, MI 48066.

PERMANENT PARCEL NO. 14-09-226-016 VAR. #0508

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1101(2)(i) per Section 2404 (1)(a) 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 an addition to the existing garage having side yard setbacks of 21´ and 14´ on the property at 17706 Frazho, Roseville, Michigan 48066, Steve Laney, petitioner.

Steve Laney, 17706 Frazho, petitioner, appeared and explained this request to the Board and answered several questions for the Board.

City Clerk Richard Steenland received no correspondence on 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 SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the resolution approving the petitioner's request for a variance to erect an addition to the existing garage having side yard setbacks of 21´ and 14´. The finding is based upon the fact that a practical difficulty exists; the petitioner's lot is only 43´ wide which makes compliance impractical.

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 AN ADDITION TO THE EXISTING GARAGE HAVING SIDE YARD SETBACKS OF 21´ AND 14´ ON THE PROPERTY AT 17706 FRAZHO, ROSEVILLE, MI 48066.

PERMANENT PARCEL # 14-20-327-001 VAR. #0608

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1801(q) 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 7:26 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