ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, MAY 20, 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 May 7, 2008.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of the meeting held May 7, 2008.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to allow automatic change-of-message sign with cycle time of less than 30 seconds on the property at 30821 Groesbeck, Great Lakes Recycling, Ilene Rosen-Bischer, petitioner.

Ilene Rosen-Bischer, 30615 Groesbeck, appeared on behalf of this request.

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 COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER SALVATORE AIUTO seconded to adopt the resolution approving the petitioner's request for a variance to allow automatic change-of-message sign with cycle time of less than 30 seconds based upon the finding that a unique circumstance exists. Motorists and passengers are not able to view multiple messages at the 30 second restriction due to the 50 MPH speed limit and no traffic signal in the area of 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:

PERMISSION TO ALLOW AUTOMATIC CHANGE-OF-MESSAGE SIGN WITH CYCLE TIME OF LESS THAN 30 SECONDS ON THE PROPERTY AT 30821 GROESBECK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-07-227-010 VAR. #1908

will be in harmony with the general purpose and intent of Sign Ordinance No. 1064 Section 264-9-D and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and, therefore, is hereby granted.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to install a six foot high aluminum fence in the front yard setback area on the property at 19150, 19200, 19250, 19300 and 19400 12 Mile Road, Korvette LLC, Reliable Fence, petitioner.

Tim Johns, 19300 12 Mile, owner of Korvette LLC, appeared with Tom Badke, 11211 Orchard Hill Ct, Romeo, MI , presented information to Council about this request. Mr. Johns explained the problems he is experiencing with vagrants breaking into his properties.

Mr. Johns answered questions of the Board Members.

City Clerk Richard Steenland received two letters in opposition to this request.

Joseph Wozniacki, 28939 Kaufman, spoke about the tenants in this apartment complex and is in favor of this request.

Joe Vitale, 19417 12 Mile, agreed with Mr. Wozniacki's comments and is in favor of this request.

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

Mr. Johns addressed the concerns that were raised during the Public Hearing and answered further questions for the Board.

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER SALVATORE AIUTO seconded to adopt the resolution approving the petitioner's request for variance to install a six foot high aluminum fence in the front yard setback area based upon the finding that an undue hardship exists; the installation of the fence will provide improved safety for the residents and their guests. The following stipulation is placed on the approval:

The property owner is allowed to pick the color 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 INSTALL A SIX FOOT HIGH ALUMINUM FENCE IN THE FRONT YARD SETBACK AREA ON THE PROPERTY AT 19150, 19200, 19250, 19300 AND 19400 12 MILE, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NOS. 14-16-126-001,002,003,004, 005 VAR. #2008

will be in harmony with the general purpose and intent of Fence Ordinance No. 1125 Section 134-5-E and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and, therefore, is hereby granted.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration for variance to install concrete for parking in the front yard setback area on the property at 18051 Frazho, Craig Hollingsworth, petitioner.

Craig Hollingsworth, 18051 Frazho, appeared and explained this request to the Board.

City Clerk Richard Steenland received one letter in opposition to this request.

Antoinette LaMarra, 18140 Frazho, spoke in favor of this request.

Charles Frontera, 26240 Blumfield, spoke in favor of this request.

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR 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 install concrete for parking in the front yard setback area. The finding is based upon the fact that a practical difficulty exists. On-street parking is not allowed on Frazho Road.

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 INSTALL CONCRETE FOR PARKING IN THE FRONT YARD SETBACK AREA ON THE PROPERTY AT 18051 FRAZHO, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-20-256-030 VAR. #2108

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2000-2 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is, therefore, 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 7:50 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