ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, OCTOBER 21, 2008
7 p.m.

ROLL CALL:

PRESENT:	Mayor	Harold Haugh
	Board Members	Colleen McCartney Bill Shoemaker Robert Taylor
ABSENT:		Salvatore Aiuto (excused) John Chirkun (excused) Jan Haggerty (excused)

OTHERS PRESENT:

City Manager	Stephen Truman
City Clerk	Richard Steenland
City Attorney	Tim Tomlinson

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

Mayor Harold Haugh stated that a unique circumstance exists this evening; three board members are absent this evening. The Board members present may handle Routine Matters and call the agenda items leaving the Public Hearing open; however, no votes may be taken on the items before the board due to the fact that five votes are needed to approve a request and only four members were present. A special Zoning Board of Appeals meeting will be held on October 28, 2008 at 6 p.m. Mayor Haugh apologized to the petitioners for the inconvenience.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER BILL SHOEMAKER seconded to excuse absent Board Member John Chirkun.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER ROBERT TAYLOR seconded to excuse absent Board Member Salvatore Aiuto.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER ROBERT TAYLOR seconded to excuse absent Board Member Jan Haggerty.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTERS

- Approval of minutes of meeting held October 7, 2008.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of the meeting held October 7, 2008.
MOTION CARRIED UNANIMOUSLY

II. OLD BUSINESS

1. Public Hearing and Board consideration for variance to install a privacy fence in the (east) side yard on the property at 17930 12 Mile Road, Michael and Beverly Alford, petitioners.

   Michael Alford, 17930 12 Mile Road, appeared on behalf of this request and explained that he has not been able to resolve an issue with his neighboring property pertaining to the style of the fence.

   Cathleen Berlin, 17940 12 Mile, stated that she would like the fence to match the style of the existing fence. Ms. Berlin explained that it will be approximately two or two and a half pieces of the fence that will attach to her existing fence.

   Mr. Alford explained the reason he is not agreeable to putting up matching pieces of fence is because the fence beside his house will have two different types of fence and he does not believe it will look appealing. Mr. Alford asked Mayor Harold Haugh what will happen if a resolution cannot be reached with the neighbor.

   City Attorney Tim Tomlinson explained that, depending on the outcome of the variance request, the petitioner, or the grieved party, has the right to appeal any decision to Circuit Court.

   Mayor Haugh commented on the cost and time it would take to make an appeal to Circuit Court.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER ROBERT TAYLOR seconded to table the request for variance to install a privacy fence in the (east) side yard on the property at 17930 12 Mile Road until October 28, 2008 leaving the Public Hearing open.
MOTION CARRIED UNANIMOUSLY

Mayor Harold Haugh asked Mr. Alford and Ms. Berlin to work out an agreement to resolve this issue.

IV. NEW BUSINESS

1. Public Hearing and Board consideration for variance to extend the roof on the south side of the home to a height of 28´ on the property at 16246 Frazho, Mullane Construction, Louis Jones, representative.

   City Manager Stephen Truman stated that the petitioner was present; however, left due to the item being tabled.

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

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER BILL SHOEMAKER seconded to table the request for variance to extend the roof on the south side of the home to a height of 28´ on the property at 16246 Frazho until October 18, 2008 leaving the Public Hearing open.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to keep a privacy fence next to an existing cyclone fence in the side yard on the property at 27304 Maple, Jeff Gertcher, petitioner.

   Jeff & Marianne Gertcher, 27304 Maple, appeared on behalf of this request and explained the reason this request is before the Board.

   No one from the public wished to be heard.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to table the request for variance to keep a privacy fence next to an existing cyclone fence in the side yard on the property at 27304 Maple to October 28, 2008 leaving the Public Hearing open.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration for variance to continue to park a commercial vehicle (2007 Dodge Sprinter with high top) on residentially zoned property at 17786 Common, Adrian Lazri, petitioner.

   City Manager Stephen Truman stated that the petitioner was present; however, the petitioner left due to the item being tabled.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to table the request for variance to continue to park a commercial vehicle (2007 Dodge Sprinter with high top) on residentially zoned property at 17786 Common to October 28, 2008 leaving the Public Hearing open.
MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER ROBERT TAYLOR 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

Please Note: A cassette tape of this meeting is on file with the City Clerk's Office for further information