

**ROSEVILLE ZONING BOARD OF APPEALS**

CIVIC CENTER COUNCIL CHAMBERS

29777 GRATIOT AVENUE

ROSEVILLE, MI 48066

**Tuesday, February 23, 2016**

6:15 p.m.

ROLL CALL:

PRESENT: Mayor Robert Taylor  
Mayor Pro Tem Jan Haggerty

BOARD MEMBERS: Charles Frontera  
Catherine Haugh  
Colleen McCartney  
Bill Shoemaker

ABSENT: BOARD MEMBER None

OTHERS PRESENT:

City Clerk Richard M. Steenland  
City Manager Scott Adkins  
City Attorney Tim Tomlinson  
Building Director Glenn Sexton

Mayor Robert Taylor called the meeting to order at 6:15 p.m.

**I. ROUTINE MATTERS**

**1. Approval of minutes of meeting held December 15, 2015.**

BOARD MEMBER CHARLES FRONTERA moved, CATHERINE HAUGH seconded to approve minutes of meeting held December 15, 2015.

**MOTION CARRIED UNANIMOUSLY**

**2. Approval of minutes of meeting held January 19, 2016.**

BOARD MEMBER COLLEEN MCCARTNEY moved, CATHERINE HAUGH seconded to approve minutes of meeting held January 19, 2016.

**MOTION CARRIED UNANIMOUSLY**

**II. NEW BUSINESS**

**1. Public Hearing and Board Consideration for variance to use a commercial building without providing the required trash receptacle on the property located at 27454 Gratiot, John A. Schwark (Motor City Co-Op Credit Union), petitioner.**

John A. Schwark petitioner and Steve Andrews CEO of credit union appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the petitioners request for a variance based upon the finding that a unique circumstances exists or an undue hardship exists being, that all debris is collected and shredded by a contracted company.

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 TO USE A COMMERCIAL BUILDING WITHOUT PROVIDING THE REQUIRED TRASH RECEPTACLE ON THE PROPERTY AT 27454 GRATIOT, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-17-453-012

VAR. #0216

will be in harmony with the general purpose and intent of Solid Waste Ordinance Section 285-15 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 use a commercial building without providing the required 10' x 80' loading and unloading area on the property located at 27454 Gratiot, John A. Schwark (Motor City Co-Op Credit Union), petitioner.**

John A. Schwark petitioner and Steve Andrews CEO of credit union appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER CHARLES FRONTERA moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the petitioners request for a variance based upon the finding that a unique circumstance being the services offered by the proposed business do not require deliveries by large trucks.

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 TO USE A COMMERCIAL BUILDING WITHOUT PROVIDING THE REQUIRED 10' X 80' LOADING AND UNLOADING AREA ON THE PROPERTY AT 27454 GRATIOT, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-17-453-012

VAR. #0316

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 370-78A 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 provide less than the required number of parking spaces (72) for industrial and office use on the property located at 28117 Groesbeck, MRC Manufacturing, petitioner.**

Project Manager Jeffery Graham 20936 Harper, Harper Woods, MI. President of MRC Bill Shawflick and CEO Paul Torres appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the petitioners request for a variance based upon the finding that a unique circumstance exists, being the petitioner is able to meet the less restrictive parking requirements of the Roseville Zoning Ordinance which is based on the actual employee count.

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 TO PROVIDE LESS THAN THE REQUIRED NUMBER OF PARKING SPACES FOR INDUSTRIAL USE ON THE PROPERTY AT 28117 GROESBECK, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-18-152-007

VAR. #0416

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 370-76 will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

**MOTION CARRIED UNANIMOUSLY**

**III. HEARING OF THE PUBLIC**

No one from the public wished to be heard.

**IV. ADJOURNMENT**

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 6:28 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

Richard M. Steenland, City Clerk