

The Zoning Board of Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on May 17, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Michael Bartnik
Glenn Clark
Kenneth Courtney
Thomas Strat
A. Allen Kneale
David Lambert

Also Present:

Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney
Aileen Bittner, City Clerk's Office Administrative Aide

Absent:

William Fisher

2. APPROVAL OF MINUTES

Moved by Clark
Seconded by Courtney

RESOLVED, To approve the April 19, 2011 Regular meeting minutes as corrected.

Yes: All present (6)

Absent: Fisher

MOTION PASSED

3. HEARING OF CASES

B. VARIANCE REQUEST, MINAL GADA AND ASHISH MANEK, 4820 LIVERNOIS

Motion to Postpone Variance Request from Minal Gada and Ashish Manek, 4820 Livernois

Moved by Courtney
Seconded by Clark

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **POSTPONES** to the June 21, 2011, Regular Meeting the Variance Request from Minal Gada and Ashish Manek, 4820 Livernois.

Yes: All Present (6)
No: None
Absent: Fisher

MOTION PASSED

A. VARIANCE REQUEST, MONSIGNOR ZOUHAIR TOMA KAJBOU, 2442 E. BIG BEAVER ROAD, ST. JOSEPH CHALDEAN CATHOLIC CHURCH

Motion to Postpone *Variance Request, Monsignor Zouhair Toma Kajbou, 2442 E. Big Beaver Road, St. Joseph Chaldean Catholic Church*

Moved by Clark
Seconded by Courtney

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **POSTPONES** to the June 21, 2011, Regular Meeting the *Variance Request, Monsignor Zouhair Toma Kajbou, 2442 E. Big Beaver Road, St. Joseph Chaldean Catholic Church*

Yes: Lambert Bartnik, Courtney
No: Kneale, Strat, Clark
Absent: Fisher

MOTION FAILED

Chair Lambert **OPENED** the Public Hearing at 7:53 p.m.

Public Comment was **RECEIVED** from:
Mr. Philip Sanzica
Mr. Ed Piche

Chair Lambert **CLOSED** the Public Hearing at 8:00 p.m.

Vote on Main Motion *Variance Request, Monsignor Zouhair Toma Kajbou, 2442 E. Big Beaver Road, St. Joseph Chaldean Catholic Church*

Moved by Bartnik
Seconded by Kneale

WHEREAS, In order to construct an addition to the church and a new driveway: 1) An 8 foot variance from the requirement that the addition be set back 50 feet from the west property line; 2) a 43 foot variance from the requirement that the proposed driveway be set back at least 50 feet from the west property line; and 3) a variance from the requirement that a landscaped berm be provided between the proposed driveway and the west property line.

NOW, THEREFORE, BE IT RESOLVED, That the City of Troy Zoning Board of Appeals hereby **DENIES** the Variance Request from Monsignor Zouhair Toma Kajbou, 2442 E. Big Beaver Road, St. Joseph Chaldean Catholic Church.

Yes: All Present (6)
No: None
Absent: Fisher

MOTION PASSED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

There was no Public Comment.

6. MISCELLANEOUS BUSINESS

A. ELECTION OF OFFICERS

MOTION TO ELECT MR. LAMBERT FOR CHAIR

Moved by Courtney
Seconded by Clark

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **ELECTS** Mr. Lambert to serve as Chair.

MOTION FOR DIVISION OF THE QUESTION FOR THE ELECTION OF OFFICERS

Moved by Bartnik
Seconded by Strat

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **BIFORCATES** the election of Chair and Vice Chair.

Yes: Strat, Bartnik, Kneale, Lambert
No: Clark, Courtney
Absent: Fisher

MOTION PASSED

VOTE ON THE ELECTION OF CHAIR

Moved by Clark
 Seconded by Lambert

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **NOMINATES** Mr. Lambert and Mr. Bartnik to serve as Chair, and **CLOSES** nominations.

Yes: All Present (6)
 No: None
 Absent: Fisher

MOTION PASSED

POLLING OF THE BOARD MEMBERS PRESENT

Election of Chair of the Zoning Board of Appeals.

Name	Lambert	Bartnik
Mr. Clark	X	
Mr. Courtney	X	
Mr. Fisher	Absent	Absent
Mr. Kneale		X
Mr. Lambert	X	
Mr. Strat		X
Mr. Bartnik		X

MOTION FAILED

SECOND VOTE ON THE ELECTION OF CHAIR -

Moved by Clark
 Seconded by Strat

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **NOMINATES** Mr. Lambert and Mr. Bartnik to serve as Chair, and **CLOSES** nominations.

Yes: All Present (6)
 No: None
 Absent: Fisher

MOTION PASSED

POLLING OF THE BOARD MEMBERS PRESENT

Election of Chair of the Zoning Board of Appeals.

Name	Lambert	Bartnik

Mr. Courtney	x	
Mr. Fisher	Absent	Absent
Mr. Kneale		X
Mr. Lambert	x	
Mr. Strat		X
Mr. Bartnik		X
Mr. Clark	x	

MOTION FAILED

THIRD VOTE ON THE ELECTION OF CHAIR

Moved by Clark
 Seconded by Kneale

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **NOMINATES** Mr. Lambert and Mr. Bartnik to serve as Chair, and **CLOSES** nominations.

Yes: All Present (6)
 No: None
 Absent: Fisher

MOTION PASSED

POLLING OF THE BOARD MEMBERS PRESENT

Election of Chair of the Zoning Board of Appeals.

Name	Lambert	Bartnik
Mr. Lambert	x	
Mr. Strat		X
Mr. Bartnik		X
Mr. Clark	x	
Mr. Courtney	x	
Mr. Fisher	Absent	Absent
Mr. Kneale	x	

MOTION PASSED

Mr. Lambert is hereby **ELECTED** to serve as Chair of the Zoning Board of Appeals.

VOTE ON THE ELECTION OF VICE CHAIR -

Moved by Clark
 Seconded by Lambert

RESOLVED, That the City of Troy Zoning Board of Appeals hereby **NOMINATES** Mr. Kneale to serve as Vice Chair, and **CLOSES** nominations.

Yes: All Present (6)
 No: None
 Absent: Fisher

MOTION PASSED

POLLING OF THE BOARD MEMBERS PRESENT

Election of Vice Chair of the Zoning Board of Appeals.

Name	Kneale	None
Mr. Lambert	x	
Mr. Strat	X	
Mr. Bartnik	X	
Mr. Clark	x	
Mr. Courtney	x	
Mr. Fisher	Absent	Absent
Mr. Kneale	x	

MOTION PASSED

Mr. Kneale is hereby **ELECTED** to serve as Vice Chair of the Zoning Board of Appeals.

Mr. Strat exited the meeting at 8:38 p.m.

B. **CONTINUATION OF 5-17-2011 ZBA STUDY SESSION**

Mr. Evans and Mrs. Lancaster summarized changes to the Zoning Ordinance as they relate to the Zoning Board of Appeals, and answered Board Member questions.

7. **ADJOURNMENT**

The Zoning Board of Appeals meeting **ADJOURNED** at 9:03 p.m.

Respectfully submitted,

David Lambert, Chair

M. Aileen Bittner, City Clerk's Office Administrative Aide