Chair Lambert called the Zoning Board of Appeals meeting to order at 7:30 p.m. on January 17, 2012, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Kenneth Courtney
William Fisher
Allen Kneale (arrived at 7:36 pm)
David Lambert
Thomas Strat
Glenn Clark

Absent
Michael Bartnik

Also Present:
Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney

2. APPROVAL OF MINUTES – November 15, 2011

Moved by Courtney
Seconded by Fisher

RESOLVED, to approve the November 15, 2011 meeting minutes.

Yes: All present
Absent: Bartnik, Kneale

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

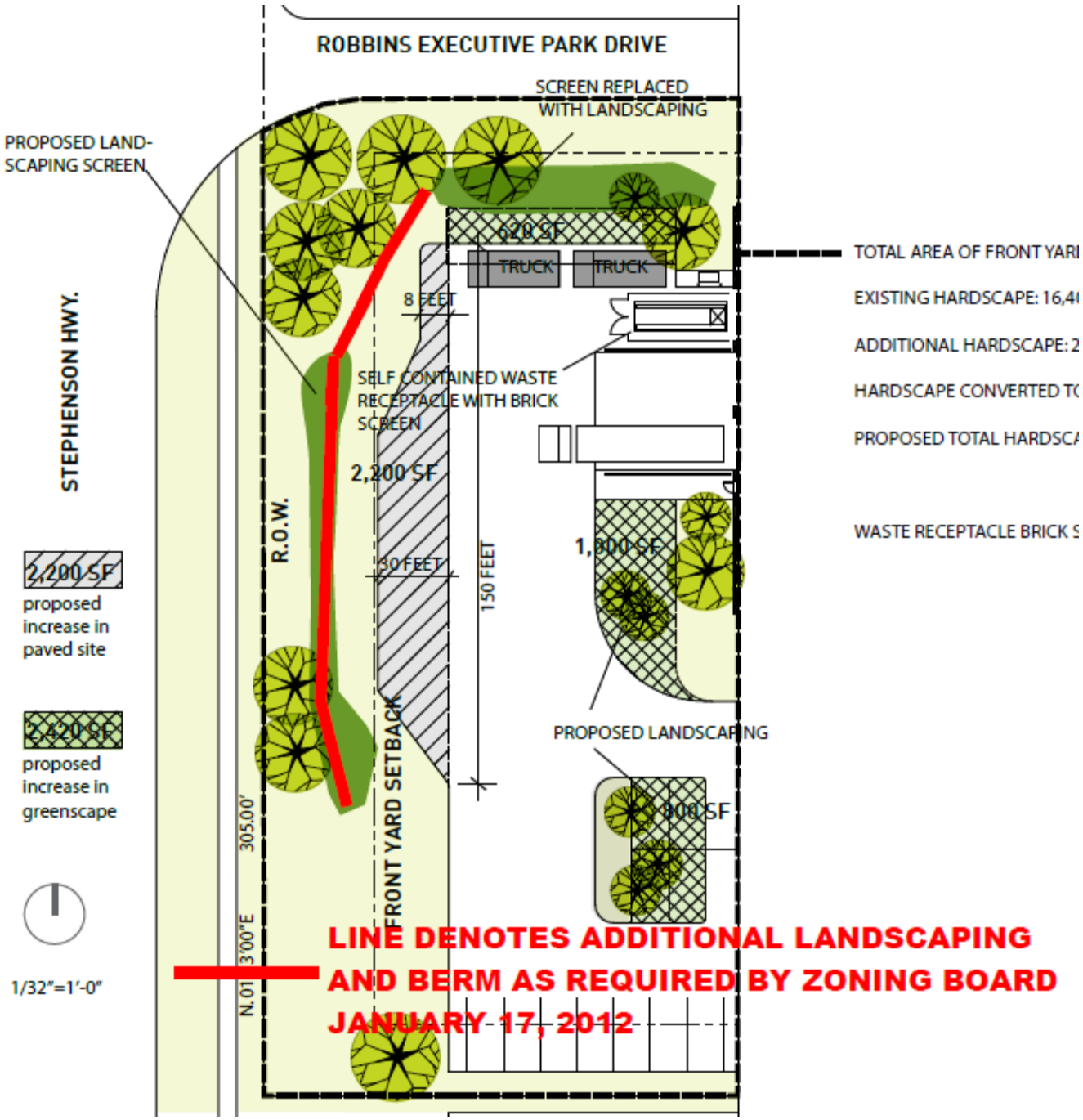
4. HEARING OF CASES

A. VARIANCE REQUEST, JIM BARDY OF CONTINENTAL SERVICES, 700 STEPHENSON HIGHWAY – In order to place/construct the following improvements in the front yard: a trash container, a loading area and a maneuvering lane. The Zoning Ordinance does not allow these items in the front yard.

Moved by Courtney
Seconded by Kneale

RESOLVED to grant the variance as requested with the following conditions:

- That the existing berm be extended north and west as depicted on the attached drawing
- That the new berm height and massing match that of the existing berm
- That the new berm be undulating
- That the new berm not be required where it will interfere with existing screening trees
- That additional screening vegetation be installed in the front yard and on the berm
- That the aforementioned vegetation species, height, and placement effectively screen the view of the trucks located in the front yard from Stephenson Highway
- That the vegetation provides year round screening.



Yes: All present
Absent: Bartnik

MOTION APPROVED

5. COMMUNICATIONS – Chair Lambert acknowledged Board Members' receipt of the most recent edition of the Michigan Association of Planning magazine.

6. PUBLIC COMMENT – There was no public comment.

7. MISCELLANEOUS BUSINESS – The Board discussed the need for City Council to appoint two Alternates as specified in the Zoning Ordinance. There was Board consensus on methods to increase citizen awareness of this volunteer opportunity which included Board member and staff referrals, City press release and the Troy Today newsletter. Interested citizens would be directed to fill out an application at the City Clerks' Office.

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:45 p.m.

Respectfully submitted,

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David Lambert, Chair

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Paul Evans, Zoning and Compliance Specialist

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