

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

1. ROLL CALL

Present:

Michael Bartnik
Glenn Clark
Kenneth Courtney
William Fisher
Allen Kneale
David Lambert
Thomas Strat

Also Present:

Bruce Bloomingdale, Alternate
Orestis Kaltsounis, Alternate
Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney

Clark and Lambert leave the dais; Bloomingdale and Kaltsounis are seated.

2. APPROVAL OF MINUTES – March 20, 2012

Moved by Courtney
Seconded by Fisher

RESOLVED, to approve the March 20, 2012 meeting minutes.

Yes: All present

MOTION PASSED

3. HEARING OF CASES

VARIANCE REQUEST, GAIL MORO, MAEDERS WEST GARDEN CENTER LLC, GPRZ Real Estate LLC, 6530-6550-6566 COOLIDGE HIGHWAY – A variance in order to expand the existing nonconforming use.

Moved by Bartnik
Second by Courtney

RESOLVED, to grant the variance as most recently amended, with the following conditions:

- That trees and shrubs sold on the property shall not exceed 24 inches in height.

- That the outdoor storage of potting soil bags be allowed in the red area adjacent to and east of the greenhouse and indicated on the attached drawing.
- That City staff verify the location of the "white line" referenced in the attached drawing and make it part of the record.

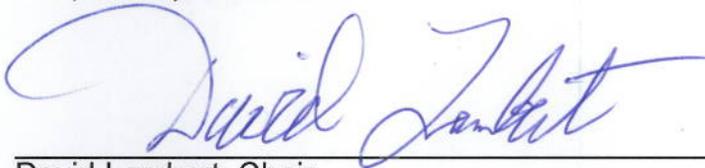
Yes: All

MOTION PASSED

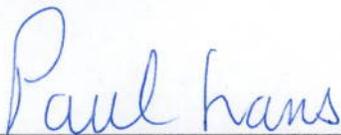
Bloomingtondale and Kaltsounis leave the dais; Clark and Lambert are seated.

5. COMMUNICATIONS – None
6. PUBLIC COMMENT – There was no public comment.
7. MISCELLANEOUS BUSINESS – The Board discussed the working role of the Alternates. It was agreed that the Board would not amend their Rules of Procedure at this time.
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:06 p.m.

Respectfully submitted,



David Lambert, Chair



Paul Evans, Zoning and Compliance Specialist

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4.34 ACRES

Field measured 20' from existing building to dashed white line. 04/20/2012. MG

Red area east of greenhouse denotes soil bag storage area

COOLIDGE HIGHWAY
Coolidge Hwy

Coolidge Hwy

6600

150'

HOUSE

OFFICE
79'



DISPLAY
DISPLAY
DISPLAY
DISPLAY
DISPLAY
DISPLAY



HOUSE

20'

21.5'

21.5'

CURRENT ASPHALTICEMENT PATHS/ROADS

