The Zoning Board of Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on June 21, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Michael Bartnik
Kenneth Courtney
Thomas Strat
Allen Kneale
William Fisher
David Lambert

Also Present:
Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

Absent:
Glenn Clark

City Clerk's Office

2. APPROVAL OF MINUTES – May 17, 2011 Study Session and Regular Meeting

Moved by Lambert
Seconded by Bartnik

RESOLVED, To postpone approval of the May 17, 2011 meeting minutes to July 19, 2011 to allow proposed corrections to be presented to the Board.

Yes: All present (6)
Absent: Clark

MOTION PASSED

3. HEARING OF CASES

A. VARIANCE REQUEST, MINAL GADA AND ASHISH MANEK, 4820 LIVERNOIS - In order to split the subject parcel into 3 separate parcels, a 15 foot variance to the required 100 foot lot width requirement for 2 of the proposed parcels, Section 30.10.02

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

Moved by Courtney
Seconded by Fisher

RESOLVED, That the City of Troy Zoning Board of Appeals hereby POSTPONES to the July 19, 2011, Regular Meeting the Variance Request from Minal Gada and Ashish Manek, 4820 Livernois.

Yes: Courtney, Fisher, Kneale, Lambert, Bartnik
No: None
Abstain: Strat
Absent: Clark

MOTION PASSED

4. HEARING OF CASES

A. VARIANCE REQUEST, TOM KASZUBSKI, EXECUTIVE DIRECTOR, NORTH WOODWARD COMMUNITY FOUNDATION, 3668 LIVERNOIS - In order to conduct an outdoor special event (Troy Family Daze Festival): 1) A variance from the requirement that hours of operation end no later than 8:00 pm on Thursday and Sunday, and no later than 10:00 pm on Friday and Saturday, and 2) a variance from the 4 consecutive day maximum duration for any one event. Applicant proposes to end daily events 1 hour beyond the required times. The proposed event is to last for 8 days (4 day festival plus 4 days devoted to setup and tear down), Section 7.13(l)

Mr. Bartnik advised the Board of a professional relationship he had with Mr. Kaszubski and asked the Board if they believed it to be a conflict of interest. Mr. Bartnik believes there is no conflict of interest. None of the Board members believed there is a conflict of interest.

Chair Lambert OPENED the Public Hearing.

No one spoke.

Chair Lambert CLOSED the Public Hearing.

Motion to GRANT the variance as requested.

Moved by Bartnik
Seconded by Strat

RESOLVED, That the City of Troy Zoning Board of Appeals hereby GRANTS the variance for Tom Kaszubski, Executive Director, North Woodward Community Foundation, 3668 Livernois.

Yes: All Present (6)
Absent: Clark

MOTION PASSED

B. VARIANCE REQUEST, RICHARD ADAMS, 926 NORWICH DRIVE – In order to construct an addition to the existing carport, a 2.5 foot variance to the required 25 foot front yard setback, Section 4.06 C.

Chair Lambert OPENED the Public Hearing.

No one spoke.

Chair Lambert CLOSED the Public Hearing.

Motion to Grant variance as requested.

Moved by Strat
Seconded by Courtney

RESOLVED, That the City of Troy Zoning Board of Appeals hereby GRANTS the variance for Richard Adams, 926 Norwich Drive.

Yes: All Present (6)
Absent: Clark

MOTION PASSED

5. COMMUNICATIONS

Mr. Evans advised the Board that at the June 28, 2011 Planning Commission Special/Study Session there will be a "Stormwater 101" Presentation by Kelly Sanzica, Director of the Wayne Count Department of the Environment. All Board Members and public are invited to attend.

6. PUBLIC COMMENT – No one was present to speak.

7. MISCELLANEOUS BUSINESS

The Board discussed revising their Rules of Procedure. The Board has received some Member comments and some proposed amendments. The Board agreed to further analyze this information and continue discussion at the next regular meeting.

Mr. Strat advised the Board that the Planning Commission was working on Sustainable Development Options.

8. ADJOURNMENT

The Zoning Board of Appeals meeting ADJOURNED at 8:30 p.m.

Respectfully submitted,

David Lambert, Chair

Paul Evans, Zoning and Compliance Specialist

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