

Vice Chair Kneale called the Zoning Board of Appeals meeting to order at 7:30 p.m. on March 20, 2012, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Michael Bartnik
Bruce Bloomingdale
Kenneth Courtney
William Fisher
Orestis Kaltsounis
Allen Kneale
Thomas Strat

Absent:

Glenn Clark
David Lambert

Also Present:

Paul Evans, Zoning and Compliance Specialist
Lori Grigg-Bluhm, City Attorney
Susan Lancaster, Assistant City Attorney

2. APPROVAL OF MINUTES – February 21, 2012

Moved by Courtney
Seconded by Kaltsounis

RESOLVED, to approve the February 21, 2012 meeting minutes.

Yes: All present

MOTION PASSED

3. APPROVAL OF AGENDA

Moved by Strat
Seconded by Courtney

RESOLVED, to hear case 4B and then case 4A

Yes: All present

MOTION PASSED

4. HEARING OF CASES

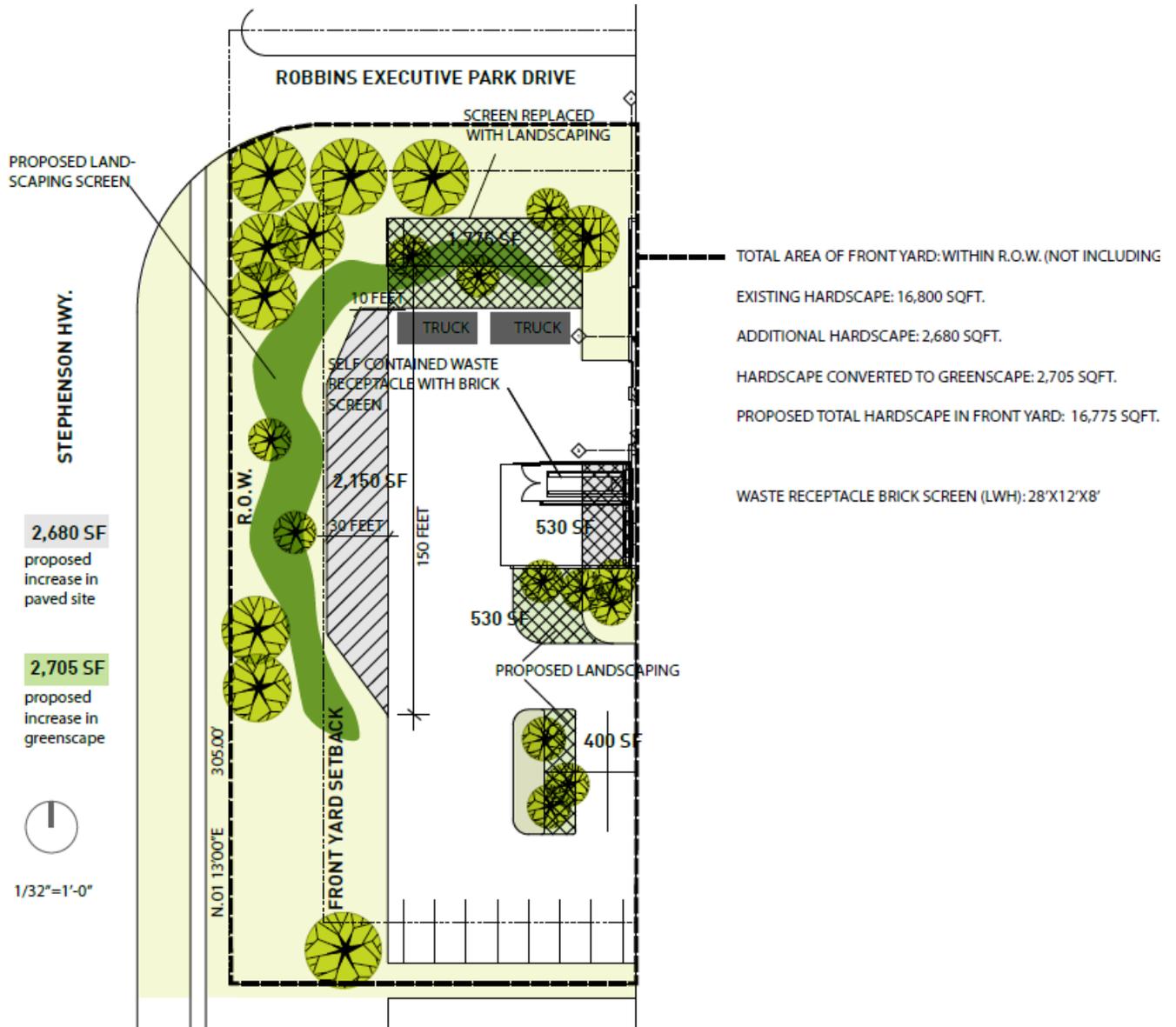
- A. VARIANCE REQUEST, JIM BARDY OF CONTINENTAL SERVICES, 700 STEPHENSON HIGHWAY – A variance to place/construct the following improvements in the front yard: a trash container, a loading area, and a maneuvering lane. The Zoning Ordinance does not allow these items in the front yard.

Moved by Courtney
Seconded by Bartnik

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.
- That the greenscape created would exceed the amount lost.

MOTION PASSED



- B. 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 Courtney
 Second by Bartnik

RESOLVED, to postpone the request to the April 17, 2012 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

- 5. COMMUNICATIONS – None
- 6. PUBLIC COMMENT – There was no public comment.
- 7. MISCELLANEOUS BUSINESS – A) City Attorney Lori Grigg-Bluhm gave presentations on the Open Meetings Act and the Freedom of Information Act. B) The Board agreed to postpone discussion about Board Alternates to the April 17 meeting.
- 8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 10:35 p.m.

Respectfully submitted,


 Allen Kneale, Vice Chair 4/17/12


 Paul Evans, Zoning and Compliance Specialist 4/17/12