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

Bloomingdale 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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Attachment #1- Aerial of Property showing locations and sizes of shader/arbors/pergolas