

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 12, 2014

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Tom Jenny, Board member(s) Serafin Buscemi, Deborah Flatt, David A. Kien, Mary Paglia and Richard Pesegna.

ABSENT: David A. Kien

OTHERS PRESENT: City Clerk, Leslie M. Frank and Planning Consultant Patrick Sloan

BZA 03-08-14

EXCUSE BOARD MEMBER KIEN

MOTION by Paglia, SUPPORTED by Flatt:

To excuse board member David Kien from tonight's meeting due to a prior commitment.

ABSENT: Kien

MOTION CARRIED

BZA 03-09-14

MINUTES

MOTION by Paglia, SUPPORTED by Flatt:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held January 8, 2014.

ABSENT: Kien

MOTION CARRIED

BZA 03-10-14 VARIANCE OF SIGN ORDINANCE, SECTION 21-6
OPEN PUBLIC HEARING - (19230 Harper)

MOTION by Buscemi, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a 48' x 14', 70-foot tall freestanding sign at 19230 Harper.

ABSENT: Kien

MOTION CARRIED

PUBLIC HEARING

Randy Oram and Patrick Depa, representatives from International Outdoor, Inc. were present to explain the requested variance and answer any questions.

Several residents were present to express their opposition to this variance, they are as follows: Mary Kingston, Richard Kingston, Kathleen Carlson, Nancy Milligan, Ken Welch and John Miller.

BZA 03-11-14 VARIANCE OF SIGN ORDINANCE, SECTION 21-6
CLOSE PUBLIC HEARING -(19230 Harper)

MOTION by Paglia, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a 48' x 14', 70-foot tall freestanding sign at 19230 Harper.

ABSENT: Kien

MOTION CARRIED

BZA 03-12-14 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - (19230 Harper)

MOTION by Buscemi, SUPPORTED by Pesegna:

To approve the request for a variance of Sign Ordinance, Section 21-6 to erect a 48' x 14', 70-foot tall freestanding sign at 19230 Harper.

ABSENT: Kien

MOTION DENIED

BZA 03-13-14 VARIANCE OF SIGN ORDINANCE, SECTION 21-6
 OPEN PUBLIC HEARING - (19500 Harper)

MOTION by Paglia, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a 48' x 14', 70-foot tall freestanding sign at 19500 Harper.

ABSENT: Kien

MOTION CARRIED

PUBLIC HEARING

Randy Oram and Patrick Depa, representatives from International Outdoor, Inc. were present to explain the requested variance and answer any questions.

Ken Welch and John Miller expressed their opposition to this variance and two letters from residents were read and received in opposition to this variance.

BZA 03-14-14 VARIANCE OF SIGN ORDINANCE, SECTION 21-6
 CLOSE PUBLIC HEARING - (19500 Harper)

MOTION by Jenny, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a 48' x 14', 70-foot tall freestanding sign at 19500 Harper.

ABSENT: Kien

MOTION CARRIED

BZA 03-15-14 VARIANCE OF SIGN ORDINANCE,
 SECTION 21-6 - (19500 Harper)

MOTION by Paglia, SUPPORTED by Flatt:

To approve the request for a variance of Sign Ordinance, Section 21-6 to erect a 48' x 14', 70-foot tall freestanding sign at 19500 Harper.

ABSENT: Kien

MOTION DENIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 03-16-14

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Pesegna:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon,
the meeting is hereby adjourned at 8:15 p.m.

ABSENT: Kien

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JANUARY 8, 2014

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:33 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Board member(s) Tom Jenny, David A. Kien, Mary Paglia, and Richard Pesegna.

ABSENT: Vice-Chairperson Serafin Buscemi and Board member Deborah Flatt.

OTHERS PRESENT: Building Inspector Lyn Giera

BZA 01-01-14

EXCUSE BOARD MEMBERS

MOTION by Kien, SUPPORTED by Pesegna:

To excuse board members Buscemi and Flatt from tonight's meeting due to a prior commitment.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

BZA 01-02-14

MINUTES

MOTION by Paglia, SUPPORTED by Jenny:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held June 13, 2012.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

BZA 01-03-14 VARIANCE OF NON-CONFORMING STRUCTURE,
21705 ROSLYN - OPEN PUBLIC HEARING

MOTION by Paglia, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Section 10-313 for a non-conforming structure at 21705 Roslyn.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

PUBLIC HEARING

Eric Novak, petitioner, from Sussex Immobilier, LLC was present to explain the requested variance and answer any questions.

BZA 01-04-14 VARIANCE OF NON-CONFORMING STRUCTURE
21705 ROSLYN - CLOSE PUBLIC HEARING

MOTION by Pesegna, SUPPORTED by Paglia:

To close the Public Hearing on the request for a variance of Section 10-313 for a non-conforming structure at 21705 Roslyn.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

BZA 01-05-14 VARIANCE OF NON-CONFORMING STRUCTURE
SECTION 10-313

MOTION by Pesegna, SUPPORTED by Kien:

To APPROVE the request for a variance of Section 10-313 of the Zoning Ordinance for a non-conforming structure at 21705 Roslyn.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

BZA 01-06-14 ELECTION OF CHAIR AND VICE-CHAIR FOR 2014

MOTION by Pesegna, SUPPORTED by Kien:
To appoint Alvin Susick Chairperson and Tom Jenny Vice-Chairperson for 2014.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 01-07-14 ADJOURNMENT

MOTION by Paglia, SUPPORTED by Pesegna:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon,
the meeting is hereby adjourned at 7:24 p.m.

ABSENT: Buscemi and Flatt.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JUNE 13, 2012

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi, Board member(s) Deborah Flatt, and Richard Pesegna.

ABSENT: Board members David A. Kien, Mary Paglia, and James Taylor.

OTHERS PRESENT: City Clerk, Leslie M. Frank, Mckenna Associates consultant,
Christopher Khorey

BZA 06-16-12

EXCUSE BOARD MEMBERS

MOTION by Buscemi, SUPPORTED by Pesegna:
To excuse board members from tonight's meeting due to a prior commitment.

ABSENT: Kien, Paglia and Taylor.

MOTION CARRIED

BZA 06-17-12

MINUTES

MOTION by Flatt, SUPPORTED by Pesegna:
To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held April 11, 2012

ABSENT: Kien, Paglia and Taylor.

MOTION CARRIED

BZA 06-18-12 APPROVAL OF APPLICATION TO SELL COMPLIANT
FIREWORKS OPEN PUBLIC HEARING - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Pesegna:

To open the Public Hearing on the request for approval of the application to allow the sale of compliant fireworks from June 20th to July 6th, 2012 by Thunderking Fireworks LLC at 18000 Vernier.

ABSENT: Kien, Paglia and Taylor.

MOTION CARRIED

PUBLIC HEARING

Michael Chupa from Thunderking Fireworks was present to explain the request for approval and to answer any questions.

BZA 06-19-12 APPROVAL OF APPLICATION TO SELL COMPLIANT
FIREWORKS CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Flatt:

To close the Public Hearing on the request for approval of the application to allow the sale of compliant fireworks from June 20th to July 6th, 2012 by Thunderking Fireworks LLC at 18000 Vernier.

ABSENT: Kien, Paglia and Taylor.

MOTION CARRIED

BZA 06-20-12 APPROVAL OF APPLICATION TO SELL
COMPLIANT FIREWORKS - 18000 VERNIER

MOTION by ,SUPPORTED by:

To approve the request for approval of the application to allow the sale of compliant fireworks from June 20th to July 6th, 2012 by Thunderking Fireworks LLC at 18000 Vernier subject to the condition that the parking spaces immediately adjacent to the sales space must be closed for the duration of the sale, in order to provide the required 10 foot gap between the sales space and the nearest parked car.

ABSENT: Kien, Paglia and Taylor.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 06-21-12

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Flatt:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:52 p.m.

ABSENT: Kien, Paglia and Taylor.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
APRIL 11, 2012

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairman Serafin Buscemi at 6:35 p.m.

ROLL CALL

PRESENT: Vice Chairman Serafin Buscemi Board member(s) Deborah Flatt, David A. Kien, Richard Pesegna, and James Taylor.

ABSENT: Chairperson Alvin Susick and Board member Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 04-07-12

EXCUSE BOARD MEMBERS

MOTION by Pesegna, SUPPORTED by Flatt:

To excuse board members from tonight's meeting due to a prior commitment.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 04-08-12

MINUTES

MOTION by Taylor, SUPPORTED by Flatt:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held January 11, 2012.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 04-09-12 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
OPEN PUBLIC HEARING - 20570 KELLY

MOTION by Flatt, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow a third sign for Eastland Produce located at 20570 Kelly.

ABSENT: Susick and Paglia.

MOTION CARRIED

PUBLIC HEARING

Mr. Michael Zacks, a representative from Bright Star Sign Inc., was present to explain the requested variance and answer any questions.

BZA 04-10-12 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
CLOSE PUBLIC HEARING - 20570 KELLY

MOTION by Taylor, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow a third sign for Eastland Produce located at 20570 Kelly.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 04-11-12 VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 - 20570 KELLY

MOTION by Taylor, SUPPORTED by Flatt:

To approve the request for a variance of Sign Ordinance, Section 21-7 to allow a third sign for Eastland Produce located at 20570 Kelly.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 04-12-12 VARIANCE OF SIGN ORDINANCE, ADDENDUM
NO. 93-5 OPEN PUBLIC HEARING - 20570 KELLY .

MOTION by Kien, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Sign Ordinance, addendum No. 93-5 to erect a sign 98 square feet 34 feet over the maximum 64 square feet allowed for a free standing sign at Eastland Produce at 20570 Kelly.

ABSENT: Susick and Paglia.

MOTION CARRIED

PUBLIC HEARING

Mr. Michael Zacks, a representative from Bright Star Sign Inc., was present to explain the requested variance and answer any questions.

BZA 04-13-12 VARIANCE OF SIGN ORDINANCE, ADDENDUM
NO. 93-5 CLOSE PUBLIC HEARING - 20570 KELLY .

MOTION by Flatt, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, addendum No. 93-5 to erect a sign 98 square feet 34 feet over the maximum 64 square feet allowed for a free standing sign at Eastland Produce at 20570 Kelly.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 04-14-12 VARIANCE OF SIGN ORDINANCE,
ADDENDUM NO. 93-5 - 20570 KELLY

MOTION by Kien, SUPPORTED by Flatt:

To approve the request for a variance of Sign Ordinance, addendum No. 93-5 to erect a sign 98 square feet 34 feet over the maximum 64 square feet allowed for a free standing sign at Eastland Produce at 20570 Kelly.

ABSENT: Susick and Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 04-15-12

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Taylor:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Susick and Paglia.

MOTION CARRIED

SERAFIN BUSCEMI, VICE
CHAIRMAN

LESLIE M. FRANK, ACTING CITY
CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JANUARY 11, 2012

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi, Board member(s) Deborah Flatt, David A. Kien, Mary Paglia, Richard Pesegna, and James Taylor.

ABSENT: None.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 01-01-12

MINUTES

MOTION by Buscemi, SUPPORTED by Flatt:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held December 14, 2011.

MOTION CARRIED UNANIMOUSLY

BZA 01-02-12 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-152(3) OPEN PUBLIC HEARING- 18920 EASTWOOD

MOTION by Paglia, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(3) to increase the number of adults to seven over the limit of 6 in a licensed residential facility at 18920 Eastwood.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. & Mrs. Orlando, the business and home owners of the facility, were present to explain the requested variance and answer any questions. Mr. Bill Kamman, a neighbor, spoke in favor of the variance and questioned if the home was a non-homesteaded property.

BZA 01-03-12 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-152(3) CLOSE PUBLIC HEARING- 18920 EASTWOOD

MOTION by Paglia, SUPPORTED by Buscemi:
To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(3) to increase the number of adults to seven over the limit of 6 in a licensed residential facility at 18920 Eastwood.

MOTION CARRIED UNANIMOUSLY

BZA 01-04-12 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-152(3) - 18920 EASTWOOD

MOTION by Paglia, SUPPORTED by Buscemi:
To approve the request for a variance of Zoning Ordinance No. 265, Section 10-152(3) to increase the number of adults to seven over the limit of 6 in a licensed residential facility at 18920 Eastwood.

MOTION CARRIED UNANIMOUSLY

BZA 01-05-12 ELECTION OF CHAIR AND VICE-CHAIR FOR 2012

MOTION by Paglia, SUPPORTED by Flatt:
To appoint Alvin Susick Chairperson and Serafin Buscemi Vice-Chair person for 2012.

MOTION CARRIED UNANIMOUSLY

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____ None.

_____ BZA 01-06-12

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Flatt:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

MOTION CARRIED UNANIMOUSLY

_____ ALVIN SUSICK, CHAIRMAN

_____ LESLIE M. FRANK, ACTING CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
NOVEMBER 9, 2011
6:30 P.M.

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi, Board member(s) Deborah Flatt, David A. Kien, Mary Paglia, and Richard Pesegna.

ABSENT: Board member James Taylor.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 11-17-11

EXCUSE BOARD MEMBERS

MOTION by Paglia SUPPORTED by Flatt:

To excuse board member James Taylor from tonight's meeting due to a prior commitment.

ABSENT: Taylor.

MOTION CARRIED

BZA 11-18-11

MINUTES

MOTION by Paglia, SUPPORTED by Buscemi:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held March 9, 2011.

ABSENT: Taylor.

MOTION CARRIED

BZA 11-19-11 VARIANCE OF ZONING ORDINANCE, SECTION 10-118(2)
OPEN PUBLIC HEARING - 20254 WOODCREST

MOTION by Paglia, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-118(2) to build a second garage on the property at 20254 Woodcrest.

ABSENT: Taylor.

MOTION CARRIED

PUBLIC HEARING

The homeowner, Mr. Kenneth Poynter, and the builder, Mr. Greg Vargo, were present to answer any questions concerning the request for a variance.

The Board acknowledged a letter emailed to the Building Inspector from Attorney Stephen Ross objecting to building a second garage at 20254 Woodcrest.

BZA 11-20-11 VARIANCE OF ZONING ORDINANCE, SECTION 10-118(2)
CLOSE PUBLIC HEARING - 20254 WOODCREST

MOTION by Paglia, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-118(2) to build a second garage on the property at 20254 Woodcrest.

ABSENT: Taylor.

MOTION CARRIED

BZA 11-21-11 VARIANCE OF ZONING ORDINANCE,
SECTION 10 -118 (2) - 20254 WOODCREST

MOTION by Buscemi, SUPPORTED by Kien:

To approve the request for a variance of Zoning Ordinance, Section 10-118(2) to build a second garage on the property at 20254 Woodcrest.

ABSENT: Taylor.

MOTION CARRIED

BZA 11-22-11 VARIANCE OF ZONING ORDINANCE, SECTION 10-152(4)
OPEN PUBLIC HEARING - 20254 WOODCREST

MOTION by Kien, SUPPORTED by Paglia:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-152(4) to erect an 864 square foot garage 164 feet over the maximum square footage allowed at 20254 Woodcrest.

ABSENT: Taylor.

MOTION CARRIED

PUBLIC HEARING

The homeowner, Mr. Kenneth Poynter, was present to answer any questions concerning his request for a variance.

BZA 11-23-11 VARIANCE OF ZONING ORDINANCE, SECTION 10-152(4)
CLOSE PUBLIC HEARING - 20254 WOODCREST

MOTION by Paglia, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-152(4) to erect an 864 square foot garage 164 feet over the maximum square footage allowed at 20254 Woodcrest.

ABSENT: Taylor.

MOTION CARRIED

BZA 11-24-11

VARIANCE OF ZONING ORDINANCE,
SECTION 10 -152(4) - 20254 WOODCREST

MOTION by Paglia, SUPPORTED by Flatt:

To approve the request for a variance of Zoning Ordinance, Section 10-152(4) to erect an 864 square foot garage 164 feet over the maximum square footage allowed at 20254 Woodcrest.

ABSENT: Taylor.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 11-25-11

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Flatt:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:45 p.m.

ABSENT: Taylor.

MOTION CARRIED

ALVIN SUSICK, CHAIRMAN

LESLIE M. FRANK, ACTING CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 9, 2011
MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:40 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Board member(s) Deborah Flatt, David A. Kien, Richard Pesegna, and James Taylor.

ABSENT: Vice Chairman Serafin Buscemi and Board member Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 03-08-11

EXCUSE BOARD MEMBERS

MOTION by Kien, SUPPORTED by Pesegna:

To excuse board members from tonight's meeting due to prior commitments.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

BZA 03-09-11

MINUTES

MOTION by Kien, SUPPORTED by Pesegna:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held February 9, 2011.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

BZA 03-10-11 VARIANCE OF SIGN ORDINANCE SECTION
21-12(1) OPEN PUBLIC HEARING

MOTION by Pesegna, SUPPORTED by Taylor:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-12(1) to install an electronic message board for Sav-On Drugstore at 20352 Harper Ave.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

PUBLIC HEARING

Bill Newman, a representative from Sav-On Drugstore, was present to explain the requested variance and answer any questions. Matt Malley, a representative for a resident on Country Club, asked questions and spoke in favor of the variance. David Krebs, a resident on Lochmoor, submitted a letter against the variance.

BZA 03-11-11 VARIANCE OF SIGN ORDINANCE
SECTION 21-12(1) CLOSE PUBLIC HEARING

MOTION by Kien, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-12(1) to install an electronic message board for Sav-On Drugstore at 20352 Harper Ave.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

BZA 03-12-11 VARIANCE OF SIGN
ORDINANCE, SECTION 21-12 (1)

MOTION by Pesegna, SUPPORTED by Taylor:

To approve the request for a variance of Sign Ordinance, Section 21-12(1) to install an electronic message board for Sav-On Drugstore at 20352 Harper Ave.

ABSENT: Buscemi and Paglia

MOTION CARRIED

BZA 03-13-11

VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 OPEN PUBLIC HEARING.

MOTION by Pesegna, SUPPORTED by Taylor:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow 2 additional signs, for Sav-On Drugstore at 20352 Harper Ave.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

PUBLIC HEARING

Bill Newman, a representative from Sav-On Drugstore was present to explain the requested variance and answer any questions. Matt Malley, a representative for a resident on Country Club, asked questions and spoke in favor of the variance. David Krebs, a resident on Lochmoor, submitted a letter against the variance.

BZA 03-14-11

VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 CLOSE PUBLIC HEARING.

MOTION by Taylor, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow 2 additional signs, for Sav-On Drugstore at 20352 Harper Ave.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

BZA 03-15-11

VARIANCE OF SIGN
ORDINANCE, SECTION 21-7.

MOTION by Kien, SUPPORTED by Pesegna:

To approve the request for a variance of Sign Ordinance, Section 21-7 to allow 2 additional signs for Sav-On Drugstore at 20352 Harper Ave. and to remove the cabinet sign at the front corner of the building.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 03-16-11

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Flatt:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:30 p.m.

ABSENT: Buscemi and Paglia.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
FEBRUARY 9, 2011

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi, Board member(s) David A. Kien, Mary Paglia, and Richard Pesegna.

ABSENT: Board members Deborah Flatt and James Taylor.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 02-01-11

EXCUSE BOARD MEMBERS

MOTION by Buscemi, SUPPORTED by Pesegna:
To excuse board members from tonight's meeting due to a prior commitment.

ABSENT: Flatt and Taylor.

MOTION CARRIED

BZA 02-02-11

MINUTES

MOTION by Paglia, SUPPORTED by Buscemi:
To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held
October 13, 2010.

ABSENT: Flatt and Taylor.

MOTION CARRIED

BZA 02-03-11

VARIANCE OF SIGN ORDINANCE
SECTION 21-11(1) OPEN PUBLIC HEARING

MOTION by Pesegna, SUPPORTED by Paglia:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-11 (1) to install a LED digital sign to replace the existing free standing sign at Chandler Park Academy located at 20100 Kelly Road.

ABSENT: Flatt and Taylor.

MOTION CARRIED

PUBLIC HEARING

Karen O'Donahue and Lawrence marantette, representatives from Chandler Park Academy were present to explain the requested variance and answer any questions.

BZA 02-04-11

VARIANCE OF SIGN ORDINANCE
SECTION 21-11 (1) CLOSE PUBLIC HEARING

MOTION by Pesegna, SUPPORTED by Paglia:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-11 (1) to install a LED digital sign to replace the existing free standing sign at Chandler Park Academy located at 20100 Kelly Road.

ABSENT: Flatt and Taylor.

MOTION CARRIED

BZA 02-05-11

VARIANCE OF SIGN
ORDINANCE, SECTION 21-11 (1)

MOTION by Paglia, SUPPORTED by Kien:

To approve the request for a variance of Sign Ordinance, Section 21-11 (1) to install a LED digital sign to replace the existing free standing sign at Chandler Park Academy located at 20100 Kelly Road.

ABSENT: Flatt and Taylor.

MOTION CARRIED

BZA 02-06-11 TABLE VARIANCES OF SIGN ORDINANCE
SECTIONS 21-12 (1) AND 21-7 - 20352 HARPER

MOTION by Paglia, SUPPORTED by Pesegna:

To table the requests for variances of Sign Ordinance, Section 21-12(1), to install an electronic message board and Section 21-7, to allow 2 additional signs, for Sav-On Drugstore at 20352 Harper Ave. until the petitioner can be present at the meeting to be held on March 9, 2011.

ABSENT: Flatt and Taylor.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

BZA 02-07-11 ADDENDUM TO AGENDA

MOTION by Paglia, SUPPORTED by Buscemi:

To add to the agenda the election of Chairperson and Vice Chairperson for 2011.

ABSENT: Flatt and Taylor.

MOTION CARRIED

BZA 02-08-11 ELECTION OF CHAIR AND VICE-CHAIR FOR 2011

MOTION by Pesegna, SUPPORTED by Paglia:

To appoint Alvin Susick Chairperson and Serafin Buscemi Vice-Chairperson for 2011.

ABSENT: Flatt and Taylor.

MOTION CARRIED

DISCUSSION BY BOARD MEMBERS

_____ None.

BZA 02-07-11

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Pesegna:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon,
the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Flatt and Taylor.

MOTION CARRIED

ALVIN SUSICK, CHAIRMAN

MICKEY D. TODD, CITY CLERK