



**City of Allen Park  
Zoning Board of Appeals Meeting  
Thursday, September 8, 2022 – 7:00 PM  
15915 Southfield Road Allen Park, MI 48101**

**Minutes**

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**I. CALL TO ORDER**

Chairperson Babbage called the September 8, 2022 Zoning Board of Appeals meeting to order at 7:01 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL ATTENDANCE**

NAME	PRESENT	ABSENT	EXCUSED
David Babbage	X		
John Ciotti	X		
Mark Courtright	X		
Mark Gaworecki	X		
Dennis Marcos			X
Phillipa Matakas	X		
Dennis Randt			X

Also in attendance: Mike Auerbach (Planner, CWA), Ms. Colleen Panganis and Mr. Jeremy Pongracz (applicants), and members of the public.

**IV. READING AND APPROVAL OF AGENDA**

1. Approval of the agenda for the Zoning Board of Appeals Meeting of September 8, 2022.

Motion by Member Gaworecki, seconded by Member Matakas to approve the September 8, 2022 meeting agenda as presented.

Unanimous voice vote of approval.

**V. READING AND APPROVAL OF MINUTES**

1. Approval of the minutes from the Zoning Board of Appeals Meeting of July 14, 2022.

Motion by Member Ciotti, seconded by Member Courtright to approve the minutes from the Zoning Board of Appeals Meeting of July 14, 2022 with the following amendment to the motion to approve agenda item IX.1, 4100 Allen Road – Safe Spot Storage Use Variance:

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The applicant shall provide landscaping and building materials of a type and quality that are consistent with those shown on the June 17, 2022 renderings and [the July 6, 2022 site plan presented to the ZBA at the July 14, 2022 meeting.](#)

Unanimous voice vote of approval.

**VI. COMMUNICATIONS AND PETITIONS**

1. None.

**VII. PUBLIC HEARINGS**

1. **15204 Cleveland Avenue – Fence Variance Request.** Consideration of a Non-Use Variance for property located at 15204 Cleveland Avenue, Allen Park, MI 48101 (30 012 03 0172 000). The applicant is requested a two (2) foot variance from Section 10-30(g) of the City of Allen Park Code of Ordinances, which permits boundary fences that are four (4) feet in height in side yards. If granted, a boundary fence that that is six (6) feet in height would be allowed in the property’s northwest side yard.

Planner Auerbach presented the staff review of the variance request as presented in the meeting packet.

The applicants, Ms. Colleen Panganis and Mr. Jeremy Pongracz, presented their request to the Board and responded to questions. They indicated the following:

- The existing porch extends about 5.5 feet from the house, but the fence will only extend to the chimney. The fence would go to corner of house, and there’s a tree in front of it.

Chairperson Babbage opened the public hearing at 7:21pm. The following comments were given:

Resident, 15209 Cleveland:

“...I have no objection...”

Chairperson Babbage closed the public hearing at 7:24pm.

Motion by Member Ciotti, seconded by Member Courtright to approve the requested two (2) foot variance from Section 10-30(g) of the City of Allen Park Code of Ordinances.

Ayes: Courtright, Matakas, Gaworecki, Ciotti, Babbage.  
Nays: None.  
Absent: Randt, Marcos.

**VIII. NEW BUSINESS**

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1. None.

Member Matakas asked if staff keep records of vacant buildings, and if signs at vacant commercial buildings are required to be removed.

**IX. OLD BUSINESS**

**X. PUBLIC COMMENT** (non-case specific items)

**XI. ADJOURNMENT**

Motion by Member Gaworecki, seconded by Member Ciotti to adjourn the meeting at 7:36pm.

Unanimous voice vote of approval.

Respectfully submitted,

Mike Auerbach, Planner

Approved:           December 8, 2022