



**City of Allen Park
Zoning Board of Appeals Meeting
Thursday, April 14, 2022 – 7:00 PM
15915 Southfield Road Allen Park, MI 48101**

MINUTES

I. CALL TO ORDER

Members in attendance requested that Mike Auerbach (planning staff liaison, Carlisle/Wortman, Associates) facilitate the meeting. Planner Auerbach called the April 14, 2022 Zoning Board of Appeals meeting to order at 7:03 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), Matt Baker (Building Department Director), Giuseppe DiSanto (Applicant), Feris Atty (Applicant), and members of the public.

IV. READING AND APPROVAL OF AGENDA

1. Approval of the agenda for the Zoning Board of Appeals Meeting of April 14, 2022.

Motion by Member Ciotti, seconded by Member Marcos to approve the April 14, 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 October 14, 2021.
2. Motion by Member Marcos, seconded by Member Courtright to approve the minutes from the Zoning Board of Appeals Meeting of October 14, 2021 as presented.

Unanimous voice vote of approval.

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VI. COMMUNICATIONS AND PETITIONS

1. None.

VII. PUBLIC HEARINGS

1. 4100 Allen Road – Safe Spot Storage Use Variance.

Consideration of a Use Variance for property located at 4100 Allen Road (30-006-01-0004-004). The applicant is requested a variance from Section 52-346(g)(7) of the City of Allen Park Zoning Ordinance so that an indoor self-storage facility and outdoor recreational vehicle storage may be permitted on the property. Section 52-346(g)(7) permits “moving or storage offices, without storage and no outdoor storage of rental equipment or vehicles”. If granted, an indoor self-storage facility may be permitted on the property, and outdoor recreational vehicle storage may be permitted on the property as a regulated use, as established by Section 52-347(1)(k) of the Zoning Ordinance.

Planner Auerbach presented the April 11, 2022 Variance Request Review as included in the packet and responded to questions.

Mr. DiSanto presented 4100 Allen Road – Safe Spot Storage Use Variance request and responded to questions. Mr. DiSanto provided the following information about the request and proposed use:

- Proposed hours are 7pm to 10pm.
- No more than 100 vehicles are anticipated for outdoor storage.
- Pavement will be reconstructed.
- The applicants intend to match the front yard setbacks of adjacent buildings.

Planner Auerbach opened the public hearing at 7:53 p.m. The following comments were given.

- 1) Tom Strobl, owner of the Thunderbowl Lanes: To have this type of neighbor undefined in terms so how buildings would be located and where outside storage will go...I don't think is fair to the businesses we have today...Mr. DiSanto has a good business, but this is the wrong place.
- 2) Jennifer Kibbey, Downtown Development Authority Director: This use is probably not appropriate for the downtown district...we have improvements going up Allen Road...concerned about industrial businesses.
- 3) Tina Gaworecki, Allen Park resident: I have seen Mr. DiSanto's properties in other cities, and they look good...(the applicant's) facility on Sibley Road looks good, and I think this one will be good, too...I understand the concerns about this being a gateway to the City.
- 4) Tony Lawry, Park Avenue, Allen Park City Council Member: I've seen (the applicant's) other properties, and they're beautiful...This is an improvement...I don't know if you've seen flyers, this is an entrance to Allen Park as part of downtown development.

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- 5) Planner Auerbach indicated that the City received a letter, dated April 8, 2022 regarding the variance request from Mr. Thomas Strobl, and that copies were distributed to the ZBA Members.

Planner Auerbach closed the public hearing at 8:08 p.m.

Motion by Member Courtright, seconded by Member Marcos to approve the variance request based on the consultants' memorandum and findings that the proposed building exterior are consistent with other uses in the C-4 District. Discussion followed.

Mr. DiSanto requested a postponement to the next meeting in order to provide updated elevation plans and renderings.

Members Courtright and Marcos withdrew their motion.

Motion by Member Ciotti, seconded by Member Marcos to postpone to the next regular meeting. Discussion followed.

Ayes: Ciotti, Courtright, Gaworecki, Marcos, Matakas
Nays: Randt
Absent: Babbage

Motion carries.

VIII. NEW BUSINESS

- 1. **8425 Allen Road – Angelina's Mexican Restaurant Special Parking Permit Review.**
Consideration of a Special Parking Permit for property located at 8425 Allen Road (30-016-01-0332-000). The applicant is proposing to reduce the number of spaces on site from eighteen (18) to seventeen (17) in order to move an existing barrier-free space out of the access drive to a proposed dumpster enclosure. After a public hearing at the Planning Commission's April 7, 2022 regular meeting, the Commission voted unanimously to approve a preliminary site plan with the parking spaces as proposed on the condition that the applicant obtain a Special Parking Permit from the Zoning Board of Appeals.

Planner Auerbach presented the April 11, 2022 Special Parking Permit Review as included in the packet and responded to questions.

Motion by Member Gaworecki, seconded by Member Matakas to approve the Special Parking Permit to allow seventeen (17) off-street parking spaces at 8425 Allen Road.

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

Motion carries.

IX. OLD BUSINESS

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1. None.

X. PUBLIC COMMENT (non-case specific items)

None.

XI. ADJOURNMENT

Motion by Member Ciotti, seconded by Member Gaworecki to adjourn the meeting at 8:33 p.m.

Unanimous voice vote of approval.

Respectfully submitted,

Mike Auerbach, Planner

Approved: _____ June 9, 2022 _____