



**City of Allen Park**  
**Zoning Board of Appeals Meeting**  
**Thursday, January 12, 2023 – 7:00 PM**  
**15915 Southfield Road Allen Park, MI 48101**

**MINUTES**

**I. CALL TO ORDER**

The Members in attendance appointed Member Ciotti to act as Chair without objection. Member Ciotti called the January 12, 2023 Zoning Board of Appeals meeting to order at 7:01pm.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL ATTENDANCE**

NAME	PRESENT	ABSENT	EXCUSED
John Ciotti	X		
Mark Courtright	X		X
Mark Gaworecki	X		
Dennis Marcos	X		
Phillipa Matakas	X		
Dennis Randt			
Neil Deblois	X		
(Vacant)			

**IV. READING AND APPROVAL OF AGENDA**

1. Approval of the agenda for the Zoning Board of Appeals Meeting of January 12, 2023.

Motion by Member Gaworecki, seconded by Member Marcos to approve the January 12, 2023 meeting agenda with the addition of item 10, Discussion, following Old Business.

Unanimous voice vote of approval with Member Randt absent.

**V. READING AND APPROVAL OF MINUTES**

1. Approval of the minutes from the Zoning Board of Appeals Meeting of December 8, 2022.

Motion by Member Marcos, seconded by Member Gaworecki to approve the December 8, 2022 meeting minutes as presented.

Unanimous voice vote of approval with Member Randt absent.

**VI. COMMUNICATIONS AND PETITIONS**

1. None.

## VII. PUBLIC HEARINGS

1. **1000 Enterprise Drive Special Parking Permit & Variance Request.** Consideration of a special parking permit and variance request for property located at 1000 Enterprise Drive, Allen Park, MI 48101 (30-001-99-0007-701). The property is zoned M-2, Medium Industrial District.

The applicant is requesting the following special parking permit deviations from Article 9, Parking, Loading and Waiting Area Requirements for a proposed 82,791 square foot addition to an existing office/warehouse facility:

- 1) A waiver of 46 of the 254 off-street parking spaces required by Section 52-1001. If approved, a 208 parking spaces will be allowed.
- 2) A 2-foot reduction from the 2-foot minimum parking space setback required by Section 52-1003(2)(a). If approved, parking space curb/bumpers will be permitted without a setback from the west lot line.
- 3) A waiver from providing the landscape plantings required for screening parking spaces that are 4 to 8 feet from property lines as required by Section 52-1003(2)(b). If approved, no landscape plantings will be required to screen the parking spaces proposed at the north side of the property.
- 4) A 2-foot reduction from the 26-foot minimum drive aisle width for 90-degree parking bays required by Section 52-1003(6). If approved, 24-foot drive aisle widths will be allowed.

The applicant is also requesting the following variances:

- 1) A 25% variance from the 70% maximum lot coverage required by Section 52-782. If approved, a maximum lot coverage of 95% will be allowed.
- 2) A 16-foot variance from the 24-foot maximum driveway width permitted by Section 52-1003(3)(b). If approved, a 40-foot-wide driveway will be allowed.

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

The applicant, represented by Mr. Christopher Enright, presented the application to the Board and responded to questions. Mr. Enright provided the following information:

- The applicant does not expect any line of site distance issues between the driveway and Enterprise Drive to the west.
- A water tank is existing on site, which will be studied to confirm adequate fire protection.
- The applicants are not aware of any adverse soil conditions.

**Minutes  
Zoning Board of Appeals Meeting  
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Chairperson Ciotti opened the public hearing at 7:24pm. No comments were given. Chairperson Ciotti closed the public hearing at 7:24pm.

Motion by Member Marcos, seconded by Member Gaworecki to approve the special parking permits as recommended by the Planning Commission.

Unanimous voice vote of approval with Member Randt absent.

Motion by Member Marcos, seconded by Member Deblois to approve the 25% variance from the 70% maximum lot coverage required by Section 52-782

Unanimous voice vote of approval with Member Randt absent.

Motion by Member Marcos, seconded by Member Deblois to approve the the 16-foot variance from the 24-foot maximum driveway width permitted by Section 52-1003(3)(b).

Unanimous voice vote of approval with Member Randt absent.

**VIII. NEW BUSINESS**

**IX. OLD BUSINESS**

**X. DISCUSSION**

Member Matakas asked about the for sale signs displayed at 4100 Allen. Planner Auerbach indicated that he would ask the Building Department if any nuisance signs were being displayed.

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

**XII. ADJOURNMENT**

Motion by Member Gaworecki, seconded by Member Deblois to adjourn the meeting at 7:30pm. The meeting was adjourned without objection.

Respectfully submitted,

Mike Auerbach, Planner

Approved: \_\_\_\_\_



