

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF FEBRUARY 5, 2020

Zoning Board of Appeals meeting of February 5, 2020, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Michael Boyda, Chairman, Commencing with the Pledge of Allegiance.

PRESENT: Mr. Bruce Grantz, Mr. Alan Fike, Mr. Michael Boyda, Ms. Ciara Carter

ABSENT: Mr. Dennis Dzwigalski (excused)

ALSO PRESENT: Mr. John Enos, Carlisle Wortman & Associates, Ms. Angie Shurkus, Deputy Clerk

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the agenda for tonight's meeting.
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mr. Grantz, to approve the meeting minutes of January 8, 2020 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 20-03; Woodhaven Hospitality Group, LLC, (Staybridge Suites), 21880 West Road, New Hotel.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 20-03; WOODHAVEN HOSPITALITY GROUP, LLC, (STAYBRIDGE SUITES), 21880 WEST ROAD, NEW HOTEL.

The public hearing was opened at 7:04 p.m.

Mr. Johnny Bahoura, the applicant, stated he is proposing to redevelop the former Westwood Inn, to a new Staybridge Suites Hotel. He is following corporate design standards which do not provide for alternative materials. They are requesting to allow more than 10% E.I.F.S. as an exterior building material.

City Planner Enos summarized the Carlisle Wortman & Associates analysis of this case for the record. They are recommending approval.

No public comments were received.

The public hearing was closed at 7:14 p.m.

Discussion was held by the Board.

Moved by Ms. Carter, seconded by Mr. Grantz, to grant a variance as submitted per Site Plan regarding E.I.F.S. building material to the allowable 10% under Article V, Section 110-741(d)(11), for ZBA Application Z 20-03; Woodhaven Hospitality Group, LLC, (Staybridge Suites), 21880 West Road

for New Hotel. Granting of this variance is based upon the following: Other commercial developments in the city are not 4-stories in height; our City's Commercial Design Guidelines were developed 12 years ago when E.I.F.S. was unattractive and brittle. Since then, however, E.I.F.S. has improved its stability and various colors to enhance aesthetics for building. The applicant is restricted to follow corporate design standards which do not permit using alternative materials. Also, the hotel structure being 4-stories in height is unlike most commercial developments in the city as well as being the first proposed hotel since the Commercial Design Guidelines were adopted in 2008. Further, the applicant's architectural design meets all other criteria and standards set forth in the City's "Commercial Design Guidelines". Finally, granting of this variance does not substantially impair the intent or purpose of the ordinance. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Discussion was held requesting the Planning Commission to review and update the Commercial Design Guidelines.

PUBLIC COMMENTS:

None.

Moved by Mr. Fike, seconded by Mr. Grantz, to adjourn the meeting at 7:22 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Ms. Angie Shurkus, Deputy Clerk