

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF JANUARY 8, 2020

Zoning Board of Appeals meeting of January 8, 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, Mr. Dennis Dzwigalski
Ms. Ciara Carter

ALSO PRESENT: Ms. Laura Kreps, Carlisle Wortman & Associates, Mr. Jeff Harris, City Administrator,
Mr. J.P. Cacciaglia, DDA Director

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

Moved by Mr. Dzwigalski, seconded by Mr. Fike, to approve the meeting minutes of December 4, 2019 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 20-01; Woodhaven Hospitality Group, LLC, (Staybridge Suites), 21880 West Road, New Hotel.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 20-01; WOODHAVEN HOSPITALITY GROUP, LLC, (STAYBRIDGE SUITES), 21880 WEST ROAD, NEW HOTEL.

The public hearing was opened at 7:03 p.m.

Mr. David Ganezer, Architect with G.A.V. & Associates, stated the hotel on the northwest side of the building does not comply with the setback due to a slant of the property, which is adjacent to the closed drug store. He stated a variance would not be necessary if it was square.

City Planner Kreps summarized the Carlisle Wortman & Associates analysis of this case for the record.

No public comments were received.

The public hearing was closed at 7:10 p.m.

Discussion was held by the Board.

Moved by Mr. Dzwigalski, seconded by Mr. Grantz, to allow a 21 foot variance reduction in the required setback of 100 feet, from Article VI, Footnotes to Section 110-511(1)(3), for ZBA Application Z 20-01; Woodhaven Hospitality Group, LLC, (Staybridge Suites), 21880 West Road, New Hotel, based on the unique layout of the lot. Granting of this variance does not pose a detriment to the public good nor does it substantially impair the intent and purpose of the ordinance. MOTION CARRIED.

ZBA Application Z 20-02; Aver Sign Co., J.Austin/J.Dolencic, 20993 West Road, Menu Boards for Burger King.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 20-02, AVER SIGN CO., J.AUSTIN/J.DOLENCIC, 20993 WEST ROAD, MENU BOARDS FOR BURGER KING.

The public hearing was opened at 7:17 p.m.

Mr. John Dolencic, Franchisee of Burger King is requesting a variance of the menu board. 70% of business completed is done through drive thru.

City Planner Kreps summarized the Carlisle Wortman & Associates analysis of this case for the record.

The public hearing was closed at 7:22 p.m.

No public comments were received.

Discussion was held by the Board.

Moved by Ms. Carter, seconded by Mr. Dzwigalski, to approve the variance to allow 3 sq. ft. per sign to the required 20 sq. ft. from Article III, Section 110-353(7)(j)(1), for ZBA Application Z 20-02; Aver Sign Co., J.Austin/J.Dolencic, 20993 West Road, Menu Boards for Burger King. If not approved it would limit the reasonable use of the property where 70% of the business is completed through the drive thru. Granting of this variance does not pose a detriment to the public good nor does it substantially impair the intent and purpose of the ordinance. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Discussion was held regarding requesting a secretary so all Board Members could be included in the discussions and have an accurate account.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Fike, to adjourn the meeting at 7:36 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Ms. Ciara Carter, Secretary