

City of Southgate
Board of Zoning Appeals
APRIL 13, 2026

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, April 13, 2026 and called to order by Pat Poirier, Chairperson at 5:32 p.m.

PRESENT: Pat Poirier, Jill Stephan, Tim Foucher, Ray Grupczynski, Alan Victory,

ABSENT: Jake Orman, Patricia Anderson

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator Dan Marsh, City Attorney Ed Zelenak

Minutes:

Moved by Foucher, supported by Victory, to approve the minutes of the Board of Zoning Appeals Meeting dated December 8, 2025. Motion Carried Unanimously.

Administrative Reports:

In September, 2024 an application was received by the Southgate Community Schools for a proposed "Build a House" program consisting of (8) single story ranch homes being built. In July, 2025 they submitted a BZA application for a variance of Exterior Building Wall Materials, requesting the homes be built with board and batten material rather than the required brick face material. The request was denied, they sued the City and the Courts just recently ruled in favor of the City. They can still appeal to the court.

Public Hearing/New Business:

1. Superior Allen LLC, 14005 Allen Road, Southgate, MI 48195, Multiple Variances to Section 1298.01. BZA 01-2026

A PUBLIC HEARING WAS HELD FOR SUPERIOR ALLEN LLC, 14005 ALLEN ROAD, SOUTHGATE, MI 48195, MULTIPLE VARIANCE TO SECTION 1298.01.

Notices were sent out.

Moved by Foucher, supported by Stephan, to open the Public Hearing.

The applicant is requesting multiple variances from Section 1298.01, Schedule of Area Regulations to allow for the construction of a multifamily development consisting of 7 units, outlined below:

- Forty (40) foot deviation from exterior side yard setback along Allen Road
 - o Proposed setback is ten (10) feet, requirement is fifty (50) feet.*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line
 - o Proposed setback is fifteen (15) feet, requirement is thirty (30) feet.
- Thirty-five (35) foot deviation from total of both side yard measurements
 - o Proposed combined measurement is twenty-five (25) feet, requirement is sixty (60) feet.

**Section 1298.01, footnote (C)(1) states "All exterior side yards (street side, side yards) shall be provided with a setback equal to the front yard setback requirement of the district in which located, and all regulations applicable to a front yard shall apply."*

Based on the findings presented above, we recommend approval of the requested variance due to all five variance criteria being met. The variance would allow the project to continue to the site plan review phase, and if granted, would provide additional high quality housing options for City residents.

No public comments were received.

Moved by Stephan, supported by Foucher, to close the Public Hearing.

Moved by Foucher, supported by Stephan, to approve the request by Superior Allen, LLC, 14005 Allen Road, Southgate, MI 48195, from Ordinance Section 1298.01 to allow:

**Forty (40) foot deviation from exterior side yard setback along Allen Road,
Fifteen (15) foot deviation from interior side yard setback for eastern property line,
Thirty-five (35) foot deviation from total of both side yard measurements.**

Ayes: Poirier, Stephan, Foucher, Grupczynski, Victory

Nays: None

Absent: Anderson, Orman

MOTION CARRIED.

Old Business:

Election of Chairperson for 2026.

Moved by Stephan, supported by Orman, to nominate Pat Poirier, to serve as Chairperson of the Board of Zoning Appeals for the year 2026, and having no other nominations for Chairperson, Pat Poirier, is hereby elected to serve as Chairperson of the Board of Zoning Appeals for the year 2026. MOTION APPROVED UNANIMOUSLY.

Election of Vice Chairperson for 2026.

Moved by Stephan, supported by Grupczynski, to nominate Tim Foucher, to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2026, and having no other nominations for Vice Chairperson, Tim Foucher, is hereby elected to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2026. MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Moved by Foucher, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 5:58 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
April 13, 2026