

City of Southgate
Board of Zoning Appeals
JANUARY 13, 2025

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, January 13, 2025 and called to order by Gary Martin, Vice Chairperson at 5:30 p.m.

PRESENT: Gary Martin, Pat Poirier, Jake Orman, Jill Stephan

ABSENT: Tom Coombs, Tim Foucher, Patricia Anderson (all excused)

Also Present: City Planner Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorney Ed Zelenak, City Attorney Amelia Zelenak

Minutes:

Moved by Poirier, supported by Stephan, to approve the minutes of the Board of Zoning Appeals Meeting dated July 8, 2024. Motion Carried Unanimously.

Public Hearing:

1. Cavalry Church 15500 Howard Street Southgate, MI, variance for a proposed deviation from constructing a screening wall in a residential district for a proposed church establishment.
BZA 07-2024

The applicant is requesting a variance from section 1292.03(g), Layout, Construction and maintenance of Parking Areas for an exemption to the requirement of providing a screening wall between any adjacent residential uses. Section 1292.03(g)states "The off-street parking area of any nonresidential use permitted in a Residential District shall be provided with a continuous and obscuring wall or landscaped earth berm not less than four feet, six inches in height measured from the surface of the parking area. This wall or berm shall be provided on all sides where the next zoning district is designated as a Residential District and shall contain materials as set forth in Section 1298.13."

The subject property currently consists of a building operating as a church, with residential homes on all sides. During site plan approval of the church, a condition of reopening the building required a five (5) foot tall screening wall along Howard Street due to the nonresidential nature of the use, which has still not been constructed, hence the variance request.

The applicant stated that a wall will create a safety hazard to those coming in and going out of the parking lot. They have invested well over 1 million to enhance its practical use and make it an aesthetically pleasing part of the community and said wall would not enhance the property.

A PUBLIC HEARING WAS HELD FOR CAVALRY CHURCH, 15500 HOWARD STREET, SOUTHGATE, MI, VARIANCE FOR A PROPOSED DEVIATION FROM CONSTRUCTING A SCREENING WALL IN A RESIDENTIAL DISTRICT FOR A PROPOSED CHURCH ESTABLISHMENT.

Notices were sent out.

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

No public comments were received.

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

Moved by Poirier, supported by Martin, that the Board of Zoning Appeals, approve a 3 ft. obscuring wall or a landscaped earth berm, for Cavalry Church, 15500 Howard Street, Southgate, MI, variance of 2 ft. from Section 1292-03, Layout, Construction, and Maintenance of Parking Areas. Motion Carried Unanimously.

2. Randall Kalfayan, 13438 Kimberly Street, Southgate, MI, variance for proposed driveway expansion. BZA 08-2024

The applicant is requesting a variance from section 1292.03, Layout, Construction, and Maintenance of Parking Areas to allow an extension of the existing driveway to be wider than the garage. Section 1292.03(k)(5) states "Single-family residences with a garage may install a driveway as wide as the garage wall subject to the requirements of Sections 1298.04(a)(1) and 1298.04(a)(3) containing the vehicle entrance door."

The applicant previously applied for a concrete permit and was approved for a new driveway which showed a width as wide as the garage, meeting ordinance requirements. A do not pour order was placed on the project once it was discovered the new driveway did not follow the approved plan and had a width wider than the garage.

The applicant stated he hired a contractor to replace his existing driveway, not realizing it did not meet city ordinance requirements. The driveway was poured being that it had already been torn out.

A PUBLIC HEARING WAS HELD FOR RANDALL KALFAYAN, 13438 KIMBERLY STREET, SOUTHGATE, MI, VARIANCE FOR PROPOSED DRIVEWAY EXPANSION, FROM SECTION 1292-03, LAYOUT, CONSTRUCTION, AND MAINTENANCE OF PARKING AREAS.

Notices were sent out.

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

No public comments were received.

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

Moved by Poirier, supported by Stephan, that the Board of Zoning Appeals, Deny, the application from Randall Kalfayan, 13438 Kimberly Street, Southgate, MI, variance for proposed driveway expansion, was not approved by the City and does not meet City ordinance, from Section 1292-03, Layout, Construction, and Maintenance of Parking Areas. Motion Carried Unanimously.

New Business:

Election of Chairperson for 2025

Moved by Poirier, supported by Stephan, to nominate Gary Martin, to serve as Chairperson of the Board of Zoning Appeals for the year 2025, and having no other nominations for Chairperson, Gary Martin, is hereby elected to serve as Chairperson of the Board of Zoning Appeals for the year 2025. MOTION APPROVED UNANIMOUSLY.

Election of Vice Chairperson for 2025

Moved by Poirier, supported by Stephan, to nominate Pat Poirier, to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2025, and having no other nominations for Vice Chairperson, Pat Poirier, is hereby elected to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2025. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Announcements:

None.

Moved by Poirier, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 6:14 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
January 13, 2025