

City of Southgate
Board of Zoning Appeals
MAY 11, 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, May 11, 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, Building Official Tim Leach, City Attorneys Ed Zelenak and Amelia Zelenak

Agenda:

Moved by Foucher, supported by Stephan, to approve the agenda of the Board of Zoning Appeals Meeting as submitted. Motion Carried Unanimously.

Minutes:

Moved by Foucher, supported by Grupczynski, to approve the minutes of the Board of Zoning Appeals Meeting dated April 13, 2026. Motion Carried Unanimously.

Administrative Reports:

None.

Public Hearing/New Business:

1. Lance Seel, 16671 Anderson Drive, Southgate, MI 48195, Side Yard Setback from Section 1298.04. BZA 04-2026

A PUBLIC HEARING WAS HELD FOR LANCE SEEL, 16671 ANDERSON DRIVE, SOUTHGATE, MI 48195, SIDE YARD SETBACK FROM SECTION 1298.04.

Notices were sent out.

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

The applicant is requesting a variance from Section 1298.04, Accessory Uses to allow for the construction of a detached accessory structure (pool) within the required side yard of the subject property. A single-family home currently exists on the property.

Based on the findings presented, we recommend approval of the requested variance due to all five variance criteria being met.

No public comments were received.

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

Moved by Foucher, supported by Victory, to approve the request by Lance Seel, 16671 Anderson Drive, Southgate, MI 48195, from Ordinance Section 1298.04 to allow the construction of a detached accessory structure (pool) within the required side yard of the subject property, due to all five variance criteria being met. Motion Carried Unanimously.

2. Vince & Angela Badalamenti, 16650 Aspen Way, Southgate, MI 48195. Variance to allow for a construction of a detached accessory building from Section 1298-04. BZA 03-2026

A PUBLIC HEARING WAS HELD FOR VINCE & ANGELA BADALAMENTI, 16650 ASPEN WAY, SOUTHGATE, MI 48195, VARIANCE TO ALLOW FOR A CONSTRUCTION OF A DETACHED ACCESSORY BUILDING FROM SECTION 1298-04.

Notices were sent out.

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

The applicant is requesting a variance from Section 1298.04, Accessory Uses to allow for the construction of a detached accessory building that would bring the property over the permitted number of such buildings. A detached garage/pool house and pool are also located on the property in conjunction with a single-family home. A second detached garage has also already been built by the applicant, hence the variance request.

Based on the findings presented above, we recommend denial of the requested variance due to not all five variance criteria being met.

Mr. Seel, 16671 Anderson Drive, Southgate, stated he is in favor of this request.

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

Moved by Foucher, supported by Victory, to deny the request by Vince and Angela Badalamenti, 16650 Aspen Way, Southgate, MI 48195, from Ordinance Section 1298.04 to allow a detached accessory structure, due to failure to secure permits, and not all five variance criteria being met. Motion Carried Unanimously.

3. Carly Detar, 15748 Fort St., Southgate, MI 48195. Variance for a ten (10) foot front yard setback from Section 1298.01.

A PUBLIC HEARING WAS HELD FOR CARLY DETAR, 15748 FORT ST., SOUTHGATE, MI 48195, VARIANCE FOR A TEN (10) FOOT FRONT YARD SETBACK FROM SECTION 1298.01.

Notices were sent out.

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

The applicant is requesting a ten (10) foot front yard setback dimensional variance from Section 1298.01, Schedule of Area Regulations to allow for the construction of a drive-through only coffee establishment. The resulting front yard setback for the principal building along Fort Street would be 15.7 feet instead of the required twenty-five (25) feet.

Based on the findings presented above, we recommend approval of the requested variance due to all five variance criteria being met.

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

Moved by Foucher, supported by Victory, to approve the request by Carly Detar, 15748 Fort St., Southgate, MI 48195, from Ordinance Section 1298.01 Variance to allow a ten (10) foot front yard setback from Section 1298.01, due to all five variance criteria being met. Motion Carried Unanimously.

Announcements:

City Planner is suggesting the Planning Commission look at revising the ordinance on Commercial Properties Setbacks.

Moved by Foucher, supported by Grupczynski, that this meeting of the Board of Zoning Appeals be adjourned at 6:27 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
May 11, 2026