

CITY OF SOUTHGATE

Board of Zoning Appeals

AGENDA

MONDAY, November 18, 2024

5:30 PM

I. CALL TO ORDER

II. ROLL CALL

Anderson, Coombs, Foucher, Martin, Poirier, Richardson, Stephan

III. MINUTES

1. Minutes of regular Board of Zoning Appeals Meeting dates July 8, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS

1. Variance application for proposed height deviation of a hotel establishment, 12500 Reeck Road.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

City of Southgate
Board of Zoning Appeals
JULY 8, 2024

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, July 8, 2024 and called to order by Gary Martin, Vice Chairperson at 5:30 p.m.

PRESENT: Gary Martin, Pat Poirier, Dennis Richardson, Jill Stephan, Tim Foucher, Patricia Anderson

ABSENT: Tom Coombs (excused)

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

Minutes:

Moved by Foucher, supported by Poirier, to approve the minutes of the Board of Zoning Appeals Meeting dated May 13, 2024. Motion Carried Unanimously.

Public Hearing:

1. Pete Kiser, 14624 Irene Street, Southgate, MI, variance for proposed driveway expansion.

A PUBLIC HEARING WAS HELD FOR PETE KISER, 14624 IRENE 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 Richardson, supported by Foucher, to open the Public Hearing.

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 accommodate a new detached garage that has not yet been constructed. 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."

No public comments were received.

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

Moved by Foucher, supported by Anderson, that the Board of Zoning Appeals, Table the application from Pete Kiser, 14624 Irene Street, Southgate, MI, variance for proposed driveway expansion, from Section 1292-03, Layout, Construction, and Maintenance of Parking Areas, the applicant to meet with the Building Official to discuss the revised plans. Motion Carried Unanimously.

New Business:

None.

Old Business:

None.

Announcements:

None.

Moved by Poirier, supported by Richardson, that this meeting of the Board of Zoning Appeals be adjourned at 5.58 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
July 8, 2024



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 31, 2024

VARIANCE ANALYSIS
The City of Southgate

Applicant:	Amar George 985 W. Entrance Drive Auburn Hills, MI 48326
Property Address:	12500 Reeck Road Southgate, MI 48195
Zoning:	M-1, Light Industrial-Research HOD, Hotel Overlay District
Requested Variance:	The applicant is requesting a variance applicable to section 1289.05, Required Conditions (Hotel Overlay District)

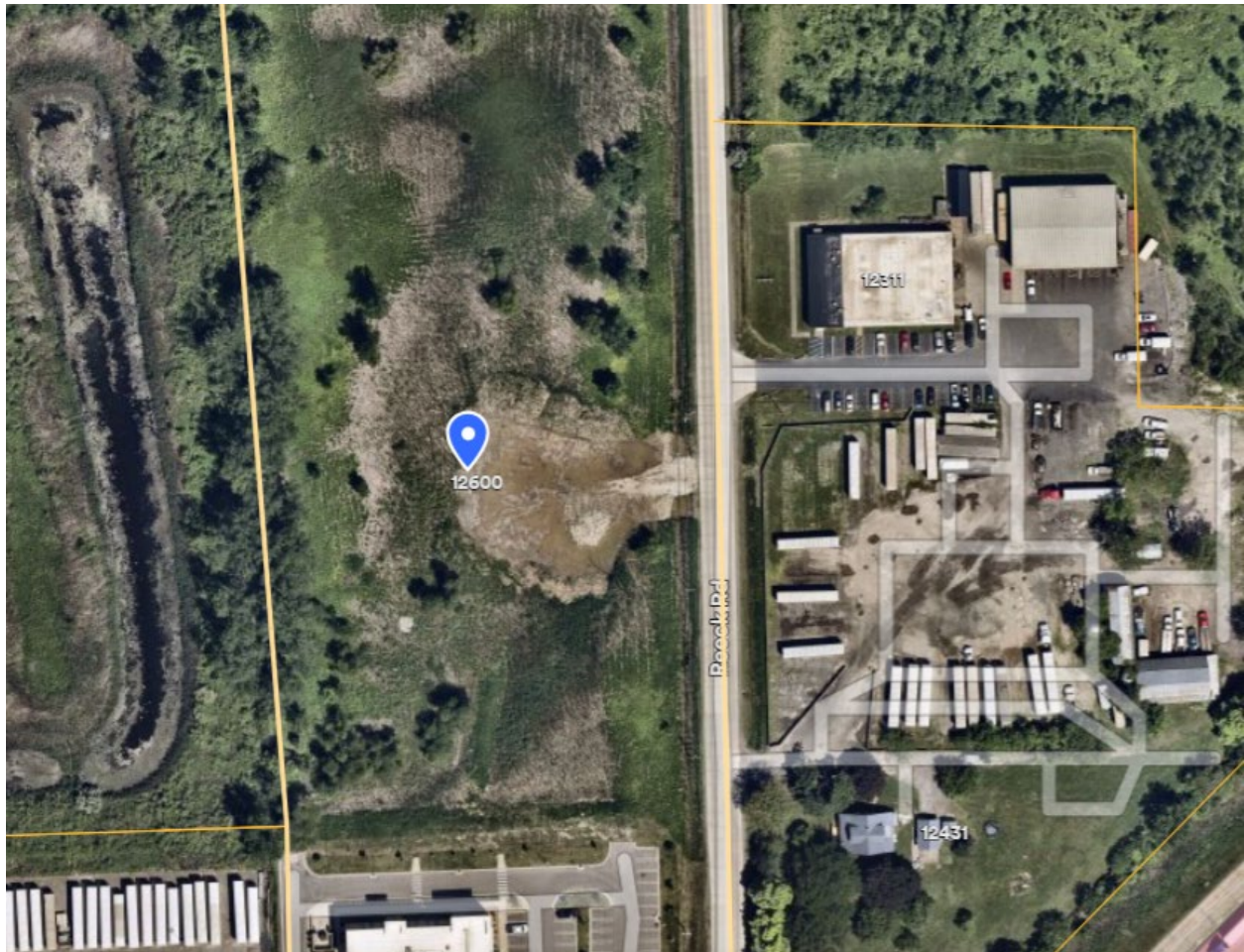
VARIANCE REQUEST

The applicant is requesting a variance from section 1289.05, Required Conditions (Within the Hotel Overlay District) to allow for a greater building height than allowed for a new hotel establishment located at 12500 Reeck Road. Section 1289.05(b) states *"The maximum height shall be 40 feet, with no maximum story requirement."*

The subject property is currently vacant, with the proposed hotel located north of the existing Staybridge Suites. The applicant intends to build the new hotel at a height of fifty (50) feet, which is ten (10) feet greater than the allowable height within the Hotel Overlay District, hence the variance request. **Figure 1** on the next page shows an aerial view of the property, while **Figure 2** on page 3 provides elevation views of the proposed hotel along with height measurements. The project previously received conditional site plan approval, with a variance for the proposed height being required as part of the conditions.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1 - Aerial View



Source: Nearmap, date of photo: May 31, 2024

Figure 2 – Building Elevations



Source: Provided by applicant during site plan review.

VARIANCE CONSIDERATIONS

Section 1264.04 of the City of Southgate Zoning Ordinance states The Board of Zoning Appeals shall have the power to vary or modify any ordinance provision whenever there are practical difficulties or unnecessary hardships imposed on the property owner if the strict letter of the ordinance is carried out. The Board of Zoning Appeals shall decide appeals in such a manner that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

Furthermore, dimensional, and other non-use variances shall not be granted by the Board of Zoning Appeals (BZA) unless it can be determined that all the following facts and conditions exist. The existing accessory structure as it relates to these conditions is described below.

In the Board's decision-making process, the following conditions must be determined to exist:

a) That compliance with the ordinance results in a practical difficulty:

CWA Comment: As stated in the application, strict adherence to the forty (40) foot height requirement would result in the building footprint needing to be expanded. This would result in the encroachment of existing wetlands. A goal stated within the City's Master Plan prioritizes the protection of water and environmental resources, which would be accomplished through the requested variance.

- b) That the problem requiring the variance is unique to the applicant's property and is not shared by properties in the same zoning district:**

CWA Comment: The applicant's property is located in existing wetlands identified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). This characteristic is not shared by other properties within the M-1 District.

- c) That the problem is not self-inflicted:**

CWA Comment: The problem is not self-inflicted as the difficulty experienced by the applicant is a result of the natural layout of the property.

- d) That the variance is the minimum necessary to permit reasonable use of the property:**

CWA Comment: The variance requested for the driveway expansion would permit reasonable use of the property, allowing the project to preserve as much wetlands as possible while still providing a service to the residents and visitors of the City.

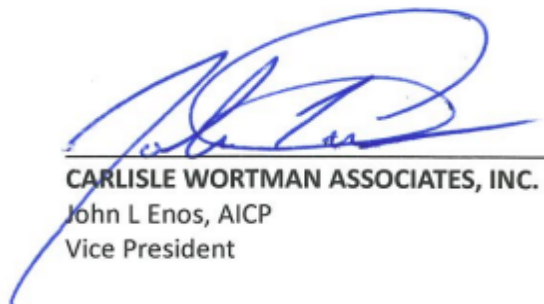
- e) That the variance, if granted, would not compromise the public health, safety, and welfare:**

CWA Comment: The requested variance, if granted, is not likely to compromise the public health, safety, and welfare of the City.

RECOMMENDATION

We believe the requested variance is reasonable based on the circumstances listed above and would help achieve a goal established by the Master Plan. Based on this criterion, we recommend approval of the requested variance to allow the additional ten (10) feet of building height.

We recommend the Board of Zoning Appeals discuss the considerations provided in this review prior to determining whether approval of this variance is appropriate.



CARLISLE WORTMAN ASSOCIATES, INC.
John L. Enos, AICP
Vice President



CARLISLE WORTMAN ASSOCIATES, INC.
Joe Pezzotti
Community Planner