

City of Southgate
Board of Zoning Appeals
AUGUST 14, 2023

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, August 14, 2023 and called to order by Gary Martin, Vice Chairperson at 5:30 p.m.

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

ABSENT: Tom Coombs

Also Present: City Planners John Enos and Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorney Ed Zelenak, Council Member Graziani

Minutes:

Moved by Stephan, supported by Foucher, to approve the minutes of the Board of Zoning Appeals Meeting dated June 12, 2023. Motion Carried Unanimously.

Administrative Reports:

None.

Public Hearing:

1. Kirk Cheresko & Sofia Tomasic, 12919 Wesley, Variance for a Fence.

A PUBLIC HEARING WAS HELD FOR KIRK CHERESKO & SOFIA TOMASIC, 12929 WESLEY, VARIANCE FOR A FENCE.

Notices were sent out.

Moved by Foucher, supported by Poirier, to open this Public Hearing.

The applicant is requesting expanding a fence that will encroach into the Wesley front yard. The lot fronts two streets creating two front yards. The applicant is requesting this fence variance in order to increase privacy and enclose the rear yard for enjoyment and provide fencing that most homes in the City not on a corner lot are permitted to install. The property is located within the R-1B One-Family Residential district. A privacy fence will be decorative wood, eight feet (8') in height replacing the current wire fencing that is visible from the front yard along Barberry Street. An additional wire fence four feet (4') in height will tie into already existing fencing located in the rear yard. The requested variance is an encroachment of approximately thirteen (13) feet into the required twenty-five-foot (25') foot front yard.

We believe the requested variance is reasonable and appropriate based on the location and the low intensity of the type of fence requested. It is not a privacy fence and is only four (4) feet in height. We recommend approval of the requested dimensional variance.

No public comments were received.

Moved by Poirier, supported by Richardson, to close this Public Hearing.

Moved by Richardson, supported by Poirier, that the Board of Zoning Appeals, APPROVES, the application at the request of Kirk Cheresko & Sofia Tomasic, 12919 Wesley, for the requested dimensional variance. In regard to the proposed privacy fence along Barberry Street, we recommend approval with the conditions that the fence height be lowered to 6 foot 8 inches. Motion Carried Unanimously.

New Business:

1. Temporary Construction Signage Interpretation.

As you may be aware the former PNC Tower, the tallest building Downriver, has been approved to be redeveloped from an office building into a residential complex. The site will consist of apartments and include several other amenities for the future residents of the City. Due to the complexity and size of the project, and the need to begin the process of reserving units, the applicant is requesting signage that while not in compliance with our current sign ordinance, is more compatible and consistent with a project of this size and uniqueness.

We would recommend approval of the requested variances in sign sizes/types and locations.

Moved by Foucher, supported by Richardson, to approve the Fence Signage on Trenton Road, the Freestanding signage, and the Construction Fence Wrap Signage for the PNC Tower. All signs must be removed 90 days after a Certificate of Occupancy is issued. Sign areas must be kept clean and maintained. Motion Carried Unanimously.

Old Business:

None.

Announcements:

None.

Moved by Martin, supported by Foucher, that this meeting of the Board of Zoning Appeals be adjourned at 5:51 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
August 14, 2023