



**City of Allen Park  
Zoning Board of Appeals Meeting  
Thursday, December 8, 2022 – 7:00 PM  
15915 Southfield Road Allen Park, MI 48101**

**Minutes**

**I. CALL TO ORDER**

The Members in attendance appointed Member Randt to act as Chair without objection. Chairperson Randt called the December 8, 2022 Zoning Board of Appeals meeting to order at 7:01pm.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL ATTENDANCE**

NAME	PRESENT	ABSENT	EXCUSED
David Babbage			X
John Ciotti	X (7:05pm)		
Mark Courtright			X
Mark Gaworecki	X		
Dennis Marcos	X		
Phillipa Matakas			X
Dennis Randt	X		
Neil Deblois (Alternate)	X		

Also in attendance: Mike Auerbach (Planner, CWA), Mr. Ali Dakroub (applicant), and members of the public.

**IV. READING AND APPROVAL OF AGENDA**

1. Approval of the agenda for the Zoning Board of Appeals Meeting of December 8, 2022.

Motion by Member Marcos, seconded by Member Ciotti to approve the December 8, 2022 meeting agenda as presented.

Unanimous voice vote of approval with members Babbage, Courtright, and Matakas absent.

**V. READING AND APPROVAL OF MINUTES**

1. Approval of the minutes from the Zoning Board of Appeals Meeting of September 8, 2022.

Motion by Member Gaworecki, seconded by Member Ciotti to approve the September 8, 2022 meeting minutes as presented.

Unanimous voice vote of approval with members Babbage, Courtright, and Matakas absent.

## Minutes

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#### VI. COMMUNICATIONS AND PETITIONS

1. None.

#### VII. PUBLIC HEARINGS

1. **8315 Allen Road Use Variance Request.** Consideration of a use variance request for property located at 8315 Allen Road, Allen Park, MI 48101 (30 014 01 0081 003). The property is zoned C-4, General Business. The applicant is requesting a use variance from Section 52-346 of the City of Allen Park Zoning Ordinance so that a wholesale vehicle dealership may be permitted on the property. Vehicle wholesale dealerships are not a permitted or regulated use in the C-4 District.

Planner Auerbach presented the staff review of the variance request as presented in the meeting packet.

Chairperson Randt asked the applicant, Mr. Ali Dakroub, if he would like to postpone the consideration of his variance request until the full Board membership was present. Chairperson Randt explained that a majority vote of the Board as a whole is required for approval. Mr. Dakroub indicated that he would like to proceed.

Mr. Dakroub presented his request to the Board and responded to questions. Mr. Dakroub provided the following information:

- We can structure parking differently to accommodate through traffic.
- We're not proposing to have a lot of cars. The license will give us the option to sell vehicles. We don't always bring vehicles to the site.
- We have not had problems with parking. There may be 4 to 6 cars inside.
- We usually buy at most 10 cars at once...usually 1 car per week...we usually turn over [the vehicles] after we buy....
- We would need a dealer plate to transport vehicles.
- The license would eliminate the fee we pay for vehicles to the dealer.

Chairperson Randt opened the public hearing at 7:24pm. The following comments were given:

Tony Lalli, 8963 Park:

- "We don't want to change anything...we would like to keep him in Allen Park..."

Tom Novotny, Aster St.

- "...as long as there are no vehicles for sale on the property I'm ok with it..."

Chairperson Randt closed the public hearing at 7:32pm.

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Members Deblois, Markos, and Randt asked Mr. Dakroub what makes the circumstances of his property different from others in the district. Mr. Dakroub provided the following information:

- "...my property is only property in area that's on Allen Road that you can repair your car and get your gas...the site has been an auto shop for 70 years...I just need a place to repair cars..."

Discussion followed.

Motion by Member Ciotti, seconded by Member Goworecki to approve the use variance request on condition that the access drive on the north side of the building is kept open and that the owner fulfills the requirement of the outdoor storage permit and site plan approval, and screening requirement.

Ayes: Ciotti, Gaworecki.

Nays: Radnt, Marcos, Deblois.

Absent: Babbage, Courtright, Matakas

**VIII. NEW BUSINESS**

1. None.

**IX. OLD BUSINESS**

**X. PUBLIC COMMENT (non-case specific items)**

**XI. ADJOURNMENT**

Motion by Member Ciotti to adjourn the meeting at 7:40pm. The meeting was adjourned without objection.

Respectfully submitted,

Mike Auerbach, Planner

Approved:           January 12, 2023