



**City of Allen Park
Zoning Board of Appeals Meeting
Thursday, July 14, 2022 – 7:00 PM
15915 Southfield Road Allen Park, MI 48101**

Minutes

I. CALL TO ORDER

Chairperson Babbage called the July 14, 2022 Zoning Board of Appeals meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL ATTENDANCE

NAME	PRESENT	ABSENT	EXCUSED
David Babbage	X		
John Ciotti	X		
Mark Courtright	X		
Mark Gaworecki	X		
Dennis Marcos	X		
Phillipa Matakas	X		
Dennis Randt	X		

Also in attendance: Mike Auerbach (Planner, CWA), Mr. Jeffrey Massella (applicant), Mr. Joe DiSanto (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 July 14, 2022.

Motion by Member Ciotti, seconded by Member Courtright to approve the July 14, 2022 meeting agenda as presented.

Unanimous voice vote of approval.

V. READING AND APPROVAL OF MINUTES

1. Approval of the minutes from the Zoning Board of Appeals Meeting of June 9, 2022.

Motion by Member Gaworecki, seconded by Member Marcos to approve the minutes from the Zoning Board of Appeals Meeting of June 9, 2022 as presented.

Unanimous voice vote of approval.

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VI. COMMUNICATIONS AND PETITIONS

1. None.

VII. PUBLIC HEARINGS

1. **15006 Jonas Avenue – Fence Variance Request.** Consideration of a Non-Use Variance for property located at 15006 Jonas Avenue (30 015 05 0031 000). The applicants are requested a twenty-eight (28) foot variance from Section 52-902 of the City of Allen Park Zoning Ordinance, which permits boundary fences that are six (6) feet in height to extend along a side yard line two (2) feet beyond any side door adjacent to the street on a corner lot. If granted, a boundary fence that extends thirty (30) feet beyond the side door would be allowed.

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

Chairperson Babbage opened the public hearing at 7:10pm.

The property owner, Mr. Jeffrey Massella, presented his request to the Board and responded to questions.

Chairperson Babbage closed the public hearing at 7:27pm. Discussion followed.

Motion by Member Ciotti, seconded by Member Matakas to approve the requested twenty-eight (28) foot variance from Section 52-902 of the City of Allen Park Zoning Ordinance, subject to the findings listed in the Carlisle/Wortman report, dated July 11, 2022 and subject to the following conditions:

- 1) The fence must be angled 45-degrees from the garage.

Ayes: Ciotti, Courtright, Gaworecki, Marcos, Matakas, Randt, Babbage.
Nays: None.
Absent: None.

VIII. NEW BUSINESS

1. None.

IX. OLD BUSINESS

1. **4100 Allen Road – Safe Spot Storage Use Variance.** Consideration of a Use Variance for property located at 4100 Allen Road (30-006-01-0004-004). The applicant is requested a variance from Section 52-346(g)(7) of the City of Allen Park Zoning Ordinance so that an indoor self-storage facility and outdoor recreational vehicle storage may be permitted on the property. Section 52-346(g)(7) permits “moving or storage offices, without storage and no outdoor storage of rental equipment or vehicles”. If granted, an indoor self-storage facility

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may be permitted on the property, and outdoor recreational vehicle storage may be permitted on the property as a regulated use, as established by Section 52-347(1)(k) of the Zoning Ordinance.

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

Chairperson Babbage opened the public hearing at 7:42pm.

The applicant, Mr. DiSanto presented 4100 Allen Road – Safe Spot Storage Use Variance request and responded to questions. Mr. DiSanto provided the following information about the request and proposed use:

- He has taken title of the property.
- A survey has been completed, which has identified a high-pressure gas main.
- The previously-proposed exterior doors have been removed.
- Clients will pull inside, offload items, and use an elevator in within the building. No outdoor unloading is proposed.
- Access door openings are 12 feet in height.
- The proposal is for 90,000 square feet of total floor area with 30,000 square feet per floor.
- Two total employees will be on site at a given time.
- Tenant access will be prohibited from 6pm to 10am.
- A total of 800 stalls are proposed.
- No hazardous or flammable items will be allowed.

The following comments were given:

- 1) Vicky Ingram, Thunderbowl Lanes General Manager: “We also attended April meeting...we do thank them for cutting grass...we really appreciate everything they’ve done...we are concerned that drive up will encroach into our drive aisle and the hours of operation.

Chairperson Babbage closed the public hearing at 7:55pm.

Motion by Member Marcos, seconded by Member Randt to approve the requested use variance from Section 52-346(g)(7) of the City of Allen Park Zoning Ordinance so that an indoor self-storage facility may be permitted on the property. Approval is based on the following findings:

- 1) The site’s location and nearby trains and viaducts are not typical for the district and are an extraordinary circumstance.
- 2) The site has been vacant for some time.
- 3) The proposed use will not alter the character of the area.
- 4) The design, location and height of the buildings will not discourage development.
- 5) The recommendations included in the Carlisle/Wortman review, dated July 11, 2022 as included in the meeting packet.

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Approval is subject to the following condition:

- 1) The applicant shall provide landscaping and building materials of a type and quality that are consistent with those shown on the June 17, 2022 renderings and the July 6, 2022 site plan presented to the ZBA at the July 14, 2022 meeting.

Ayes: Gaworecki, Ciotti, Courtright, Randt, Marcos, Matakas, Babbage.

Nays: None.

Absent: None.

X. PUBLIC COMMENT (non-case specific items)

XI. ADJOURNMENT

Motion by Member Gaworecki, seconded by Member Courtright to adjourn the meeting at 8:13 pm.

Unanimous voice vote of approval.

Respectfully submitted,

Mike Auerbach, Planner

Approved: _____ September 8, 2022 as amended