

BOARD MEMBERS

Robert E. Thomas
Chairperson
Council District At Large

Robert Roberts
Vice Chairperson
Council District 6

Scott Boman
Council District At Large

Robert G. Weed
Council District 1

Kimberly Hill Knott
Council District 2

Elois Moore
Council District 3

Jerry Watson
Council District 4

Byron Osbern
Council District 5



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JAMES W. RIBBRON
Director

**BOARD OF ZONING
APPEALS STAFF:**

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
ZONING INSPECTOR

REGULAR MEETING OF DECEMBER 9, 2024

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday December 9, 2024 by way of Zoom and in person.

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 84422726457

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Byron Osbern, Board Member
- (3) Robert G. Weed, Board Member
- (4) Scotty Boman, Board Member
- (5) Robert Roberts, Board Member
- (6) Kimberly Hill Knott, Board Member
- (7) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

- (1) Anthony Sherman, Board Member
- (2) Jerry Watson, Board Member

MINUTES:

Board Member Boman made a motion to approve the minutes for November 18, 2024 with any corrections.

Affirmative: Mr. Weed, Watson, Thomas, Roberts
Mrs. Moore

Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.

- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.

9:15 a.m. **CASE NO: 59-24 – Council District #2**

BZA PETITIONER: FRANK SIMON SALAMA/7 MILE & OUTER DRIVE PROPERTIES

LOCATION: 13110 W. Seven Mile Rd. between Littlefield and W. Outer Drive in a B2 Zone Local Business and Residential District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: 7 Mile & Outer Drive Properties request permission to expand a legal nonconforming 2,171 square foot gas station by adding a carry out restaurant to an existing Auto Service and existing convenience store by construction an approximately 999 square foot addition in a B2 zone Local Business and Residential District. This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code, provided, that nonconforming adult uses shall not be considered for expansion or intensification. See Section 50-3-505 of this Code; (1) Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use; (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.) AP

ACTION OF THE BOARD: Mr. Osbern made a motion to grant expansion of non-conforming use. Variances will be addressed at another hearing. Seconded by Board Member Boman

Affirmative: Mr. Roberts, Thomas, Weed, Osbern, Boman
Mrs. Hill-Knott, Moore

Negative:

EXPANSION OF NONCONFORMING USE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Hill-Knott seconded this motion which was unanimously carried and the meeting adjourned at 11:06 A.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to read 'JWR', is centered on the page.

JAMES W. RIBBRON
DIRECTOR

JWR/atp