

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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Board of Zoning Appeals
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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
JANUARY 27, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday January 27, 2025 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) Anthony Sherman, 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
- (8) Jerry Watson, Board Member
- (9) Byron Osbern, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Moore made a motion to approve the minutes for December 16, 2024 with any corrections.

Affirmative: Mr. Weed, Watson, Roberts, Boman
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.

9:45 A.M.

CASE NO: BSEED SLU2024-00062 - COUNCIL DISTRICT 2

BZA PETITIONER: The Concerned Residents on McNichols Rd of the Detroit Golf Club H.O.A.

BSEED PETITIONER: ATLAS TOWERS 1, LLC

LOCATION: 2201 W. McNichols, between Log Cabin and Inverness in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: S W MCNICHOLS RD 74 THRU 78 N 110 FT OF E 28 FT 217 LOG CABIN HEIGHTS SUB L31 P52 PLATS WCR 8/171 145X110

PROPOSAL: The Concerned Residents on McNichols Rd of the Detroit Golf Club H.O.A. appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED; SLU2024-00062 which Approved with Conditions permission to construct a 75 foot tower to add a Monopole Antenna on the site of an existing business in a B4 zone. This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals))
AP

ACTION OF THE BOARD: Mr. Watson made a motion that the petitioner has satisfied the aggrieved standard and can proceed to the BSEED Case. Supported by Board Member Sherman

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

Negative: Mr. Boman, Osbern

AGGRIEVED STANDARD MET

Mr. Thomas made a motion to Adjourn Hearing to a later date due to the lateness of the hour. Seconded by Board Member Watson.

Affirmative: Mr. Roberts, Thomas, Sherman
Mrs, Moore

Negative: Mr. Boman, Weed, Osbern
Mrs. Hill-Knott

Mr. Roberts was not present for the vote

Motion fails due to vote count

Mr. Weed made a motion to Adjourn hearing to a later date due to the lateness of the hour. Seconded by Board Member Hill-Knott.

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

Negative: Mr., Osbern

Mr. Roberts was not present for the vote

CASE ADJOURNED WITHOUT DATE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Watson motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 2:45 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written in a cursive style.

JAMES W. RIBBRON
DIRECTOR

JWR/atp