

BOARD MEMBERS

Vacant
Chairperson
Council District At Large

Robert Roberts
Vice Chairperson
Council District 6

Scott Boman
Council District At Large

Robert G. Weed
Council District 1

Alethia Carr
Council District 2

Maia Campbell
Council District 3

Jerry Watson
Council District 4

Byron Osbern
Council District 5

Anthony Sherman
Council District 7



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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
MARCH 9, 2026

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday February 23, 2026 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: 83381615731

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

BOARD MEMBERS PRESENT:

- (1) Scotty Boman, Board Member
- (2) Robert G. Weed, Board Member
- (3) Robert Roberts, Board Member
- (4) Byron Osbern, Board Member
- (5) Alethia Carr, Board Member
- (6) Anthony Sherman, Board Member
- (7) Jerry Watson, Board Member
- (8) Robert E. Thomas, Board Member
- (9) Maia Campbell, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Osbern made a motion to approve the minutes for February 23, 2026 with any corrections.

Affirmative: Mr. Roberts, Watson, Boman, Osbern, Weed, Thomas
Mrs. Carr, Campbell
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: BZA2025-00049 – Council District #5

BZA PETITIONER: THE INTERSECTION CONSULTING GROUP LLC

LOCATION: 2971 BELLEVUE, between Benson and Charlevoix in an M4 Zone Intensive Industrial District.

LEGAL DESCRIPTION OF PROPERTY: W BELLEVUE S 29.40 FT 132 131 THRU 127 DESNOYERS P RESUB L3 P33 PLATS, W C R 15/132 189.40 X 163.27

PROPOSAL: The Intersection Consulting Group LLC., appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2023-00118 Decision Date: November 13, 2025, Effective Date: December 1, 2025, which DENIED the Establishment of a Scrap Tire Storage, Processing, or Recycling Facility in a M4 Zone (Intensive Industrial District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281-General Approval Criteria.

ACTION OF THE BOARD: Mr. Boman made a motion to Reverse BSEED’s denial which DENIED the Establishment of a Scrap Tire Storage, Processing, or Recycling Facility in a M4 Zone (Intensive Industrial District). Seconded by Board Member Watson

Affirmative: Mr. Watson, Thomas, Weed, Boman, Osbern, Sherman, Thomas
Mrs. Carr, Campbell

Negative:

BSEED DENIAL REVERSED, USE GRANTED

9:45 a.m.

CASE NO: 6-25 – Council District #7

BZA PETITIONER: LAND ROVERLAND, LLC-CANI DOHANI

LOCATION: 4564, 4580 & 4600 Oakman, between Chicago and Grand River in a M3 GENERAL INDUSTRIAL DISTRICT.

LEGAL DESCRIPTION OF PROPERTY: W OAKMAN BLVD S 40 FT 67 66 ROBERT OAKMAN LAND COS PLYMOUTH AVE & OAKMAN HIGHWAY SUB L55 P80 PLATS, W C R 18/444 90 X 124.50 COMBINED ON 10/24/2024 WITH 18016348-9, 18016350-1 INTO 18016347-51;W OAKMAN BLVD 65&64 ROBERT OAKMAN LD COS PLYMOUTH AVE & OAKMAN HWY SUB L55 P80 PLATS, W C R 18/444 100 X 124.50 COMBINED ON 10/24/2024 WITH 18016347., 18016350-1 INTO 18016347-51; W OAKMAN BLVD 63 N 25 FT 62 OAKMAN ROBT LAND COS PLYMOUTH AVE & OAKMAN HGWY L55 P80 PLATS, W C R 18/444 75 X 124.50 9337.50 SQ FT COMBINED ON 10/24/2024 WITH 18016347., 18016348-9 INTO 18016347-51;

PROPOSAL:Land Roverland, LLC - Cani Dohani appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2024-00131 Decision Date: December 20, 2024, Effective Date: January 3, 2025, which DENIED permission to expand an existing Motor Vehicles, Used Salesroom or Sales Lot and Light Duty Vehicle Repair in a M3 Zone (GENERAL INDUSTRIAL DISTRICT). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; After careful consideration, we were unable to make the required findings of fact per Section 50-3-281. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions) AP

ACTION OF THE BOARD: Mr. Sherman made a motion to adjourn case without fee and without date. Seconded by Board Member Boman

Affirmative: Mr. Watson, Thomas, Weed, Boman, Osbern, Sherman, Thomas
Mrs. Carr, Campbell

Negative:

ADJOURNED WITHOUT FEE AND 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 Osbern seconded this motion which was unanimously carried and the meeting adjourned at 10:47 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp