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Council District 7



JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON

EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY

INSPECTOR

City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
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Detroit, Michigan 48226
Phone: (313) 224-3595
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Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF
AUGUST 11, 2025

Pursuant to the Michigan Open Meetings Act as amended, which permits the ongoing implementation of hybrid electronic meetings to facilitate virtual public participation as stipulated by MCL 15.263a(2), the Board of Zoning Appeals will convene both in **PERSON AND VIA ZOOM**.

THE HEARINGS OF THE BOARD OF ZONING APPEALS CAN BE ATTENDED THROUGH THE FOLLOWING METHODS:

1. In person, Erma L. Henderson Auditorium, 13th Floor, Coleman A. Young Municipal Center
2. To Attend by Zoom please utilize the following:

Zoom Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 816 4214 3162

If You Are Joining by Zoom, the Link Is:

<https://cityofdetroit.zoom.us/j/81642143162>

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Zoom participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All individuals who are interested are welcome to attend and express their opinions. Those who wish to make oral presentations are strongly encouraged to provide written copies to the **BZA Office PRIOR TO THE HEARING:**

1. By utilizing our Smartsheet: <https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>
2. By emailing the department at Boardofzoning@detroitmi.gov
3. Postal Mail, fax or hand delivery, please see information above.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at [\(313\) 224-4950](tel:3132244950), through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL MUST BE SENT TO THE BZA DIRECTOR (ribbronj@detroitmi.gov) TWO (2) WEEKS PRIOR TO THE APPEALS HEARING. Questions please call 224-4563)

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

DOCKET

- I. OPENING:
 - A. CALL TO ORDER.....9:00 A.M.
 - B. ROLL CALL
- II. PROCEDURAL MATTERS:
- III. MINUTES:
 - A. APPROVAL OF MINUTES: July 28, 2025
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO. BSEED SLU2023-00014 (COURT REMANDED CASE) – Council District #3

BZA PETITIONER: VANESSA PEAKE

BSEED PETITIONER: LEGACY GREENS, LLC c/o DONISE FLOYD

LOCATION: 19347 MT. ELLIOTT, between Emery and E. Lantz in an M2 Zone (Restricted Industrial District).

LEGAL DESCRIPTION OF PROPERTY: W MT ELLIOTT 47-46 GEO J KOLOWICH L46 P45 PLATS, W C R 13/287 40 X 124.51

PROPOSAL: Vanessa Peake appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) Case No.: SLU2023-00014 effective date of decision August 23, 2024) which (Approved with Conditions) to establish a Marijuana Retail/Provisioning Grower Facility (MRPF) and Designated Marijuana Consumption Establishment (DMCE) in an existing 1,500 square foot building in a M2 Zone (Restricted Industrial District). 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

- VII. Public Comment / New Business
Next Hearing Date: August 18, 2025
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED