

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
ZONING BOARD OF APPEALS MEETING OF JULY 1, 2015

Zoning Board of Appeals meeting of July 1, 2015, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Michael Boyda, Chairman, commencing with the Pledge of Allegiance.

PRESENT: Mr. Michael Boyda, Mr. Bruce Grantz, Mrs. Doreen Herk, Mr. Alan Fike

ABSENT: Mr. Clif Stone (excused)

ALSO PRESENT: Ms. Laura Kreps, Carlisle /Wortman Associate, J.P. Cacciaglia, DDA & Economic Development Director

Moved by Mrs. Herk, seconded by Mr. Grantz, to excuse Mr. Stone from tonight's meeting.  
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mrs. Herk, to approve the agenda for tonight's meeting.  
MOTION CARRIED.

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the meeting minutes of June 3, 2015.  
MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 15-03; Speedway, (CESO, Inc.), 19900 West Road.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 15-03; SPEEDWAY, (CESO, INC), 19900 WEST ROAD.

The public hearing was opened at 7:03 p.m.

Ms. Mandy Gauss of CESO, Inc. and Mr. Michael Bergman of Speedway were present and explained they are requesting (6) variances to move ahead with this project. The Planning Commission has approved the site plan. The site area will be doubled, (2) drives will be removed – they are sharing with new development to the north and east. The building has to be in line with seller's existing building which pushed into setbacks. The dumpster enclosure requires a side yard setback. Due to circulation and location of shared driveway a rear yard setback is needed. A variance to allow (2) rows of parking and a maneuvering lane is also needed. A reduction in the required 5 foot wide planting area is required to allow for the proper site circulation. Sign setbacks are needed due to tight corner with truck movements and greenbelt area and the 5 foot light pole setback is needed due to property line issues. This is good opportunity to update this store.

Ms. Laura Kreps, of Carlisle Wortman summarized the Variance Analysis dated June 16, 2015, stating Speedway is requesting (6) variances for its proposed convenience store/fuel station development. The variances needed are to reduce the side yard required setback, to reduce the rear yard setback, to allow (2) bays of parking and a maneuvering lane in front of the building, to reduce the required 5 foot wide planting area along West Road, to reduce the 5 foot light pole setback along the north property line and reduce the 15 foot sign setback along both Allen and West Roads.

The applicant proposes to demolish existing gas station structure at the northeast quadrant of the intersection of West and Allen Roads. The redevelopment of the site is proposed to accommodate a new gas station with a 3,936 sq. foot 24-hour convenience store. Redevelopment of the site will also include site reconfiguration, landscaping and lighting, outdoor storage area and dumpster enclosures. The applicant is seeking relief from the Ordinance provisions due to the size of the parcel (which has been enlarged), and the corner lot location.

No public comments were offered.

The public hearing was closed at 7:30 p.m.

Discussion was held by the Board. Concerns of the amount of variances requested and not keeping with Central Business District Guidelines were brought up. If the variances were not granted the property would stay as is – the corner does need improvement and would be a betterment of the community.

Moved by Mr. Grantz, seconded by Ms. Herk, that the request for ZBA Application Z 15-03; Speedway, (CESO, Inc.), to reduce the side setback 6.2 feet a reduction from 3.8 feet of the required 10 feet per Sec. 110-488(a), to reduce the rear setback 2.3 feet a reduction from 7.7 feet of the required 10 feet per Sec. 110-488(a), to allow two (2) bays of parking and a maneuvering lane in the front of the building (south elevation/West Road) per Sec. 110-492(b), to reduce the required 5-foot wide planting area along West Road (as shown on the site plan dated 6-29-15) per Sec. 110-490(e), to reduce the 5-foot light pole setback along the north property line (2 foot setback) per Sec. 110-742(b)(3), and reduce the 15 foot sign setback along Allen Road to 5 feet a 10 foot reduction, and West Road to 10 feet a 5 foot reduction per Sec. 110-714(d)(2), for the subject site located at 19900 West Road be **granted** for the property located at 19900 West Road because the proposed variance meets the conditions required for the granting of a variance.

This determination was made with consideration of the following findings of fact, the lot size, truck maneuverability, traffic improvements, and would not compromise the public, health, safety or welfare of the residents of the City of Woodhaven.

AYES: Fike, Boyda, Herk, Grantz

ABSENT: Stone

MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Fike, seconded by Mr. Grantz, to adjourn the meeting at 7:52 p.m. MOTION CARRIED.

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Mr. Michael Boyda, Chairman

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Ms. Doreen Herk, Secretary