

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 17, 2007, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:35 p.m. by Mayor Novitke.

Roll Call: Mayor Novitke
Council members: Dickinson, Granger, Howle, Reynolds, Spicher, Waldmeir
Absent: None

Also Present: City Administrator Wollenweber
City Attorney Charles Berschback
City Clerk Hathaway
Director of Public Safety Makowski
Director of Public Works Ahee
City Engineer Lockwood
Building Inspector Tutag

THE MEETING WAS THEREUPON OPENED AT 7:35 P.M. FOR A ZONING BOARD OF APPEAL HEARING UNDER THE PROVISIONS OF CHAPTER 98, ZONING, ARTICLE XIV, SECTION 98-401 OF THE 1997 CITY CODE TO HEAR THE APPEAL OF BELDING DRY CLEANERS, 19794 MACK AVENUE, WHICH IS APPEALING THE DENIAL OF THE BUILDING INSPECTOR TO ISSUE A BUILDING PERMIT DUE TO NONCOMPLIANCE WITH SECTION 98-302 OF THE CITY CODE OF THE CITY OF GROSSE POINTE WOODS, ENTITLED *PERMITTED USES*. A VARIANCE IS THEREFORE REQUIRED.

Motion by Dickinson, seconded by Spicher, that for purposes of the Zoning Board of Appeal hearing, the following items be received and placed on file:

1. Application – Annual Business License
2. Letter 08/22/07 – J. Hebekka
3. Mortgage Report
4. Application to the ZBA
5. Memo 09/05/07 – Building Inspector
6. Section 98-302. Permitted Uses
7. Future Land Use Plan 10/18/05
8. GPW Master Plan – Page 44 (General Business/Mixed Use
9. Memo 08/28/07 – Director of Public Safety
10. Unnecessary Hardships
11. Notice 08/30/07

- 12. Aerial View 08/30/07
- 13. Affidavit of Legal Publication
- 14. Affidavit of Property Owners Notified

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

Dr. Ginette Lezotte
20239 Mack

Chuck Able
Building Owner

Joseph Hebeka
15139 Kercheval
Grosse Pointe Park

Motion by Waldmeir, seconded by Howle, that the following document be received and placed on file:

1. Petition containing seven (7) business owner's signatures

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard

Motion by Reynolds, seconded by Spicher, that the public hearing BE CLOSED at 7:47 p.m. PASSED UNANIMOUSLY.

Motion by Granger, seconded by Waldmeir, regarding Zoning Board of Appeal regarding Belding Dry Cleaners, Inc., that the City Council deny the Petitioner's request.

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

Motion by Waldmeir, seconded by Granger, that the ZBA minutes of September 10, 2007, be approved as submitted.

Motion carried by the following vote:

Yes: Dickinson, Granger, Howle, Novitke, Reynolds, Spicher, Waldmeir
No: None
Absent: None

Motion by Reynolds, seconded by Howle, to adjourn tonight's meeting at 7:52 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk