



CITY OF GARDEN CITY  
ZONING BOARD OF APPEALS  
REGULAR MEETING

**FEBRUARY 26 , 2020**

The Zoning Board of Appeals of the City of Garden City met in a Regular Meeting on Wednesday, February 26, 2020, at 6:30 p.m., in the Council Chambers of the Civic Center, 6000 Middlebelt, Garden City, Michigan.

**ROLL CALL**

Present were Chairperson May, Commissioners Price, Mason, King, and Richard. Absent were Commissioner s Suuppi and Hamilton. Also present were McKenna Consultant Ortega, and Minutes Clerk Smith.

**APPROVAL OF AGENDA**

❖ **20-02-001 Moved by King; Supported by Mason**

RESOLVED: To approve the meeting agenda as presented.

AYES: Unanimous

ABSENT: Suuppi, Hamilton

**Motion Carries**

Chairperson May announced it was time for public comment on non-agenda items.

- There were no public comments

**APPROVAL OF MINUTES**

❖ **20-02-002 Moved by Mason; Supported by Price**

RESOLVED: To approve minutes of the special meeting of December 18, 2019 as presented.

AYES: Unanimous

ABSENT: Suuppi, Hamilton

**Motion Carries**

**BUSINESS ITEMS**

31051 Ford Road - Consideration of a request for two variances for drive-through dimensional requirements of Section 154.140 (A) and (B)

DISCUSSION: McKenna Consultant Ortega gave overview of review letter dated February 20, 2020. Applicant Mike Hojeije gave information regarding reasons for variance requests.

**Chairperson May opened the public hearing for 31051 Ford Road at 6:52 pm**

- Hearing no public comment the public hearing was closed at 6:53 pm

❖ **20-02-003 Moved by Richard; Supported by Price**

RESOLVED: Motion to approve a request for a variance of 50 feet to allow a 100' lot frontage with condition that drive-thru only be operated from October-March based upon findings of fact in McKenna letter dated February 20, 2020.

AYES: Richard, Price Mason, King  
ABSTAIN: May  
ABSENT: Suuppi, Hamilton

**Motion Carries**

❖ **20-02-004 Moved by King; Supported by Richard**

RESOLVED: Motion to approve request for a variance of 46 feet to allow a 19-foot distance between the two closest ingress/egress driveway curbs based upon findings of fact in McKenna letter dated February 20, 2020

AYES: King, Richard, Price Mason  
ABSTAIN: May  
ABSENT: Suuppi, Hamilton

**Motion Carries**

29901 Ford Road - Consideration of a request for three variances for dimensional screening and buffering requirements of Section 154.372(A)(9) and Appendix A footnote ( E )

DISCUSSION: McKenna Consultant Ortega gave overview of review letter dated February 26, 2020. Applicant Abbas Ammar and Project Architect Said Arbid gave information regarding layout of proposed parking area. Board as a whole discussed the potential to shift placement of parking lot 6 inches West to eliminate the need variance request C - Appendix A footnote ( E ).

**Chairperson May opened the public hearing for 31051 Ford Road at 7:33 pm**

- Hearing no public comments the public hearing was closed at 7:34 pm

❖ **20-02-005 Moved by Richard; Supported by Price**

RESOLVED: Motion to approve request for a variance of 5-foot, 9-inches creating a setback of 4' 3" between the rear property line and the edge of the parking lot based upon a review of the findings of fact in McKenna letter dated February 26, 2020.

AYES: Unanimous  
ABSENT: Suuppi, Hamilton

**Motion Carries**

❖ **20-02-006 Moved by King; Supported by Richard**

RESOLVED: Motion to approve request for a variance of 2 feet creating a setback of 8' between the western side property line and the edge of the parking lot based upon the findings of fact in McKenna letter dated February 26, 2020.

AYES: Unanimous  
ABSENT: Suuppi, Hamilton

**Motion Carries**

Note: Applicant agreed to shift parking lot by 6 inches to the West. ZBA approved variance of 2 feet allowing a 8' setback on western side of property. Shift will create a setback of 9 feet from Brandt Street and parking lot which meets the ordinance requirements. As proposed setback is now in compliance with ordinance variance C was **no longer necessary and no action was taken by ZBA regarding variance request C.**

**OTHER BUSINESS**

- Commissioner Richard requested updated zoning maps for board.

The meeting was adjourned at 7:58 p.m.

Minutes Clerk  
Bryan C. Smith