



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
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Charles Anglin
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Kevin Higgins
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Garry Watts

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, January 8, 2025 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of
City Hall at 1 City Square, 3rd Floor, Warren, 48093.
Please call: (586) 574 - 4504

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of November 13, 2024 and December 11, 2024.**

6. PUBLIC HEARING: **APPLICANT: Dawanna Randall**
(Rescheduled from 12/11/2024)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 24701 Cottage
LEGAL DESCRIPTION: 13-25-128-020
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Operate a group day care home.

ORDINANCES and REQUIREMENTS:

Section 4C.07 (A) – Group Child Care Homes; Districts Allowed With Approval: Special exception approval required. A state licensed group child care home which meets all the standards listed below and received approval of the Zoning Board of Appeals as a special exception pursuant to Article 20, Division 6, Special Exceptions Upon Approval of Zoning Board of Appeals, shall be permitted in One Family Residential Districts, R-1-A, R-1-B, R-1-C, R-1-P and Two Family Residential Districts, R-2.

7. PUBLIC HEARING: **APPLICANT: MMC Management LLC-USE-**
 (Rescheduled from 12/11/2024)
 REPRESENTATIVE: Michael Campbell
 COMMON DESCRIPTION: 3000 Ten Mile
 LEGAL DESCRIPTION: 13-30-201-003
 ZONE: M-2

VARIANCES REQUESTED: Permission to-USE-

Allow above ground fuel storage in an M-2 district and within 48’ of the east property line, 84’ from the west property line and 146’ 6” from the north.

ORDINANCES and REQUIREMENTS:

Section 17.02 (p) – Industrial Standards (M-1 and M-2 not an allowed use. M-3 and M-4 allowed use): Fire and safety hazards (the storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances – Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred (150) feet from property lines.

8. PUBLIC HEARING: **APPLICANT: Jeffrey Adkins**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 24483 Antoinette
 LEGAL DESCRIPTION: 13-26-129-018
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Replace several sections of privacy fence panels with reverse orientation.

ORDINANCES and REQUIREMENTS:

Section 4D.11 – Orientation: All supporting posts, cross-members, and hardware of all fences shall face toward the interior of the lot of the person erecting the fence, except in the case of an opaque fence, which shall be uniform in appearance as viewed from both sides.

9. PUBLIC HEARING: **APPLICANT: Kurt Hannula**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 21989 Masch
 LEGAL DESCRIPTION: 13-32-180-028
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain a 10’ x 12’ gazebo and 8’ x 12’ shed.
- 2) Retain shed outside of the side building lines of the primary residence.
- 3) Combined square footage of accessory structures 744 square ft.

ORDINANCES and REQUIREMENTS:

Section 4.20 (A) – Detached Accessory Buildings: ...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and

shall be one (1) foot from the edge of any easement... **3) Detached Accessory Buildings...**
Only one (1) detached accessory structure shall be permitted in the yard.

**10. PUBLIC HEARING: APPLICANT: MU and DK Hospitality LLC
Db a Shenanigans**

REPRESENTATIVE: Seth Tompkins
COMMON DESCRIPTION: 24080 Schoenherr
LEGAL DESCRIPTION: 13-25-152-001
ZONE: M-2

VARIANCES REQUESTED: Permission to

Retain a non-conforming ground sign within 9’ of the north property line and with the leading edge of sign cabinet extending past the east property line.

ORDINANCES and REQUIREMENTS:

Section 4A.17 – Setbacks: The following setback regulations shall apply to signs located in all zoning districts.

- (a) No sign shall project or overhang a public right-of-way or public easement.
- (b) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

11. PUBLIC HEARING: APPLICANT: DTLR Inc
REPRESENTATIVE: Donna Holke
COMMON DESCRIPTION: 26069 Hoover
LEGAL DESCRIPTION: 13-22-278-040
ZONE: MZ, C-1, R-1-P

VARIANCES REQUESTED: Permission to

Install two (2) 2’ 6” x 3’ 9-5/8” (9.50 square ft.) wall signs in addition to the existing 3’ x 12’ 1/8” (36 square ft.) wall sign in a shopping center for a total of 55 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: (c) One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

12. PUBLIC HEARING: APPLICANT: Mohammad AbuAIRub
REPRESENTATIVE: Tamras Tamou
COMMON DESCRIPTION: 15150 14 Mile
LEGAL DESCRIPTION: 13-01-228-024
ZONE: C-1

VARIANCES REQUESTED: Permission to

Erect a new ground sign with the following conditions:

- 1) 22’ in height from the grade of the berm.
- 2) Setback 8’ 4” from the north property line.
- 3) With an 8’ under clearance.

4) 133 square ft. of ground signage.

ORDINANCES and REQUIREMENTS:

Section 4A.18 (b) – Height: The height of all signs, unless provided otherwise in this ordinance, shall comply with the following: Freestanding signs. The height of all freestanding signs shall not exceed twenty (20) feet.

Section 4A.17 (b) – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

Section 4A.19 – Clearance: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure...

Section 4A.35 (c) – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed...

13. PUBLIC HEARING:	APPLICANT: MD Abdul Hakim
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	5377 Twelve Mile
LEGAL DESCRIPTION:	13-08-453-011
ZONE:	C-2

VARIANCES REQUESTED: Permission to

Install additional signage as follows:

- 1) 6' x 6' (36 square ft.) wall sign on the east elevation.
- 2) 3' x 9' (27 square ft.) awning with signage on the east elevation.
- 3) 7' 8" x 18' 8-1/2" (143.43 square ft.) color backer panel behind previously approved 36 square ft. sign on the south elevation.

For a total of 206.43 square ft. of wall signage.

- 4) 30" x 48" (10 square ft.) pre-sale board with an overall height of 5'.
- 5) 7' 6" x 5' 6" (41.25 square ft.) menu board with an overall height of 7'.

For a total of 73.25 square ft. of ground signage (including previously approved 22 square ft. panel on pylon sign.)

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (b) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed...

(c) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business...

14. PUBLIC HEARING:	APPLICANT: MMC Real Estate Investments LLC
REPRESENTATIVE:	Caren Burdi
COMMON DESCRIPTION:	28661 Van Dyke
LEGAL DESCRIPTION:	13-16-229-043
ZONE:	MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

- 1) Construct an 8' precast concrete wall along the west property line.
- 2) Operate 2 shifts.

ORDINANCES and REQUIREMENTS:

Section 4D.36 – Obscuring Walls: Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 17.02 (r) – Industrial Standards: Number of production work hours including Sunday and holidays 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

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| 15. PUBLIC HEARING: | APPLICANT: TenWarren Property LLC |
| REPRESENTATIVE: | Nathan A White |
| COMMON DESCRIPTION: | 3855 Ten Mile |
| LEGAL DESCRIPTION: | 13-19-479-011 |
| ZONE: | M-2 |

VARIANCES REQUESTED: Permission to

Allow a marihuana business to operate within 612 feet from the near lot line of a school.

ORDINANCES and REQUIREMENTS:

Section 4G.06: Caregiver operations are permitted in M-1, M-2, M-3 and M-4 zones, if at the time of municipal license application submittal, the operation is located: (2) at least 1,000 feet from the nearest lot line of a school.

Section 4G.07: Marihuana growing, processing, and secure transporter facilities are permitted in M-1, M-2, M-3 and M-4 zones, if, at the time of municipal license application submittal, the establishment/facility is located: (2) at least 1,000 feet from the nearest lot line of a school.

Section 4G.08: Provisioning center facilities, retail establishments, and consumption establishments are permitted in C-3, M-1, M-2, M-3 and M-4 zones, subject to the limitations in Section 19.5-16 of the Marihuana Regulatory Ordinance if, at the time of municipal license application submittal, the establishment/facility is located: (2) at least 1,000 feet from the nearest lot line of a school.

- 16. NEW BUSINESS
- 17. ADJOURNMENT

Paul Jerzy
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – 48 hours in advance of the meeting to request assistance.