

## Board Members

**Robert E. Thomas**  
Chairperson

**Vivian Teague**  
Vice Chairperson

**Robert G. Weed**  
Council District 1

**Elois Moore**  
Council District 3

**Jacqueline Grant**  
Council District 4

**Debra Walker**  
Council District 6

**Kwame Finn**  
Council District 7



**James W. Ribbron**  
Director

**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
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### MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **NOVEMBER 5, 2019** on the 13th Floor in the Committee of the Whole, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

#### BOARD MEMBERS PRESENT:

- (1) Robert G. Weed, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Vivian Teague, Board Member
- (4) Kwame Finn, Board Member
- (5) Debra Walker, Board Member
- (6) Jacqueline Grant, Board Member
- (7) Elois Moore, Board Member

#### BOARD MEMBERS ABSENT:

#### MINUTES:

Board Member Grant made a motion to approve the minutes October 29, 2019 with any corrections.

Affirmative: Mr. Weed, Thomas  
Ms. Moore, Grant, Walker, Teague  
Negative: None

#### PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

*Board Member Training - Facilitated by Board of Zoning Appeals Staff*

1. "What you say on the record": Facilitated by John Nader
  - a. Examples of statements said on record that could be potentially damaging to the BZA Case
    - "here I go again but I'm confused"
    - "my thing is I don't remember the case, I remember the building, but I don't remember the case"
    - "when you say all of us agreed, you should say most us, cause I wasn't here" (*the minutes indicated 6 in favor with Board Finn absent*)
  - b. Suggestions on preparing and being prepared for cases
2. What does it mean to contact the community? Facilitated by Director Ribbron  
group discussion with the Law Department
3. Ordinance codification Chapter 61 to Chapter 50: What happened? Facilitated by Dan Arking
4. Clarification on Marihuana related uses and what the ordinance says Discussion with CPC, BSEED and LAW
5. Michigan State University Extension Citizen Planner Update: Director Ribbron
6. Technology training (Laptops): Facilitated by Thomina Davidson
7. Information Updates: Director Ribbron
  - a. Docket via e-mail
  - b. Link to Chapter 50:  
[https://library.municode.com/mi/detroit/codes/code\\_of\\_ordinances?nodeId=PTIVDECO\\_CH50ZO](https://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=PTIVDECO_CH50ZO)
8. Introduction of the quarterly BZA Newsletter: The Zone: Board Chair Thomas and Director Ribbron

## RE-HEARING REQUEST

**CASE NO.:** 26-17 (aka BSE&ED 30-16)

**APPLICANT:** Adam MacDonald

**LOCATION:** 15831 Mack Between: Berkshire Rd. and Buckingham Rd. B4 Zone (General Business District). – Council District #3

**PROPOSAL:** Adam MacDoanld requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,900 square foot building which was APPROVED with conditions in (BSEED 30-16) in a B4 zone (General Business District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use or a Religious Institution. The proposed use is within 1,000 radial feet of one (1) Controlled Use (Devonshire Liquor & Drugs) located at 16003 Mack – 399' ft. away, and one (1) Religious Institutions (Spirit of Love MBC) located at 15635 Mack Ave. – 864' ft. away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD** Mr. Finn made a motion to Grant Re-Hearing Request based on new information. Support by Ms. Teague

Affirmative: Mr. Thomas, Finn  
Ms. Grant, Moore, Teague,

Negative: Mr. Weed  
Ms. Walker

Motion fails

**RE-HEARING REQUEST GRANTED**

## RE-HEARING REQUEST

11:30 a.m. CASE NO.: 106-17 (aka BSEED 121-16)

APPLICANT: STEPHANIE STEPHEN / THE TREE HOUSE CLUB

LOCATION: 10325 W EIGHT MILE RD Between: Birwood St and Griggs St in a B2 Zone (local business & Residential District). – Council District #2

PROPOSAL: Stephanie Stephen / The Tree House Club requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 605 square foot building which was APPROVED with conditions in (BSEED 121-16) in a B2 zone (Local Business & Residential District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use or a Religious Institution. The proposed use is within 1,000 radial feet of one (1) Controlled Use Full Basket Liquor located at 10345 W. Eight Mile – 63' ft. away and one (1) Religious Institutions (Detroit Ecclesiastic Bible) located at 20501 Wyoming Ave. – 900' ft. away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Ms. Grant made a motion to Grant Re-Hearing Request due to new information. Support by Ms. Walker

Affirmative: Mr. Finn, Thomas, Weed  
Ms. Grant, Moore, Teague,  
Walker

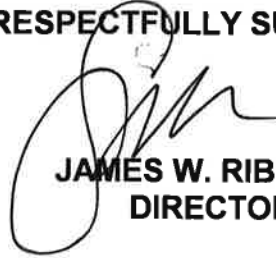
Negative:

RE-HEARING REQUEST

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.**

There being no further business to be transacted, Board Member Finn motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 12:00 P.M.

**RESPECTFULLY SUBMITTED**



**JAMES W. RIBBRON  
DIRECTOR**

**JWR/atp**

