

CITY OF HARPER WOODS  
BOARD OF ZONING APPEALS  
MARCH 11, 2020

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order at 6:45 p.m.

ROLL CALL

PRESENT: Board member(s) Serafin Buscemi, David Kien, Mary Paglia and Richard Pesegna.

ABSENT: Board member(s) Deborah Flatt and Al Susick.

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Doug Plachcinski.

BZA 03-01-20

EXCUSE BOARD MEMBERS

MOTION by Pesegna, SUPPORTED by Paglia:

To excuse board members Deborah Flatt and Al Susick from tonight's meeting due to a prior commitment.

ABSENT: Flatt and Susick

MOTION CARRIED

BZA 03-02-20

MINUTES

MOTION by Paglia, SUPPORTED by Pesegna:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held November 17, 2016.

ABSENT: Flatt and Susick.

MOTION CARRIED

BZA 03-03-20      ELECTION OF CHAIR AND VICE-CHAIR FOR 2020

MOTION by Kien, SUPPORTED by Paglia:

To appoint Serafin Buscemi as Chairperson and Richard Pesegna as Vice-Chairperson for 2020.

ABSENT: Flatt and Susick

MOTION CARRIED

BZA 03-04-20      PUBLIC HEARING - VARIANCE REQUEST OF ZONING  
ORDINANCE SECTION 10-482 - 19770 HARPER AVENUE

MOTION by Paglia, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of zoning ordinance Section 10-482, one access per parcel, to allow an entrance/exit driveway onto Manchester Blvd when the credit union has existing driveways entering from and exiting onto Harper Avenue.

ABSENT: Flatt and Susick

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Doug Plachcinski gave an overview of the petitioner's request to have a second access to their recently constructed parking lot. He outlined the criteria needed for the Board of Zoning members to approve this variance.

Mr. Harris commented that his property which is adjacent to this parking lot, is zoned commercial and he asked what are the advantages and/or disadvantages of this not being zoned residential as most homes in the area are.

BZA 03-05-20      PUBLIC HEARING - VARIANCE REQUEST OF ZONING  
ORDINANCE SECTION 10-482 - 19770 HARPER AVENUE

MOTION by Kien, SUPPORTED by Paglia:

To close the Public Hearing on the request for a zoning ordinance variance.

ABSENT: Flatt and Susick

MOTION CARRIED

BZA 03-06-20      VARIANCE REQUEST OF ZONING ORDINANCE  
SECTION 10-482 - 19770 HARPER AVENUE

MOTION by Paglia, SUPPORTED by Kien:

To approve the requested variance, based on the variance standards review requirements and the pertinent sections of the zoning ordinance, of zoning ordinance Section 10-482, One Access Per Parcel, to allow an entrance/exit driveway onto Manchester Boulevard when the Credit Union has existing driveways entering from and exiting onto Harper Avenue, with the following conditions: 1) The City eliminates the 30-minute parking on the north side of Manchester Boulevard adjacent to the proposed development to remove potential visual obstructions for vehicles leaving the credit union through the Manchester Driveway; and 2) The new driveway is exit only and right turn only onto Manchester Boulevard to discourage additional vehicle traffic on residential streets and remove potential left turn movement conflicts.

ABSENT: Flatt and Susick

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 03-07-20      ADJOURNMENT

MOTION by Paglia, SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:03 p.m.

ABSENT: Flatt and Susick

MOTION CARRIED

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SERAFIN BUSCEMI, CHAIRPERSON

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LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS  
BOARD OF ZONING APPEALS  
JUNE 10, 2020

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairman Pesegna at 6:40 p.m.

ROLL CALL

PRESENT: Vice Chairman Richard Pesegna, Board member(s) Tim Folmar, David Kien and Nolan Turner.

ABSENT: Board member(s) Serafin Buscemi and Tyrone Hinton

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Doug Plachcinski

BZA 06-08-20

EXCUSE BOARD MEMBERS BUSCEMI AND HINTON

MOTION by Kien, SUPPORTED by Pesegna:

To excuse board members Serafin Buscemi and Tyrone Hinton from tonight's meeting due to a prior commitment.

ABSENT: Buscemi and Hinton

MOTION CARRIED

BZA 06-09-20

MINUTES

MOTION by Kien, SUPPORTED by Pesegna:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held March 11, 2020.

ABSENT: Buscemi and Hinton

MOTION CARRIED

BZA 06-10-20

VARIANCE OF SIGN ORDINANCE SEC. 21-12  
OPEN PUBLIC HEARING - 17860 E. EIGHT MILE ROAD

MOTION by Kien, SUPPORTED by Folmar:

To open the Public Hearing on the request for a variance of Sign Ordinance Section 21-12 to erect a 188.5 square foot sign at 17860 E. Eight Mile Road.

ABSENT: Buscemi and Hinton

MOTION CARRIED

PUBLIC HEARING

Doug Plachcinski gave an overview of the request and explained the process of the public hearing and the criteria that is to be adhered to as the commissioners consider this matter. He then stated that he has learned that this sign request is in addition to the two signs already in place, and that this particular sign without the additional Nike and Jimmy Jazz logos, would meet all the requirements for a mural. He then answered any questions.

BZA 06-11-20

VARIANCE OF SIGN ORDINANCE SEC. 21-12  
CLOSE PUBLIC HEARING - 17860 E. EIGHT MILE ROAD

MOTION by Kien, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance Section 21-12 to erect a 188.5 square foot sign at 17860 E. Eight Mile Road.

ABSENT: Buscemi and Hinton

MOTION CARRIED

BZA 06-12-20

VARIANCE OF SIGN ORDINANCE SECTION 21-12  
17860 E. EIGHT MILE ROAD

MOTION by Pesegna, SUPPORTED by Turner:

To approve the variance of Sign Ordinance Section 21-12 to erect a 188.5 square foot sign at 17860 E. Eight Mile Road.

ABSENT: Buscemi and Hinton

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 06-13-20

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Kien:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:05 p.m.

ABSENT: Buscemi and Hinton

MOTION CARRIED

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SERAFIN BUSCEMI, CHAIRPERSON

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LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS  
BOARD OF ZONING APPEALS  
MAY 12, 2021

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by City Clerk Leslie M. Frank at 6:36 p.m.

ROLL CALL

PRESENT: Board member(s) Tim Folmar, David Kien and Nolan Turner.

ABSENT: Chairman Serafin Buscemi and Board member Richard Pesegna

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultants Sarah Traxler and Paul Urbiel.

BZA 05-01-21

EXCUSE BOARD MEMBERS

MOTION by Kien, SUPPORTED by Folmar:

To excuse board members Serafin Buscemi and Richard Pesegna from tonight's meeting due to a prior commitment.

ABSENT: Buscemi and Pesegna

MOTION CARRIED

BZA 05-02-21

MINUTES

MOTION by Kien, SUPPORTED by Folmar:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held June 10, 2020.

ABSENT: Buscemi and Pesegna

MOTION CARRIED

BZA 05-03-21

VARIANCE OF ZONING ORDINANCE, SECTION 10-248  
IMMUNOTEK BIO CENTERS, 19233 VERNIER

MOTION by Kien, SUPPORTED by Folmar:

To open the Public Hearing on the request for a variance of the Zoning Ordinance, Section 10-248. The applicant is seeking a variance to allow a proposed plasma center in the C-2 Special Business district at 19233 Vernier, previously used for a retail use. A variance from zoning ordinance 10-248, which requires that all uses that are subject to the development standards for "hospitals" including medical clinics, be located on a lot not less than 10 acres. Thus the requested variance is to exceed the required minimum lot area by 9.21 acres.

ABSENT: Buscemi and Pesegna

MOTION CARRIED

PUBLIC HEARING

Sarah Traxler gave an overview of the request and answered questions. She also provided the standards that must be met when board members consider this variance.

The petitioners, Aaron Renshaw and Jay Williams of ImmunoTek provided answers for the concerns the members had, including their hours of operation, how clientele are screened prior to donating, types of medical personnel on staff and what specific security measures will be in place.

Each of the standards outlined in Section 10-841 of the Zoning Ordinance were discussed and satisfied.

BZA 05-04-21            VARIANCE OF ZONING ORDINANCE, SECTION 10-248  
   IMMUNOTEK BIO CENTERS, 19233 VERNIER

MOTION by Kien, SUPPORTED by Folmar:

To close the Public Hearing on the request for a variance of the Zoning Ordinance, Section 10-248.

ABSENT: Buscemi and Pesegna

MOTION CARRIED

BZA 05-05-21            VARIANCE OF ZONING ORDINANCE, SECTION 10-248  
   IMMUNOTEK BIO CENTERS, 19233 VERNIER

MOTION by Kien, SUPPORTED by Folmar:

To approve the request from ImmunoTek Bio Center for a variance of the 10 acre requirement set forth in Section 10-248 to operate a proposed plasma center on a .79 acre





CITY OF HARPER WOODS  
BOARD OF ZONING APPEALS  
APRIL 13, 2022

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Richard Pesegna at 6:30 p.m.

ROLL CALL

PRESENT: Board Member(s) Serafin Buscemi, Tim Folmar, Susan Hammel, Dave Kien and Richard Pesegna.

ABSENT: Board member(s) Nolan Turner

OTHERS PRESENT: City Clerk Leslie M. Frank and Deputy Economic and Community Development Director Stephen Lindley.

BZA 04-01-22

EXCUSE BOARD MEMBERS

MOTION by Pesegna, SUPPORTED by Folmar:

To excuse board member Turner from tonight's meeting due to a prior commitment.

ABSENT: Turner

MOTION CARRIED

BZA 04-02-22

MINUTES

MOTION by Kien, SUPPORTED by Hammel:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held May 12, 2021.

ABSENT: Turner

MOTION CARRIED

BZA 04-03-22      ADOPTION OF TRAINING STRATEGY - 2022

MOTION by Pesegna, SUPPORTED by Hammel:  
To Adopt and commit to using the Annual Training Strategy for 2022 as recommended by the MEDC's Redevelopment Ready Community Program.

ABSENT: Turner

MOTION CARRIED

BZA 04-04-22      ADOPTION OF NEW MEMBER ORIENTATION PACKET

MOTION by Kien, SUPPORTED by Folmar:  
To Adopt the New Member Orientation Packet with the minor changes as approved by the Boardmembers.

ABSENT: Turner

MOTION CARRIED

BZA 04-05-22      ADOPTION OF RULES OF PROCEDURE

MOTION by Kien, SUPPORTED by Pesegna:  
To Adopt the Rules of Procedure with the minor changes as approved by the Boardmembers.

ABSENT: Turner

MOTION CARRIED

BZA 04-06-22      ELECTION OF CHAIR AND VICE-CHAIR FOR 2022

MOTION by Kien, SUPPORTED by Folmar:  
To Appoint Serafin Buscemi as Chair and Richard Pesegna as Vice Chair for 2022, and further to appoint David Kien as the Ordinance Committee liaison.

ABSENT: Turner

MOTION CARRIED

HEARING OF THE PUBLIC

No comments were made.

DISCUSSION BY BOARD MEMBERS

No comments were made.

BZA 04-07-22

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Folmar:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:22 p.m.

ABSENT: Turner

MOTION CARRIED

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SERAFIN BUSCEMI, CHAIRPERSON

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LESLIE M. FRANK, CITY CLERK

CITY OF HARPER WOODS  
BOARD OF ZONING APPEALS  
OCTOBER 12, 2022

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Serafin Buscemi at 6:50 p.m.

ROLL CALL

PRESENT: Chairperson Serafin Buscemi, Vice Chairperson Richard Pesegna, Board member(s) Tim Folmar and Dave Kien.

ABSENT: Board member(s) Susan Hammel, Nolan Turner and Alyssa Walker.

OTHERS PRESENT: City Clerk Leslie M. Frank and Planning Consultant Andrew Littman

BZA 10-01-22

EXCUSE BOARD MEMBERS

MOTION by Kien, SUPPORTED by Folmar:

To excuse board members Susan Hammel, Nolan Turner and Alyssa Walker from tonight's meeting due to a prior commitment.

ABSENT: Hammel, Turner and Walker

MOTION CARRIED

BZA 10-02-22

MINUTES

MOTION by Pesegna, SUPPORTED by Folmar:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held April 13, 2022.

ABSENT: Hammel, Turner and Walker

MOTION CARRIED

BZA 10-03-22      VARIANCE OF ZONING ORDINANCE - SECTION  
10-228; MAXIMUM ALLOWABLE FENCE HEIGHT

MOTION by Kien, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a fence that exceeds the maximum allowable fence height at 19970 Anita.

ABSENT: Hammel, Turner and Walker

MOTION CARRIED

PUBLIC HEARING

Planning Consultant Andrew Littman gave an explanation and overview of the petitioner's request for this variance.

The petitioner's John Sadowitz and Aimee Sorenson, were present to answer any questions.

BZA 10-04-22      VARIANCE OF ZONING ORDINANCE

MOTION by Kien, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a zoning variance.

ABSENT: Hammel, Turner and Walker

MOTION CARRIED

BZA 10-05-22      VARIANCE OF ZONING ORDINANCE, SECTION 10-228  
MAXIMUM ALLOWABLE FENCE HEIGHT - 19970 ANITA

MOTION by Kien, SUPPORTED by Pesegna:

To approve the request for an 8 foot fence in the rear yard of 19970 Anita only, and deny the variance of two feet for the side yards at 19970 Anita from the standards in Zoning ordinance Section 10-228, which requires that fences in the rear or side yards shall not be more than six (6) feet high.

ABSENT: Hammel, Turner and Walker

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 10-06-22

ADJOURNMENT

MOTION by Folmar, SUPPORTED by Kien:  
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon,  
the meeting is hereby adjourned at 7:22 p.m.

ABSENT: Hammel, Turner and Walker

MOTION CARRIED

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SERAFIN BUSCEMI, CHAIRPERSON

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LESLIE M. FRANK, CITY CLERK