



HIGHLAND PARK ZONING BOARD OF APPEALS

Robert B. Blackwell Municipal Building
12050 Woodward Ave
Highland Park, MI 48203
(313) 252-0050 ext. 251

REGULAR MEETING OF HIGHLAND PARK ZONING BOARD OF APPEALS

Thursday, March 20, 2025

25 Gerald Street, Highland Park, MI 4820 | 5:30pm

I. CALL TO ORDER – *Meeting called to order at 5:31pm*

II. ROLL CALL – *Present: Members **Bates, Jordan, Wooder, Thomas.** Absent: Member **McDade***

III. APPROVAL OF MINUTES – *Motion by **Bates**, Support by **Thomas** to approve minutes of **xx meeting**. Roll Call: 4 Aye, 0 Nay - motion carries.*

IV. MODIFY AGENDA, CHAIRPERSON RESIGNATION: *Chair Thomas resigned as Chair of the ZBA due to City Charter prohibition of City Council liaison to ZBA acting as Chair.*

*Motion by **Jordan**, Support by **Bates**: to modify agenda to allow for Chair resignation and accept Chair Thomas' resignation. Vice Chair Woodard will chair this meeting. Roll Call: 4 Aye, 0 Nay - motion carries.*

V. PUBLIC COMMENTS (Agenda Items Only) – *No members of the public wished to comment.*

VI. PUBLIC HEARING

*Motion by **Thomas**, Support by **Bates**: to open the public hearing. Roll Call: Aye 4 Aye, 0 Nay - motion carries.*

a. 74 Kendall – The Greater Church of Philadelphia - Non-Use Variance
*City Planner Paul Urbiel (McKenna) presented the facts of the case.
Applicant requests variances for:*

Lincoln St. (front) setback: (20' required, 6' proposed, 14' variance requested);

Kendall St. (front) setback: (20' required, 10.1 proposed, 9.9' variance requested);

North Alley (side) setback: (6' required, 5.6' provided, 0.4' variance requested); and

Parking: (43 spaces required, 20 spaces proposed, 23 space variance requested)

***Tony** from CMA Design Services and **Pastor** presented the application.*

PUBLIC COMMENT:

Ms. Lucy Fry inquired about the noticing process, and expressed support for the project being built.

*Motion by **Thomas**, Support by **Bates**, to grant the requested variances, based on the facts presented and analysis included in the Planner Report dated February 17, 2025.*

Roll Call: Aye 4 Aye, 0 Nay - motion carries.

b. 24 Ferris – Boys & Girls Club – Sign Variance

City Planner Paul Urbiel (McKenna) presented the facts of the case.

Applicant requests variances to install a wall sign in the RU-V zoning classification, where wall signs are not permitted. The sign is to replace an existing nonconforming sign. The proposed sign meets all dimensional requirements for wall signs.

*Applicant representatives **Eric XX** with Metro Signs; **Jake xx**, COO of Boys and Girls Club of Metro Detroit, Carrie Young, Operations Director of the facility, Mark Johnson, Owner's Representative, and Regina Clemons, VP of Operations, presented the application.*

PUBLIC COMMENT:

No members of the public wished to comment.

*Motion by **Thomas**, Support by **Bates** to close the public hearing.*

Roll Call: Aye 4 Aye, 0 Nay - motion carries.

*Motion by **Thomas**, Support by **Bates**, to grant the requested variance, based on the facts presented and analysis included in the Planner Report dated February 17, 2025.*

Roll Call: Aye 4 Aye, 0 Nay - motion carries.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

a. 2025 Zoning Board of Appeals Meeting Schedule

*Motion by **Thomas**, Support by **Bates**, to approve the 2025 meeting schedule as presented.*

Roll Call: Aye 4 Aye, 0 Nay - motion carries.

IX. PUBLIC COMMENTS

No members of the public wished to comment.

X. CHAIR COMMENTS

Vice Chair Wooder thanked Member Thomas for his service as Chair.

XI. ADJOURNMENT

*Motion by **Bates**, Support by **Thomas**, to adjourn the meeting at 6:10pm.*

Roll Call: Aye 4 Aye, 0 Nay - motion carries.