

BOARD MEMBERS

Keith Williams
Chairperson

Robert Thomas
Vice-Chairperson

Evelyn Smith
Latisha Johnson
Rita Ross
Robert G. Weed
Emmanuel Calzada



City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Ave Suite 212
Detroit, Michigan 48226
(313) 224-3595

JAMES W. RIBBRON
Director

LYALL T. HOGGATT
Appeals Specialist

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **July 12, 2016** on the 13th Floor in Council Chambers, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Chairman of the Board Keith Williams called the meeting to order and Appeals Specialist Hoggatt called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Keith Williams, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Robert G. Weed, Board Member
- (4) Latisha Johnson, Board Member
- (5) Emmanuel Calzada, Board Member
- (6) Rita Ross, Board Member

BOARD MEMBERS ABSENT: Evelyn Smith

MINUTES:

Board Member Calzada made a motion to approve the minutes for June 21, 2016

Affirmative: Mr. Thomas, Williams, Calzada, Weed

Ms. Johnson, Ross

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**.

9:45 a.m. **CASE NO.:** 06-16(aka BSE&ED 89-15) – Adjourned from June 7, 2016

APPLICANT: Waterfront Terminal Holdings II, LLC

LOCATION: 5601 & 5701 W. Jefferson Ave. Between: Junction and Cavalry in a M4 Zone (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Waterfront Terminal Holdings II, LLC requests that conditions #1 and #2 be removed from the conditional use permit where grant was approved in (BSEED 89-15) which established an Intermodal Freight Terminal with accessory outdoor storage (including coal or coke products) and screening of rock stone, slag, clay and concrete in a M4 zone (Intensive Industrial District). This case is appealed because no modification of any provision of any zoning grant, that is issued by the Buildings, Safety, Engineering and Environmental Department or the Board of Zoning Appeals, shall be permitted, unless such modification shall have been approved subsequent to a public hearing as required for the use. Also, the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. (Sections 61-4-71 Appeals of Administrative Decisions, 61-4-141 Zoning Grant Modifications and 61-3-231 General Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to DENY requests that conditions #1 and #2 be removed from the conditional use permit where grant was approved in (BSEED 89-15) which established an Intermodal Freight Terminal with accessory outdoor storage (including coal or coke products) and screening of rock stone, slag, clay and concrete in a M4 zone (Intensive Industrial District). Supported by Mr. Weed

Affirmative: Mr. Weed, Williams, Calzada, Thomas
Ms. Johnson, Ross

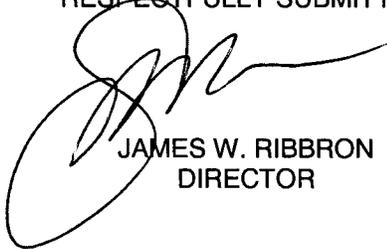
Negative:

MODIFICATION OF BSEED CASE NO. 89-15 TO REMOVE CONDITIONS 1 & 2 DENIED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Thomas motioned that the meeting be adjourned. Board Member Smith seconded this motion which was unanimously carried and the meeting adjourned at 2:00 P.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp