

On May 20, 2025, at 7:00 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Barbara Chambers  
David Eisenbacher  
Jeffrey Forster  
Tyler Fox  
Mahendra Kenkre  
Jim McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist  
Nicole MacMillan, Assistant City Attorney

2. PROCEDURE- read by member Eisenbacher

3. APPROVAL OF MINUTES – April 15, 2025

Moved by Fox  
Second by Chambers

RESOLVED, to approve the April 15, 2025 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASES:

- A. 3991 Crooks & vacant properties south thereof, David Donnellon, J & A Architectural Engineers for Kamal Shouhayib, The Choice Group - A variance request to allow the height of proposed multi-unit attached residential development to be 33 feet height, where the Zoning Ordinance allows a 30 foot height maximum.

Moved by McCauley  
Second by Fox

RESOLVED, to deny the request.

Yes: McCauley, Bossenbroek, Eisenbacher, Fox, Forster, Chambers  
No: Kenkre

MOTION PASSED

- B. 363 W. Big Beaver, John Marusich, Marusich Architecture for Frank Simon, 363 Big Beaver LLC – A variance request to allow a residential apartment tower addition be set back zero feet from the rear property line, where the Zoning Ordinance requires a 40 foot set back.

Moved by Eisenbacher  
Second by Fox

RESOLVED, to grant the request.

Yes: Eisenbacher, Chambers, Fox, McCauley, Forster, Kenkre  
No: Bossenbroek

MOTION PASSED

6. COMMUNICATIONS – Member Fox summarized the joint Planning Commission/City Council meeting regarding the library. He encouraged members of the public to become informed of the process.

Member McCauley reported that a variance granted to 2600 Livernois has resulted in substantially reduced Police calls. He shared the Police Department call summary.

7. MISCELLANEOUS BUSINESS - The Board discussed a potential recommendation to the Planning Commission for a Zoning Ordinance amendment. Staff will prepare a memo for discussion at the July meeting.

Board Elections – Chair

Moved by Fox  
Second by Forster

RESOLVED, re-elect Chair Bossenbroek.

Yes: All

MOTION PASSED

Board Elections – Vice Chair

Moved by McCauley  
Second by Chambers

RESOLVED, to re-elect Vice Chair Desmond.

Yes: All

MOTION PASSED

Mr. Evans advised there are no applications for the June meeting. The Board concurred the next meeting would be in July.

8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:30 p.m.

Respectfully submitted,



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Michael Bossenbroek, Chair



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Paul Evans, Zoning & Compliance Specialist