

ZONING BOARD OF APPEALS  
11-17-25 – 09

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, NOVEMBER 17, 2025, IN THE COUNCIL/COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:06 p.m. by Mayor Bryant.

Roll Call: Mayor Bryant  
Council members: Brown, Granger, McConaghy, Motschall  
Absent: Gafa, Koester

Also Present: Assistant City Administrator Como  
City Attorney Tomlinson  
City Clerk Antolin  
Treasurer/Comptroller Schmidt  
City Planner Mangan (Haw)  
Director of Public Services Kowalski

**Motion** by McConaghy, seconded by Brown, that Councilmembers Gafa and Koester be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghy, Motschall  
No: None  
Absent: Gafa, Koester

**Motion** by Granger, seconded by Motschall, that all items on tonight's agenda be received, placed on file, and taken in the order of appearance.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghy, Motschall  
No: None  
Absent: Gafa, Koester

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THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:08 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF JEFFREY HARTMEYER, **780 MOORLAND DRIVE**, WHO IS APPEALING THE MINIMUM REAR YARD SETBACK, PER SECTION 50-3.1.C(4). DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

**Motion** by Granger, seconded by Brown, for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review 11/13/25 - City Planners Smith/Jankowski
- 2) Building Permit Application
- 3) Denial Letter 09/30/25 - Building Official Collins
- 4) Zoning Board of Appeals Application
- 5) Engineering Plans
- 6) Letter 11/05/25 - Building Official Collins
- 7) Letter 11/03/25 - Director of Public Services Kowalski
- 8) Letter 11/10/25 - Director of Public Safety Kosanke
- 9) Affidavit of Property Owners Notified with List & Parcel Map
- 10) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghy, Motschall  
No: None  
Absent: Gafa, Koester

City Planner Mangan (Haw) provided an overview of the Petitioner's requests in accordance with the Zoning Board of Appeals review dated November 13, 2025.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

- Jeffrey Hartmeyer, 780 Moorland Dr. – Petitioner

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The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

**Motion** by Granger, seconded by Brown, that the public hearing be closed at 7:12 p.m. PASSED UNANIMOUSLY.

**Motion** by McConaghay, seconded by Granger, regarding the Variance Request: Jeffrey Hartmeyer, 780 Moorland Drive, that the Zoning Board of Appeals **approve** the variance to Section 50-3.1.C(4), as presented based on the following findings of fact:

1. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from substantially expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1C One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The property exceeds the required front-yard setback by 15 feet; however, construction of an addition is not feasible in the front yard due to the location of the driveway and walkway. Location of the addition in the rear yard is most appropriate.
4. The need for relief is not self-created. The existing side setbacks prevent an addition to be constructed on either side of the home. The existing patio in the rear yard was constructed without an overarching structure, and did not initially require a rear yard setback variance without a proposed structure or cover.
5. All other applicable zoning requirements of the R-1C district are met, including lot coverage, lot size and width, building height, and front and side yard setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghay, Motschall  
No: None  
Absent: Gafa, Koester

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THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:15 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF JEFFREY AND MEGAN BURNS, **1191 S. RENAUD ROAD**, WHO IS APPEALING THE MINIMUM SIDE YARD SETBACK, PER SECTION 50-3.1.A(4). DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

**Motion** by Granger, seconded by Brown, for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review 11/13/25 - City Planners Smith/Jankowski
- 2) Building Permit Application
- 3) Denial Letter 10/03/25 - Building Official Collins
- 4) Zoning Board of Appeals Application
- 5) Engineering Plans
- 6) Letter 11/05/25 - Building Official Collins
- 7) Letter 11/03/25 - Director of Public Services Kowalski
- 8) Letter 11/10/25 - Director of Public Safety Kosanke
- 9) Affidavit of Property Owners Notified with List & Parcel Map
- 10) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghy, Motschall  
No: None  
Absent: Gafa, Koester

City Planner Mangan (Haw) provided an overview of the Petitioner's requests in accordance with the Zoning Board of Appeals review dated November 13, 2025.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

- Jeff Burns, 1191 S. Renaud Rd. – Petitioner
- Mike Fuller, 1230 N. Renaud Rd.

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The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

**Motion** by Granger, seconded by Brown, that the public hearing be closed at 7:20 p.m. PASSED UNANIMOUSLY.

**Motion** by Granger, seconded by Brown, regarding the Variance Request: Jeffrey and Megan Burns, 1191 S. Renaud Road, that the Zoning Board of Appeals **approve** the variance to Section 50-3.1.A(4), as presented based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 8 feet from the western property line. Strictly following the current R-1A zoning requirements for side yard setbacks would prevent the applicant from substantially expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1A One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will follow the existing western building line of the home, which results in a more uniform building design.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance requiring 8-foot side setbacks. The existing concrete patio in the rear yard was also constructed by the previous owner and due to its location, impedes potential building expansion into the rear yard.
5. All other applicable zoning requirements of the R-1A district are met, including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

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Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghay, Motschall  
No: None  
Absent: Gafa, Koester

THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:23 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF MARK TAPPER, **21155 MACK AVENUE**, WHO IS APPEALING THE PERMITTANCE OF A SECONDHAND EXCHANGE ADJACENT RETAIL USE, PER SECTION 50-4.9.C. DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

**Motion** by Granger, seconded by Brown, for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review 11/13/25 - City Planners Smith/Jankowski
- 2) Letter of Explanation - Mark Tapper (Petitioner)
- 3) Zoning Board of Appeals Application
- 4) Location Map and Property Image
- 5) Letter 11/05/25 - Building Official Collins
- 6) Letter 11/03/25 - Director of Public Services Kowalski
- 7) Letter 11/10/25 - Director of Public Safety Kosanke
- 8) Affidavit of Property Owners Notified with List & Parcel Map
- 9) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghay, Motschall  
No: None  
Absent: Gafa, Koester

City Planner Mangan (Haw) provided an overview of the Petitioner's requests in accordance with the Zoning Board of Appeals review dated November 13, 2025.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

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- Mark Tapper, 1736 Pierce St., Birmingham, MI – Petitioner, addressed the proposed business use and clarified that it should not be classified as a resale or pawn shop. A photo of the interior design was presented on the television monitor.
- Anthony Miserendino, Property Co-Owner, spoke in support of the request.
- Mike Fuller, 1230 N. Renaud Rd., commented that a more refined allowable use definition should be considered.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

**Motion** by Granger, seconded by Brown, that the public hearing be closed at 7:46 p.m. PASSED UNANIMOUSLY.

**Motion** by McConaghy, seconded by Brown, regarding the Variance Request: Mark Tapper, 21155 Mack Avenue, that the Zoning Board of Appeals **approve** the proposed commercial use of the building out of variance based on the representations of the petitioner. This is a retail business permitted in the C (Commercial Business District), the applicants' proposed precious metals evaluation and purchasing services is not classifiable as a second-hand retail or pawn shop establishment by ordinance definition, rather, operation of the proposed use will serve customers on a primarily appointment basis and does not involve consignment, lending, or retail resale of non-currency pre-owned merchandise with the public. The use described by the applicant will not involve merchandising cases as it is a one-way transactional type of business and does not need a variance.

Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghy, Motschall  
No: None  
Absent: Gafa, Koester

Nobody wished to be heard under **New Business/Public Comment**.

**Motion** by Motschall, seconded by Brown, that tonight's meeting minutes be immediately certified.

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Motion carried by the following vote:

Yes: Brown, Bryant, Granger, McConaghy, Motschall

No: None

Absent: Gafa, Koester

**Motion** by Motschall, seconded by Granger, that tonight's meeting be adjourned at 7:49 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin  
City Clerk