

**APPROVED MINUTES OF THE  
CITY OF ST. CLAIR SHORES  
ZONING BOARD OF APPEALS  
APRIL 6, 2023**

**Present:**

Lee Bertolo, Chairman  
Bill Lince, Vice-Chairman  
Duane Michno, Acting Secretary  
Tony Bellestri  
Steve Scavone  
Mark Moffitt  
Peter Stellas

**Alternates:**

Thomas McKenney, Excused

**Also, Present:**

Denise C. Pike, Community Director  
Carmine Rice, Recording Secretary  
Robert Ihrie, City Attorney

**Absent:**

Thomas Budnick, Secretary, excused

**Call to Order**

Chairman Bertolo called the meeting to order at 7:05 p.m., roll was called and a quorum was present. The Pledge of Allegiance was said by all. Acting Secretary Michno instructed the petitioner that it is understood by the Zoning Board of Appeals that their presence here tonight constitutes that they are a legal representative of the petitioner and that each statement of intent, promise and/or pledge, made by the petitioner or agent, either orally or in writing, permitted by ordinance shall be binding upon the petitioner and shall be a condition of set variance if approved.

**Absent:**

Motion was made by Commissioner Lince supported by Commissioner Stellas to excuse of Secretary Budnick

**Ayes: All**

**Nays: None**

**Motion: Passed**

Motion was made by Commissioner Lince and supported by Commissioner Bellestri to amend the agenda and move audience participation to the next agenda item.

**Ayes: All**

**Nays: None**

**Motion: Passed**

**Audience Participation –**

**Michael McIsaac, 21535 Hoffman – spoke regarding the variance approval being a permanent approval regardless of what business is at 31100 Harper. He also asked if the additional 81 parking spaces are in addition to the additional parking variances that were given in the fall. He would like a mandate that all vehicles have to enter and exit at the North entrance of the bowling alley and would need to park at the bowling alley only, not cut through other businesses to exit or enter. Would like a fence around the bowling alley parking lot. He will return when the case is back on the agenda.**

Correspondence: None

**Case No. 01-2023 – Justin and David Roth on behalf of Shores Lanes Incorporated – 31100 Harper**

***\*\*Removed from Agenda by Petitioner\*\****

**Re:** ~~ASSESSOR'S PLAT NO 69 (L43, P32) LOTS 4-8 ALSO PART OF LOT 1 OF ASSESSOR'S PLAT NO 33-DESC AS FOLL; COMM AT NE COR LOT 1; TH N85°43'30"W 655.15 FT, TH S2°23'W 170 FT TO PT OF BEG ; TH S2°23'W 453.55 FT; TH N89°45'W 133.10 FT; TH N2°23'E 453.76 FT, TH S89°45'~~

**Location:** ~~South of 13 Mile Rd., East side of Harper~~

**REQUEST:** ~~Request for an 81 parking space variance for a Par 3 Miniature Golf Course, request for a 2 foot height variance for a decorative fence, and a request for a 6 foot setback variance for a fence within the Harper Avenue Right of Way. (Zoning Ordinance Chapter 48 Article XII-15.290 B-2 Community Business District, Article XXXII-Harper Avenue Overlay District Section 48-969-Site Design Standards for Off-Street Parking, and Section 48-949-Retail node)~~ **Approved at 2/2/2023 ZBA meeting for Request for a permanent use variance for Outdoor Commercial Recreation**

**Case No. 02-2023 – Kalabat Engineering on behalf of Dr. Sean Casselman – 21323, 21325, 21327 Harper**

**Re:** ASSESSOR'S PLAT NO. 2 (L14, P16-17) LOT 8 EXC THE WLY 39' & EXC THAT PART TAKEN FOR HARPER AVE Split on 01/21/2020 with 09-14-33-452-024 into 09-14-33-452-025;

**Location:** North of 8 Mile Rd., West side of Harper

**REQUEST:** Request for 54 space parking variance for medical office and general retail use. (Chapter 48 - Zoning, Article XIX-15.495 General Provisions, Sec. 48-551-Off Street Parking)

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**Audience Participation:** None

**Correspondence:** None

There was discussion regarding the requested parking variance as well as the usage for the two currently vacant addresses.

Motion was made by Commissioner Scavone to table the request until the ZBA Board has clarification on the Harper Ave overlay parking computation. Supported by Commissioner Michno

**Ayes:**

**Commissioner Scavone**

**Commissioner Michno**

**Commissioner Bellestri**

**Commissioner Moffitt**

**Chairman Bertolo**

**Nays:**

**Commissioner Stellas**

**Vice-Chairman Lince**

**Motion: Passed**

**Other Business:**

1. **Approval of minutes from the March 2, 2023 ZBA meeting.**

**Motion made by Commissioner Moffitt, supported by Commissioner Lince to approve the March 2, 2023 ZBA minutes.**

**Ayes: All**

**Nays: None**

**Motion: Passed**

2. **Adjournment.**

**Motion was made by Commissioner Stellas and supported by Commissioner Bellestri to adjourn the meeting at 8:02 PM.**

**Ayes: All**

**Nays: None**

**Motion: Passed**