

City of Southgate
Board of Zoning Appeals
February 22, 2021

A meeting of the Board of Zoning Appeals of the City of Southgate was held as a ZOOM Meeting on Monday, February 22, 2021 and called to order by Tom Coombs, Chairman at 5:30 p.m.

Present: Linda Clark, Patricia Anderson, Dennis Richardson, Tom Coombs,
John Byers, Jerry Orman, Tim Foucher

Also Present: Plan Consultant John Enos, Building Inspections Director, Bob Casanova,
City Attorney, Ed Zelenak, Councilwomen Karen George

Minutes:

Moved by Foucher, supported by Anderson, to approve the minutes of the Board of Zoning Appeals Meeting dated November 9, 2020. Motion Carried Unanimously.

New Business:

- A. Interpretation of the Zoning Ordinance and the permitted and uses subject to special condition within the Market Center Overlay Zoning District specifically the allowance of a plasma donation centers that are currently permitted in the (M-1) Light Industrial – Research District Zoning District. (BZA 01-2021)

The City has been reviewing the appropriateness of Plasma Donations since the summer of 2020 and was of the opinion then that this use was not appropriate in the MCOD. Ordinance language was provided to the City October 15th 2020, proposing to allow the use within the M-1, Light Industrial/Research District. Plan Consultant Enos stated the applicant is proposing to open a full-service plasma donation center within the area classified and zoned as the Market Center Overlay District (MCOD). The Building Director in review of the request and upon discussion with the City Planner concluded that the area known as (MCOD) is a unique and important commercial district. Upon review of the Zoning District rules and requirements for this district the City concluded that “Plasma Centers” are not a use listed as a permitted use or a use subject to special conditions within the MCOD. We would not consider this a typical medical office that typically offers care and treatment to patients such as a doctor or dentist office, not the sale by customers, not patients, of Biological materials such as a blood bank or plasma center. A plasma donation center is more compatible within the M-1 Light Industrial/Research areas of the City. In order to not exclude plasma donation or similar selling of biological materials, the City Council unanimously agreed and adopted a clearer definition of the use as permitted in the M-1 District. We recommend denial of a Biological Material Depository and in this particular case, a plasma donation center within the MCOD.

Moved by Anderson, supported by Clark, to open this Public Hearing. Motion carried Unanimously.

Mr. Jason Harder, Developer for BioLife Plasma Center, stated he submitted his building permit on October 16, 2020, at that time the Ordinance did not directly address the proposed use, but the use is most consistent with other uses approved for the district. Subsequent to the permit application the Planning Commission proposed

an ordinance amendment to place the use in light industrial which is not consistent with the purpose of the light industrial district stated in the Ordinance. They have (8) centers in Michigan, and none are in an Industrial District. Based on the MCOB ordinance language requirements this should be allowed.

Mr. Mike Yano- owner Candace Properties, stated he purchased this building (3) years ago and has made many improvements and would like to see this use approved.

Moved by Anderson, supported by Foucher, to close this Public Hearing. Motion carried unanimously.

Discussion was held by the Board.

Moved by Foucher, supported by Clark, that the Board of Zoning Appeals, SUPPORTS and APPROVES, that Mr. Bob Casanova's interpretation of the Zoning Ordinance and the permitted and special uses within the Market Center Overlay Zoning District was correct in not allowing a plasma donation center. Motion carried unanimously.

Moved by Anderson, supported by Clark, that this meeting of the Board of Zoning Appeals be adjourned at 6:46 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
February 22, 2021