

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
NOVEMBER 27, 2023**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, November 27, 2023 at 6:30 p.m.

**Members Present:** Chair Jeff Hogan, Vice Chair Catherine Bostick-Tullis, Paul Parsch, Dwyane Burda, Melissa Petrie and Alternate Ken Parker.

**Members Absent:** Lynne McCarthy.

**Also Present:** Paul O'Meara Rowe Professional Services Company Engineering Consultant and Recording Secretary Kimberly Hodge.

Chairman Hogan called the meeting to order at 6:30 p.m.

**MINUTES**

**070 2023 11-27 MINUTES**

Moved by Bostick-Tullius. Seconded by Burda.

To approve the minutes of the regular ZBA meeting held on October 23, 2023 as presented.

**Yeas:** Hogan, Bostick-Tullius, Parsch, Burda, Petrie and Parker.

**Nays:** None.

**Absent:** McCarthy.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING SCHEDULED**

**Butrus / Syoufjy – 1428 Imlay City Rd. – Parking Space Variance**

Consultant O'Meara reviewed the request from Calvin Butrus and Fadi Syoufjy for a variance of 9 spaces to the parking requirements of Section 7-16.02 in order to operate Farmboyz, a marihuana grow facility, at 1428 Imlay City Rd. O'Meara reviewed aerial and street level photos of the site location and surrounding area, the railroad right-of-way south of the site, the Imlay City Road right-of-way on the north side of the site and the areas currently used for vehicle parking located within the Imlay City Road right-of-way.

O'Meara reviewed the plot plan for the site showing the existing building and 6 parking spaces and reported the applicant has been unable to get a shared parking agreement with either of the adjacent property owners. O'Meara also reviewed the standards for approval and staff findings in support and opposition for each standard for the variance requested. Discussion was held on trash collection and loading areas, the location of the front property line and existing parking in the road right-of-way area.

Discussion was held on the unique situation of the parcel as related to Standard 3 of Section 7-22.04(e), the future possibility of constructing a shared service drive to eliminate some of the existing access drives in the area and installing "no parking" signs in front of the existing building.

Chair Hogan opened the public hearing at 6:48 p.m.

Calvin Butrus stated the business utilizes several machines in their operation with only 2 employees on site normally consisting of himself and his business partner, that they carpool, that the business does not involve any retail activity, that if 2 additional employees were hired only 3 parking spaces would be needed and that the Farmboyz operation is leasing the building.

Discussion was held on the number of employees, employee work hours, the loading area on the site, the location of the handicap parking space, the existing sidewalk on the site to remain, current parking on the site, removing the parking blocks in front of the building and installing “no parking” signs.

There being no further comments, the public hearing was closed at 6:59 p.m.

Additional discussion was held on the adjacent vacant lot to the west, standards for approval and whether landscaping can be installed on the north side of the building.

**071 2023 11-27 1428 Imlay City Rd – Parking Space Variance**

Moved by Bostick-Tullius. Seconded by Burda.

To approve the variance requested by Calvin Butrus and Fadi Syoufjy from Section 7-16.02 for relief of 9 required parking spaces to permit a total of 6 spaces for a marihuana grow facility at 1428 Imlay City Road because it meets all standards in Section 7-22.04(e) and to require 2 No Parking signs be installed on the north side of the building.

**ON A ROLL CALL VOTE:**

**Yeas: Parsch, Parker, Hogan, Bostick-Tullius, Petrie and Burda.**

**Nays: None.**

**Absent: McCarthy.**

**MOTION CARRIED.**

**Election of Secretary**

**072 2023 11-27 Election of Secretary**

Moved by Hogan. Seconded by Parsch.

To nominate and elect Dwayne Burda as Zoning Board of Appeals Secretary.

**Yeas: Parsch, Parker, Hogan, Bostick-Tullius, Petrie and Burda.**

**Nays: None.**

**Absent: McCarthy.**

**MOTION CARRIED.**

**ADJOURNMENT**

There being no further business, it was moved by Bostick-Tullius to adjourn the meeting at 7:12 p.m.

**MEETING ADJOURNED.**

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Dwayne Burda, Secretary

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Kimberly Hodge, Recording Secretary