

**CITY OF SWARTZ CREEK  
SWARTZ CREEK, MICHIGAN  
MINUTES OF THE ZONING BOARD OF APPEALS  
JULY 16, 2025**

The Regular Meeting was called to order at 6:00 pm by Chair Packer in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Board members Present: Packer, Gilbert, Smith, Hicks, Gonyea.

Alternates Present: Wyatt, Brill.

Board members Absent None.

Staff Present: Adam Zettel via zoom, Renee Kraft.

Others Present: Nate Henry, Khalil Nemer-Owner of said property, Patty Ruhala.

**APPROVAL OF AGENDA**

**Resolution No. 250716-01**

**(Carried)**

Motion by Board Member Smith  
Second by Board Member Gilbert

The Swartz Creek City Zoning Board of Appeals hereby approves the Agenda of the Regular Board Meeting of July 16, 2025 as printed.

Unanimous Voice Vote  
Motion declared carried

**APPROVAL OF MINUTES:**

**Resolution No. 250716-02**

**(Carried)**

Motion by Board Member Gilbert  
Second by Board Member Gonyea

The Swartz Creek City Zoning Board of Appeals hereby approves the Minutes of the Regular Board Meeting March 19, 2025 to be approved.

Unanimous Voice Vote  
Motion declared carried

**Meeting Open To The Public:** No comments.

**Variance Application:**

- A. 7538 Miller Road: PID 58-36-300-021; Use Variance for residential apartment use for entire structure of a commercial building in the Central Business District.

**PUBLIC HEARING:**

Public Hearing Opened: 6:38PM

Persons name: Patty Ruhala: Owns Expressions in Silk, the business that has a contiguous parking lot. She spoke in favor of the variance.

Public Hearing closed: 6:43pm

**Resolution No. 250716-03**

**(Denied)**

Motion by Board Member Smith

Support by Board Member Hicks

**I Move** the Swartz Creek Zoning Board of Appeals approves the special use variance for 7538 Miller Road because all the criteria have been met; with that being he has demonstrated the site cannot be used for any other uses within the current zoned designation, it's unique circumstances particular to the property, the problem resulting need for the variance has not been self-created, the capacities and operations of the public roads, utilities, and other facility services will not be significantly compromised and the use variance will not alter the essential characters of the neighborhood or be detrimental to adjacent properties.

Yes: None.

No: Gilbert, Smith, Hicks, Packer, Gonyea. Motion denied

**OTHER BUSINESS:** None.

**Meeting Open To The Public:** None.

**Adjourn**

**Resolution No. 250716-04**

**(Carried)**

Motion by Board Member Gilbert

Second by Board Member Gonyea

**I Move** the Swartz Creek Zoning Board of Appeals adjourns the July 16, 2025 ZBA meeting.

Unanimous Voice Vote  
Motion declared carried

The meeting adjourned at approximately 6:50p.m.

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Ronald Smith  
Secretary