

CITY OF ROMULUS
BOARD OF ZONING APPEALS
Regular Meeting Agenda
WEDNESDAY, JUNE 7, 2017
7:00 p.m.



1. Pledge of Allegiance
2. Roll Call – Long, Mientkiewicz, Morris, Zilka, Chandler
3. Approval of Agenda
4. Approval of Minutes
 - A. Board of Zoning Appeals regular meeting held on May 3, 2017

5. Petitions

A. BZA-2017-008; **Mopar**

Location: 16950 Pine Street (DP#80-073-01-0168-005)
Request: A variance from *Section 48-7* of the Sign Ordinance to allow a 321-sq. ft. wall sign where a 135-sq. ft. wall sign is permitted.
Project: A 500,000 sq. ft. automotive parts distribution center.
Petitioner: Daniel Heileman, Heileman Signs

B. BZA-2017-009; **Russell McGlade**

Location: 15647 Isabelle (DP#80-142-01-0135-000 – adjacent to 15647 Isabelle)
Request: A variance from *Section 3.04(1)* of the Zoning Ordinance to allow a fence on a parcel without a principal structure. The ordinance requires that accessory structures be located on a parcel occupied with a principal building.
Project: Addition of a privacy fence
Petitioner: Russell McGlade

C. BZA-2017-010; **Project Mercury**

Location: Ecorse/Vining/Henry Ruff including portions of Parcel ID#80-038-99-0001-000, #80-038-99-0002-701, and #80-038-99-0004-703
Request:

1. Variances from *Section 8.04(a) and (b), Area, Height and Placement Requirements* of the Zoning Ordinance to allow the following:
 - a. A building height of 53 feet where 35 feet is allowed;
 - b. A 40-foot front yard parking setback on Ecorse Road where 45 feet is allowed;
 - c. A 10-foot side yard setback adjacent to the DTE substation where 15 feet is allowed; and
 - d. Encroachment into the required 25-foot natural features (wetlands) setback.
2. A variance from *Section 13.05(e)* to allow 40-foot high light poles where up to 25-foot high light poles are permitted.

Project: The construction of an 857,000-sq.ft. warehouse/distribution/delivery building
Petitioner: Tony Antoine, Kojanian Venoy Wick Acquisitions, LLC

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6. Old Business

A. BZA-2016-031; **Ramsey Manor of Performing Arts**

Location: 11338 Ozga (Parcel ID# 80-073-01-0168-005)

Request: A use variance in accordance with *Section 22.03(d)* of the Zoning Ordinance to use the existing structure for a performing arts center. Commercial performing arts centers are not permitted in the R-1A, Single-family zoning district.

Petitioner: Michael and Sallye Ramsey

7. New Business

8. Communications

A. City Planner's Status Report

9. Discussion

10. Adjournment

The meeting will be held in the City Council Chambers at Romulus City Hall, 11111 South Wayne Road, Romulus, MI 48174
Note: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Secretary (734-955-4530) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.