

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JULY 11, 2018**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Sheldon Chandler, Melvin Zilka, Ken Mientkiewicz, Donald Morris and Emery Long

Also in attendance: Carol Maise, City Planner and Christina Wilson, Planning Secretary

3. Approval of Agenda

Motion by Zilka supported by Long to approve the agenda as presented.

Roll Call Vote: Ayes – Zilka, Long, Mientkiewicz, Morris and Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. Board of Zoning Appeals regular meeting held on June 6, 2018.
5. Petitions

A. BZA-2018-011; **Northfield Trucking**

Location: 28800 Northline
DP# 82-80-095-99-0026-700

Request: A variance from *Section 13.03(b)(3) Fences and Screening Walls* of the Zoning Ordinance to allow an electric security gate in the required front yard. Fences and gates must be set back a distance equal to the required front yard setback which is 40 feet.

Project: Installation of a security gate at an existing trucking facility

B. BZA-2018-012; **Scott Simpson**

Location: 16200 Inkster
DP #82-80-144-99-0019-000

Request: A variance from *Section 3.04(a)(3)b. Detached Accessory Buildings* of the Zoning Ordinance to allow the height of a pole barn to be 21 feet where up to 17 feet is allowed.

Project: The applicant is proposing the construction of a 1,728-sq. ft. pole barn

6. Old Business
 7. New Business
 8. Communications
 - A. City Planner's Status Report
 9. Discussion
 10. Adjournment
4. Motion by Mientkiewicz supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on June 6, 2018.

Roll Call Vote: Ayes – Mientkiewicz, Long, Morris, Zilka and Chandler. Nays – None. Motion Carried.

5. Petitions

- A. BZA-2018-011; **Northfield Trucking**, located at 28800 Northline, requesting a variance from *Section 13.03(b)(3) Fences and Screening Walls* of the Zoning Ordinance to allow an electric security gate in the required front yard. Fences and gates must be set back a distance equal to the required front yard setback which is 40 feet. DP #82-80-095-99-0026-700.

Leigh Ann Frederick, Northfield Trucking, 28800 Northline, Romulus, MI 48174 stepped forward to speak as petitioner.

- Ms. Frederick commented that the business needs some security at their location because they have had a lot of theft and they have been notified by the Wayne County Airport Authority that there are hunters on the rear of our property. This leads to them on the WCAA property and they have had to tear down 2 hunting blinds.
- Ms. Frederick stated that they would like to install a timed gated entry at the front of the property. She noted that the drivers and trucks leave the property and come back between 7pm - 7am Monday through Friday and leave it open during business hours. They will have a control panel high enough for the drivers to reach the keypad and one lower for others. Each employee will have their own security punch to enter and leave the property.

Chairman Chandler closed the petition speaking portion of the meeting and opened it up for public comment. He asked if anyone wished to speak on the matter to please step forward. Seeing no one, Chairman Chandler closed the public speaking portion of the meeting and opened it up for questions and comments from the board members.

Let the record show that an affidavit of first class mail has been shown and is on file.

- Chairman Chandler was concerned about the right-of-way and utility easement. He asked Ms. Frederick if she had been notified.

- Ms. Frederick replied that she will have to confirm with the fence contractor about where they plan to place the posts and make sure that it is not an issue. She also commented that she didn't have an answer for Chairman Chandler.
- Chairman Chandler asked Ms. Maise if the contractor had already began the work.
- Ms. Maise replied that it appeared that the posts are in.
- Ms. Frederick commented that they have not put anything in. She noted that the contractors applied for the permit and were notified that a variance was required. She then applied for the variance and no work has been done.
- Ms. Maise commented that it could have just been stakes that she seen,
- Ms. Frederick suggested that what Ms. Maise may have seen was their sprinkler heads.
- Ms. Maise stated that the applicant is asking to encroach into the 40-ft. setback and the concern is that we don't know how far. The applicant didn't supply the dimensions on the plan given and more importantly, the City Engineer from OHM and he matched up the applicant's plan with the As-Built as best as he could and they really couldn't tell but, it sounds as if it can be moved if needed. She also stated that we just need to get more detail on where the fence will go in relation to where the utilities are. This shouldn't be a problem.
- Chairman Chandler asked Ms. Frederick what other types of security measures are they taking in regards to the sides and rear of the property.
- Ms. Frederick replied that the property is well lit and they have an alarm system on the inside of the building but, are looking at installing cameras that work at night. A lot of the issues are occurring at night when they are not there. She also noted that when they are there during the day they have to run people off. Her main concern is the safety of her employees that are there at night since they are a 24/7 operation.
- Chairman Chandler questioned what type of thievery was happening.
- Ms. Frederick replied that some of the drivers have had things stolen from their vehicles but, another concern of hers is that they are hunting on the property. When the employees are working they can see if anyone comes on the rear property but, at night they can't see them. This is a huge concern for her because if the hunters are shooting arrows or guns then her employees are in danger.
- Chairman Chandler asked Ms. Frederick if the rear of the property has fencing.
- Ms. Frederick replied that the entire property has no fence. They do plan to fence the property but, in sections because it will be very expensive. The gate at the front is over \$20,000 and it will keep vehicle traffic off the property that doesn't belong.
- Chairman Chandler asked for clarification from Ms. Frederick that the gate will be a sliding gate and open from 7 am to 7 pm.
- Ms. Frederick replied that is what she is proposing.
- Chairman Chandler asked Ms. Frederick what type of truck traffic she has in the evening.
- Ms. Frederick replied that it depends on the day of the week but, normally up to 10 trucks per night.
- Chairman Chandler commented that he was concerned that a semi-truck may get backed out into the road holding up traffic if he has to get out of his truck to open the gate.
- Ms. Frederick stated that she doesn't think that there will be more than 1 truck trying to get into the site at a time. The road is also a 2 lane highway and she doesn't think that there will be an issue with traffic backups in the evening between 7 pm to 7 am and they also plan to position the keypad higher so that the driver will not have to get out of their truck.
- Ms. Maise agreed with Ms. Frederick.
- Chairman Chandler wondered if Ms. Frederick will be installing landscaping outside the gate.

- Ms. Frederick seemed confused.
- Ms. Maise commented that the landscaping was not in accordance with the previous approved site plan and it appeared that some plantings were missing and it could have possibly been because of the utilities. This will need to be looked into further. This can be done administratively.
- Chairman Chandler asked Ms. Frederick if the fence will be black and stated that he hopes that they keep the property looking nice
- Ms. Frederick replied that the fence will be black coated
- Mr. Long asked Ms. Frederick if the Fire Department will have access to the keypad to enter the site in case of emergency
- Ms. Frederick replied that they will and that they also have a Knock box on the building for access. She also mentioned that she has given the Police Department access as well.
- Mr. Long suggested that Northfield Trucking should also consider cameras, it's kind of the norm these days. He also suggested that they post no trespassing signs around the property.
- Ms. Frederick agreed.

Motion by Long supported by Morris to approve **BZA-2018-011; Northfield Trucking**, located at 28800 Northline for a variance to allow an electric gate in the required front yard setback. Parcel #82-80-095-99-0026-700. Approval is conditioned upon the following:

1. A revised plot plan showing the requested location of the gate in relation to the utility easement must be provided to verify that there will be no conflicts with utilities;
2. The revised plot plan must note the proposed setback dimensions of the gate;
3. Submittal of a detail of the proposed gate to verify that the height, design, and construction materials will be upgraded which must include black vinyl coated fencing; and
4. Front yard landscaping must be installed in accordance with the Zoning Ordinance greenbelt requirement and parking requirements along with the approved landscape plan.

Roll Call Vote: Ayes – Long, Morris, Zilka, Mientkiewicz and Chandler. Nays – None. Motion Carried.

- B. **BZA-2018-012; Scott Simpson**, located at 16200 Inkster, requesting a variance from *Section 3.04(a)(3)b. Detached Accessory Buildings* of the Zoning Ordinance to allow the height of a pole barn to be 21 feet where up to 17 feet is allowed. Parcel ID #82-80-144-99-0019-000.

Scott Simpson, 16200 Inkster Rd, Romulus, MI 48174 stepped forward as petitioner.

- Mr. Simpson stated that they would like to build a pole barn to store their things that are getting messed with on their property. They have a boat, tractor, lawn and yard equipment and a car for winter.
- Mr. Simpson explained that they need a 9-ft. doorway and with a doorway that wide they are required to have a header at 10-ft. With the engineered tresses it makes it a little higher by 4-feet.
- Mike Simpson, Scott Simpson's brother stepped forward and stated that he was the property owner. He stated that there have been several items stolen from his property. He's hoping that the theft will stop if they can store their things inside. He noted that he and his brother have been carpenters for over 30 years and they are excited to get this barn built.

Chairman Chandler closed the petition speaking portion of the meeting and opened it up for public comment. He asked if anyone wished to speak on the matter to please step forward. Seeing no one Chairman Chandler closed the public speaking portion of the meeting and opened it up for questions and comments from the board members.

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- Chairman Chandler was wondering what the applicant needed the extra height for.
- Scott Simpson stated that the second floor is just for storage but, in order to get a 9-ft. doorway they have to go higher with a 12 inch header, which made 10 feet and with the tresses being engineered it gave an extra 4 feet and made it taller.
- Ms. Maise asked Mr. Simpson to give more explanation because the board seemed confused.
- Mr. Simpson showed the board pictures of the proposed pole barn.
- Ms. Maise asked for clarification from the applicant. What she understood was that the tresses were already purchased. She mentioned that a call came in today from one of the neighbors that the second story was going to be used as an apartment and that with the height other uses rather than storage would happen there.
- Chairman Chandler commented that the type of roof that they are putting on allows for a lot of room.
- Mr. Simpson stated that the floor area is already 10-ft. and the upper storage area will only be 6 ½ feet and is not planned for living space, just storage.
- Chairman Chandler commented to Mr. Simpson that it appears that the pole barn will be parallel to the house.
- Mr. Simpson stated that the existing garage will be removed and the pole barn will replace it.
- Chairman asked Mr. Simpson why he wouldn't want his pole barn further back away from the road.
- Mr. Simpson replied that it was for convenience and safety. Also, the homeowner would have to build a longer driveway. The back half of the property is heavily wooded and they wanted to keep it close to the house so that they could keep an eye on things because of the theft.
- Chairman Chandler commented that the barn overwhelms the house.
- Mr. Simpson agreed but stated that the house is in great shape and they liked the look of the pole barn.
- Chairman Chandler asked Mr. Simpson how far back they are from the street.
- Mr. Simpson replied approximately 200-ft.
- Mr. Long asked if the existing accessory buildings will be removed and wondered if the access door will face the residence or Inkster Road.
- Mr. Simpson replied that they will have the door face the house because they didn't want people to be able to see in from the road.
- Mr. Long wondered if after the accessory buildings were removed if the surface would be restored.
- Mr. Simpson stated that there is already gravel and concrete.
- Mr. Long suggested that Mr. Simpson post no trespassing signs to deter theft.
- Mr. Simpson replied that they already have no trespassing signs and they seem to get removed even when they use the tractor to place them up high.
- Chairman Chandler asked Mr. Simpson who will build the pole barn and if it will have a concrete floor.
- Mr. Simpson replied that his brother is a licensed and insured contractor and that he is a contractor at Ford Motor Co. and he will help his brother in his spare time. He also stated that the pole barn will eventually have a concrete floor but, not for a while.

Motion by Morris supported by Zilka to approve **BZA-2018-012; Scott Simpson** for a variance located at 16200 Inkster to allow the construction of a 1,728-sq. ft. pole barn and the height of the pole barn to be 21 ft. Parcel #82-80-144-99-0019-000. Approval is subject to the following:

1. Information being provided for the Board to review that verifies that the height of the recreational equipment requires an increase in building height;
2. Any storage in the accessory buildings on the property must be for the property owner and his family only. No commercial storage from outside sources shall be permitted;
3. No home occupation or other commercial use shall be permitted in the pole barn or on the property;
4. Any home occupation is subject to the standards of Section 11.17(c) of the Zoning Ordinance;
5. Demolition permits are required for the existing garage and barn; and
6. All unlicensed vehicles must be removed from the property.
7. The second floor to be used for storage only.

Roll Call Vote: Ayes - Morris, Zilka, Long, Mientkiewicz & Chandler. Nays – none. Motion Carried.

6. Old Business - None.

7. New Business – None.

8. Communications

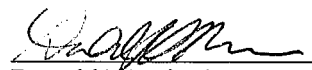
A. City Planner's Status Report

- Ms. Maise and the board discussed the Planning Department Status Report.
- Ms. Maise informed the board that there were no applications submitted and therefore no meeting is scheduled for August but, there will be a meeting in September.

9. Discussion

10. Adjournment

Motion by Mientkiewicz supported by Long to adjourn at 7:42 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long, Morris, Zilka and Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals