

**MINUTES OF THE CITY OF ROMULUS SPECIAL MEETING OF THE  
BOARD OF ZONING APPEALS HELD ON MONDAY, JULY 18, 2016**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Sheldon Chandler, Donald Morris, Emery Long, John Clark and Melvin Zilka  
Also in attendance: Carol Maise, City Planner, and Christina Wilson, Secretary  
Dan Uebelhor and Mike Larson; InSite Real Estate
3. Motion by Zilka, supported by Morris to approve the agenda as presented.  
Roll Call Vote: Ayes - Zilka, Morris, Clark, Long and Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Petitions

**A. BZA-2016-014; InSite Realty**

Location: DP #80-128-99-0002-000, 128-99-0004-003, 128-99-0001-702, and 127-99-0023-702

Request: A variance from *Section 11.12(d)(3)* is requested since access to the proposed warehouse will be from Pine Road, which is not a Class A road as required.

**B. BZA-2016-0015; InSite Realty**

Location: DP #80-128-99-0002-000, 128-99-0004-003, 128-99-0001-702, and 127-99-0023-702

Request: A variance from *Section 13.03(b)(3)* is requested to allow a fence in the front yard setback along Pennsylvania Road. The ordinance requires fences in industrial districts be set back a distance equal to the front yard setback which is 60 feet.

**C. BZA-2016-016; InSite Realty**

Location: DP #80-128-99-0002-000, 128-99-0004-003, 128-99-0001-702, and 127-99-0023-702

Request: A variance from *Section 13.05(b)* is requested to reduce the minimum light intensity level required and *Section 13.05(e)* to allow a light pole taller than 25 feet.

D. **BZA-2016-017; InSite Realty**

Location: DP #80-128-99-0002-000, 128-99-0004-003, 128-99-0001-702, and 127-99-0023-702

Request: A variance from *Section 8.04(b)(7)* is requested to allow a reduction in the required setback from regulated wetlands. The ordinance requires a 25-foot setback from natural features and the applicant is requesting to reduce this setback in certain areas.

5. Discussion

6. Adjournment

4. Petitions

- A. **BZA-2016-14; InSite Realty** requesting a variance from Section 11.12(d)(3) is requested since access to the proposed warehouse will be from Pine Road, which is not a Class A road as required.
- B. **BZA-2016-015; InSite Realty** requesting a variance from *Section 13.03(b)(3)* is requested to allow a fence in the front yard setback along Pennsylvania Road. The ordinance requires fences in industrial districts be set back a distance equal to the front yard setback which is 60 feet.
- C. **BZA-2016-016; InSite Realty** requesting a variance from *Section 13.05(b)* is requested to reduce the minimum light intensity level required and *Section 13.05(e)* to allow a light pole taller than 25 feet.
- D. **BZA-2016-017; InSite Realty** requesting a variance from *Section 8.04(b)(7)* is requested to allow a reduction in the required setback from regulated wetlands. The ordinance requires a 25-foot setback from natural features and the applicant is requesting to reduce this setback in certain areas.

Dan Uebelhor, 1400 16<sup>th</sup> Street, Suite 300, Oak Brook, IL 60523; applicant and owner presented his case to the board members

- Mr. Uebelhor showed a PowerPoint presentation to the board members explaining the development of a new 500,000 sq.-ft. distribution and warehouse facility, including associated utilities, parking, roadway and landscaping improvements.
- Mr. Uebelhor stated that the new development is expected to bring up to and over 200 new jobs to Romulus.

Chairman Chandler closed the petition portion of the meeting and opened 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 comments portion of the meeting and opened it up to comments from the Board members.

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

- Mr. Morris questioned if the wetlands were monitored by the state and whether the city could grant a variance for the wetlands area.
- Ms. Maise stated that the variance was for a 25 foot setback buffer around the wetlands.
- Mr. Uebelhor confirmed that they were in fact impacting wetlands and permitting through MDEQ and the variance is required where pavement will be within 25 feet of any existing wetland to remain and that they have a couple of small areas that will be affected by grading.
- Ms. Maise noted that the MDEQ designates the wetland limits and they determine what can and cannot be filled.
- Mr. Chandler questioned the truck traffic on Pine and Oakwood and the difficulty for the trucks to get into and out of the site.
- Mike Larson explained that they intend to smooth out the “S curve” on Oakwood to provide better traffic flow.
- Mr. Chandler asked about the possibility of a rail spur coming on site in the future.
- Mr. Uebelhor explained that it was not planned at this time but, it could be a possibility in the future.
- Mr. Long asked if InSite was in contract now with the tenant and what their interests are in the property.
- Mr. Uebelhor and Mike Larson explained that InSite was finalizing the lease agreement and they will be the landlord. They are a commercial real estate company purchasing the property and are entering into a long-term lease with one of the big three auto makers.
- Further discussion was had regarding lighting on the site.

Motion by Morris supported by Clark to approve **BZA-2016-014; InSite Realty** located at 16950 Pine for a variance from Section 11.12(d)(3) to allow access to the proposed warehouse from Pine Road, which is not a Class A road. DP #'s 82-80-128-99-0002-000, 82-80-128-99-0004-003, 82-80-128-99-0001-702 and 82-80-127-99-0023-702.

Approval is subject to:

1. A secondary access be constructed to Pennsylvania, directly across from Commerce Drive to the south as part of the development.
2. That access shall be designed to meet the construction standards of Wayne County in the public right-of-way and the City within the site.
3. That if the applicant chooses to have a gate at that access point, the gate and its “knocks” padlocks or electronic system be approved by the Fire Department to ensure their ability to access the site or to facilitate evacuation in case of an emergency. Maintenance of that access shall ensure year round access including snow and ice removal shall be as specified by the Fire Department.
4. The city may require that the access be maintained as an open access if the following occur:
  - a. If the use of the site changes or becomes more intensive in terms of traffic.
  - b. If Pennsylvania is improved to Class A road standards.

- c. If the city observes traffic congestion or hazardous conditions at the Oakwood/Eureka Road intersection which could potentially be relieved if some of the site's traffic were distributed to the south.
- d. Other similar situations that impair the safety of the traveling public and emergency response as agreed to by the property owner and the City.

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

Motion by Zilka supported by Morris to approve **BZA-2016-015; InSite Realty** located at 16950 Pine for a variance from Section 13.03(b)(3) to allow a fence in the front yard setback along Pennsylvania Road. DP #'s 82-80-128-99-0002-000, 82-80-128-99-0004-003, 82-80-128-99-0001-702 and 82-80-127-99-0023-702. Approval is conditioned upon the following:

1. The fence shall be limited to 7 feet in height and contain black vinyl-coated chain link fencing.
2. The site plan must be revised to accurately indicate and reference the correct right-of-way line and front setback requirement.

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

Motion by Morris supported by Zilka to approve **BZA-2016-016; InSite Realty** for a variance to Section 13.05(b), Light Levels to allow the light intensity level to fall below the 3 foot candle minimum in portions of the parking lot and to Section 13.05(e); Fixture and Height, to allow light poles greater than 25 feet in height.

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

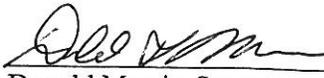
Motion by Zilka supported by Clark to approve **BZA-2016-017; InSite Realty** located at 16950 Pine for a variance to Section 8.04(b)(7); Natural Features Setback to allow the encroachment of pavement into the required 25-foot natural features setback. DP #'s 82-80-128-99-0002-000, 82-80-128-99-0004-003, 82-80-128-99-0001-702 and 82-80-127-99-0023-702.

Roll Call Vote: Ayes – Zilka, Clark, Morris and Chandler. Nays – Long. Motion Carried.

5. Discussion

6. Adjournment

Motion by Long supported by Zilka to adjourn at 7:27 p.m. Roll Call Vote: Ayes – Long, Zilka, Morris, Clark and Chandler. Nays – None. Motion Carried.

  
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Donald Morris, Secretary  
Zoning Board of Appeals