

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JUNE 6, 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 Mientkiewicz to approve the agenda as presented.

Roll Call Vote: Ayes – Zilka, Mientkiewicz, Long, 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 April 4, 2018 and special meeting held on May 2, 2018.

5. Petitions

- A. BZA-2018-008; **D & G Building Co.**

Location: 11457 Hannan

DP# 82-80-074-01-0147-303

Request: A variance from *Section 14.03(c), Orientation of Overhead Doors* of the Zoning Ordinance to allow four overhead doors to face Hannan Road, which is a public right-of-way. In the M-2, General Industrial District, the ordinance only allows overhead doors to face a roadway if the building is set back over 200 feet.

Project: The construction of an 80,000-sq.ft. Industrial building

- B. TEMP-2018-009; **Taplin Group**

Location: 6835 Metroplex

DP #82-80-008-01-0052-000

Request: A use variance in accordance with *Section 22.03(d)* of the Zoning Ordinance is requested for the outdoor storage of equipment, vehicles, conex boxes and roll-off boxes. Outdoor storage is not permitted in the M-1, Light Industrial District on sites without a building.

Project: Use of property for outdoor storage for a business located on Middlebelt Road

C. BZA-2018-010; **S&F Foods**

Location: 29411 Beverly
Parcel ID 82-80-008-99-0010-703

Request: A variance from *Section 14.03(c), Orientation of Overhead Doors* of the Zoning Ordinance to allow three overhead doors to face a public right-of-way on Beverly Road. In the M-1, Light Industrial District, overhead doors shall not face a road.

Project: The construction of 7,100-sq. ft. building addition and new pavement

6. Old Business

A. TEMP-2018-0001; **International Trucking School**

Location: 38211 Van Born Road
Parcel ID #82-80-021-99-0006-004

Request: Temporary use approval to operate a truck driving school. The use is not permitted in the M-1, Light Industrial District and it is temporary in nature.

Petitioner: Fran Bernard, International Trucking School

7. New Business

8. Communications

A. City Planner's Status Report

9. Discussion

10. Adjournment

4. Motion by Zilka supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on May 2, 2018.

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

5. Petitions

A. BZA-2018-008; **D&G Building Co.**, located at 11457 Hanna , requesting a variance from *Section 14.03(c), Orientation of Overhead Doors* of the Zoning Ordinance to allow four overhead doors to face Hannan Road, which is a public right-of-way. In the M-2, General Industrial District, the ordinance only allows overhead doors to face a roadway if the building is set back over 200 feet. DP #82-80-074-01-0147-303.

Nino DiDomenico, 30735 Cypress, Suite 600, Romulus, MI 48174 stepped forward to speak as petitioner.

- Mr. DiDomenico stated that they are proposing 4 overhead doors along Hannan Road. He showed that board a site plan illustrating the doors and locations. He commented that the four (4) overhead doors will be glass. The glass will have the continued glazing like the rest of the building.
- Mr. DiDomenico commented that the building faces Hannan Road and there is another industrial building across the street on the Van Buren Township side,

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 asked Mr. DiDomenico how the glass is going to be sectioned off on the doors and what type of glass is proposed.
- Mr. DiDomenico replied that the doors and glass will be similar to what you would see at a car dealership
- Chairman Chandler asked Mr. DiDomenico if the glass will be colored.
- Mr. DiDomenico replied that the glass will not be colored and will match the rest of the building.
- Mr. Mientkiewicz asked Mr. DiDomenico what the size of the windows will be on the doors.
- Mr. DiDomenico replied that the doors will be 12x12 feet and a little smaller than the typical 14x14.
- Chairman Chandler wondered if the doors will accommodate the smaller trucks for smaller deliveries.
- Mr. DiDomenico confirmed that it will not be larger trucks, just smaller sprinter vans and alike going through the overhead doors. He noted that the isle ways that they made in the parking area will not allow an oversized truck to get into the bays.
- Chairman Chandler asked Mr. DiDomenico if there is a loading dock.
- Mr. DiDomenico replied that the loading docks are in the back of the building.
- Chairman Chandler asked Mr. DiDomenico if the doors will come all the way to the ground.
- Mr. DiDomenico replied that they do, if facing the elevation of the building and the doors were down, it would look just like it was glass on the building.
- Mr. Morris asked Ms. Maise to confirm that the reason for the variance was because the property is triangular in shape and if the property was rectangular in shape the variance would not be required.
- Ms. Maise replied that Mr. Morris was correct and added that the parcel is odd shaped and it has two (2) buildings. In order to get these two (2) buildings on this site they had to angle the buildings in a manner that leaves a wide front and a narrow rear.
- Mr. Morris commented that the board needs to find a way to make it work.
- Ms. Maise noted that they are accommodating the tenant and just as Mr. DiDomenico stated earlier, it's just for the smaller vans and only four (4) are needed.
- Chairman Chandler commented that it is a good use for this piece of property.
- The board agreed.
- Mr. Mientkiewicz mentioned that when he went by the property he noticed that the applicant is doing a lot of landscaping.

- Chairman Chandler noted that one of the conditions of approval will be the possibility of additional landscaping upon final inspection.
- Mr. DiDomenico stated that alongside of the elevation is a landscaped berm.
- Ms. Maise commented that she didn't feel as if there was going to be a problem, they have been putting that disclaimer on all reviews and just about anything with an overhead door. She mentioned that when the site plan came in it had a lot more trailer parking on it and the applicant has converted it to vehicle parking and added these doors to accommodate this tenant. These changes to the site plan came in with the upgrades, we didn't have to ask them to do this as part of the approval. Instead of the metal it is now going to be all masonry. The applicant came up with adding the glass on the overhead doors and we are very appreciative of that.
- Mr. DiDomenico agreed.

Motion by Morris supported by Long to approve **BZA-2018-008; D&G Building Co.**, located at 11457 Hannan Road for a variance from Section 14.03(c), Orientation of Overhead Doors of the Zoning Ordinance to allow four overhead doors to face Hannan Road. Parcel #82-80-074-01-0147-303. Approval is conditioned upon the following:

1. Approval of the revised site plan by the ARC committee within 30 days of the BZA approval; and
2. Additional landscaping being provided if the proposed plantings do not completely screen the loading/delivery area.

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

- B. **BZA-2018-009; Taplin Group** requesting a use variance in accordance with *Section 22.03(d)* of the Zoning Ordinance is requested for the outdoor storage of equipment, vehicles, conex boxes and roll-off boxes. Outdoor storage is not permitted in the M-1, Light Industrial District on sites without a building. The subject property is located at 6835 Metroplex. Parcel ID #82-80-008-01-0052-000.

Steve Minella, Vice President, 5140 West Michigan Ave, Kalamazoo, MI 49006 stepped forward as petitioners.

- Mr. Minella stated that he is with Taplin Group, an environmental services group company located at 6710 Middlebelt, which is their offices that are located around the corner from the proposed property.
- Mr. Minella commented that they are seeking a variance to allow storage of equipment such as conex boxes and roll-off boxes and equipment on the property that is situated between the AT&T building and the Eagle Mechanical building. This is a sliver of a piece of parking lot between the 2 buildings, without any other structures around it.
- Mr. Minella stated that prior to Taplin Group taking the use of the proposed property, in 2014 Terra Contracting received a variance to utilize this piece of property for a similar use. In 2016 the previous owner of Terra Contracting purchased the company back so, continuous operations of the same type of company have taken over and just a name change from Terra Contracting to Taplin Group. They would like the same approval to store equipment, as was done with Terra Contracting previously.

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.

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

Edward Berger, owner of the property, 6835 Metroplex, Romulus, MI 48174 stepped forward to speak.

- Mr. Berger stated that the use is still the same as what the applicant is proposing. The use goes back as far as Michigan Bell, AT&T and so forth. He commented that the parking lot has deep strength concrete to support the heavy equipment. The area is fully landscaped and secured. He wanted to make sure that the board knew that there have never been any complaints from surrounding neighbors.

Chairman Chandler closed the public speaking portion of the meeting and opened it up for questions and comments from the board members.

- Chairman Chandler asked Mr. Minella if this would be a long term arrangement for Taplin Group.
- Mr. Minella replied that he hopes so, they have been in Romulus for many years now. They will use the lot for as long as they are allowed. It is very convenient for them, it's a secure lot and right around the corner from their offices.
- Chairman Chandler inquired about the type of roll-off boxes that the company will be storing on the site.
- Mr. Minella responded that the roll-off boxes are 20 yard capacity, metal containers that are stored empty on site until distributed to other sites for various projects in the Downriver Metro Detroit area.

Motion by Zilka supported by Morris to approve BZA-2018-009; **Taplin Group** for a use variance located at 6835 Metroplex to allow outdoor storage of equipment, vehicles, conex boxes, and roll-off boxes. Parcel #82-80-008-01-0052-000. Approval is subject to the following:

1. Use of the property is limited to this occupant only and for the items as specified in the application;
2. Pavement repairs as noted by the Fire Department; and
3. A zoning compliance permit/certificate of occupancy being issued by the Building Department.

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

- C. BZA-2018-010; S&F Foods, located at 29411 Beverly, requesting A variance from *Section 14.03(c), Orientation of Overhead Doors* of the Zoning Ordinance to allow three overhead doors to face a public right-of-way on Beverly Road. In the M-1, Light Industrial District, overhead doors shall not face a road. DP #82-80-008-99-0010-703.

David Spencer, President of S&F Foods, 29411 Beverly, Romulus, MI 48174 stepped forward as petitioner to speak

- Mr. Spencer stated that they are a food manufacturer and they make products like hot pockets, frozen pizza for school programs and cold packs for places like Aldi and Walmart. He mentioned that the building was built in 1972 as a commissary to make sandwiches for a vending machine company. The current docks that they have are facing west, when the building was built it was back when trailers were 48 feet and now they are 53 feet. We are having difficulty with trucks coming in the site and backing into the docks with 53 foot trailer refrigerator units.

- Mr. Spencer explained that they are proposing is to expand their freezer, warehouse and take the two (2) existing docks and add a third dock. They will flip this around and this will allow for the trucks to be able to move more efficiently.

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.

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

Chairman Chandler closed the public speaking portion of the meeting and opened it up for questions and comments from the board members.

- Mr. Long asked Mr. Spencer if they are currently operating.
- Mr. Spencer replied yes, they have been at this location since 2003 and they employ 90 people. This expansion goes along with the growth of their business.
- Mr. Long asked Mr. Spencer if the construction was new construction or improvement.
- Mr. Spencer replied that the 7,000-sq. ft. is new construction. They are going to extend their storage freezer that holds 150 pallets that they've outgrown. They need to expand the storage freezer and expanding their dry warehouse. The current facility is just under 28,000-sq. ft. and they will expand up to 35,000-sq. ft.
- Mr. Spencer stated that their plans are to stay in Romulus.
- Mr. Long commented that he is glad that they are in Romulus.
- Mr. Mientkiewicz wondered if there is other industrial uses near the applicants' facility.
- Mr. Spencer commented that DHL is across the street from them.
- Mr. Morris asked Mr. Spencer how soon they plan to start once approved.
- Mr. Spencer replied that they intent to start in August or September. Their primary revenue stream is institutional school food service and currently their products are served in 26 states, including Michigan. They also have a proprietary retail line, a brand that they launched 2 years ago. This is a clean label, certified gluten free version of a hot pocket and it's quite a phenomenal product that has been well received and they need this in order to continue to grow.

Motion by Long supported by Mientkiewicz to approve BZA-2018-010; **S&F Foods** for a variance from *Section 14.03 (c), Orientation of Overhead Doors* of the Zoning Ordinance to allow three overhead doors to face Beverly Road. DP #82-80-008-99-0010-703. Approval is conditioned upon the following:

1. Approval of the revised plan by the ARC Committee; and
2. Additional landscaping being provided if the required plantings do not completely screen the loading/delivery area.

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

6. Old Business

- A. TEMP-2018-001; **International Trucking School**, requesting temporary use to use the property for a temporary trucking driving school.
 - Ms. Maise commented that the property owner and the applicant contacted the Planning Department to withdraw the application. The property owner felt that the use wasn't appropriate for the site and the applicant wasn't abiding by some of the conditions of the lease and was intending to terminate the lease. The applicant called and confirmed that they were withdrawing their application. They commented that the site was not going to work out for them.

Motion by Long supported by Morris to accept the withdrawal of TEMP-2018-001 for International Trucking School at 38211 Van Born as requested by the property owner and applicant.

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

7. New Business – None.

8. Communications

A. City Planner's Status Report

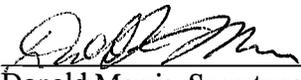
- Ms. Maise mentioned to the board that the next regular meeting in July will be a week late due to the 4th of July holiday. Therefore, the meeting will be Wednesday, July 11th.

9. Discussion

- Chairman Chandler inquired about a note that was in their packets from an unnamed person noting their dismay of the building being built on Hannan Rd. and what a waste of taxpayer dollars they felt that it was.
- Ms. Maise apologized to the board and commented that the note was misplaced and intended to go with the D&G portion of their packet. She mentioned that the note came with no return address and she thought that the unnamed person felt that this was already done because the building is built. So, she wish they had provided a name and a contact so that she could have followed up to let them know that the variance was for a building that hasn't been built yet. The note reads that they thought that the variance was for the building that is already built.
- The board members agreed that the note was a bit incoherent and didn't make any sense.
- Ms. Maise introduced Kayla Hubbard, the new clerk in the Economic Development/Planning Department to the board. She stated that Ms. Hubbard has been a tremendous addition the departments.
- Discussion was had regarding the tour at Amazon on Tuesday, June 12th.

10. Adjournment

Motion by Zilka supported by Mientkiewicz to adjourn at 7:33 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Long, Morris, and Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals