

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MARCH 6, 2019**

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

Also in attendance: Carol Maise, City Planner

3. Approval of Agenda:

Motion by Zilka, support by Mientkiewicz, to approve the agenda as presented.

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

Agenda

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 January 9, 2019
5. Petitions
 - A. BZA-2019-001; Vein Center

Location: 9950 Wayne Road (Parcel ID #80-065-99-0050-003)

Request: A variance from *Section 48-7, Table 48-7* of the Sign Ordinance to allow a second wall sign where only one wall sign is permitted.

Project: A second wall sign on the front of the building for an additional tenant is proposed. The ordinance allows one wall sign per building unless there are multiple entrances.
6. Old Business
7. New Business
8. Communications
 - A. City Planner's Status Report
9. Discussion

10. Adjournment

4. **Motion by Mientkiewicz, support by Long**, to approve the minutes of the regular meeting of the Board of Zoning Appeals held on January 9, 2019.

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

5. Petitions

A. BZA-2019-001; Vein Center

Location: 9950 Wayne Road (Parcel ID #80-065-99-0050-003)

Request: A variance from *Section 48-7, Table 48-7* of the Sign Ordinance to allow a second wall sign where only one wall sign is permitted.

Project: A second wall sign on the front of the building for an additional tenant is proposed. The ordinance allows one wall sign per building unless there are multiple entrances.

Chair Chandler called the case and invited the applicant to make his presentation.

Dr. Ganesh Ramaswami, 9950 Wayne Road, Romulus, MI, was present on behalf of this request to allow a second wall sign where only one wall sign was permitted.

- Dr. Ramaswami explained that he was a vein surgeon practicing with the Henry Ford and Beaumont Health Systems. He had an office in Taylor, and wanted to open a vein surgery center in Romulus. His selected location, 9950 Wayne Road, had a single main entrance door, but his surgical space would be completely separate from the health clinic and separate pharmacy that were currently at the location. Therefore, he was requesting a second sign.
- Utilizing a PowerPoint presentation, Dr. Ramaswami gave an explanation of venous disease, and pointed out that Romulus did not have a vein surgeon. Dr. Ramaswami performed radiofrequency ablations, laser, varithena, and venaseal treatments, and would be offering state of the art services in Romulus.
- In response to a question from Chair Chandler, Dr. Ramaswami said he would remove the illegal banners that were on the building; he had not known those were not permitted.
- Dr. Ramaswami said he would be seeking a certificate of occupancy, which would require a separate suite number for his office.

Noting that the required notifications had been sent first class mail, with an affidavit on file, Chair Chandler opened the meeting for public comment.

Sam Jariwala, Joy Hix Pharmacy, 9950 Wayne Road, Suite 200, Romulus, came forward to speak.

- Mr. Jariwala said he had come this evening to discuss the signs on the building.
- City Planner Maise asked Mr. Jariwala if he was aware that his signs were in violation of the City Ordinance. Mr. Jariwala said he was aware of the situation and asked what he needed to do next.
- City Planner Maise explained that Mr. Jariwala needed to get a sign permit application in to the Building Department.

- City Planner Maise further explained that one of the recommendations in her February 26, 2019 review letter asked that a comprehensive sign package for all existing and potential future tenants be provided and reviewed with the City. There were 3 tenants in this building, each of whom would like to have their own sign. It was difficult to approve tonight's request without knowing where the Pharmacy was planning on placing their sign. Currently the Pharmacy was using a temporary sign, which had also been installed without a permit.
- City Planner Maise said the City had no problem with the variance request for this building, which used to be a bank and was now being repurposed for the use of the 3 medical-use tenants. However, the City did want to make sure that the signs were reviewed together, the signs were attractive and proportional to each other, and otherwise met City sign regulations.
- The BZA could approve the one additional sign that was being requested this evening. However, the conditions listed on page 6 of the review letter did need to be addressed, including a permit application for a third sign for the Pharmacy. The Pharmacy would also need a variance for its permanent sign.
- City Planner Maise noted that Mr. Jariwala needed to apply for a temporary sign permit right away, so the Pharmacy could have a temporary sign while Mr. Jariwala went through his own variance process.
- In response to a question from Dr. Ramaswami, City Planner Maise said the temporary signs for the Vein Center must also be removed, or a temporary sign permit issued.
- Chair Chandler asked who owned the building. Dr. Ramaswami said the building was owned by Dr. Sagar, who operated Top Health Clinic at this address.
- Chair Chandler asked about getting the landscaping cleaned up, as this was listed as a condition in the review letter. City Planner Maise said the landscape work needed to be done; how or who did it was up to the owner and building tenants.

Seeing that no one else came forward to speak, Chair Chandler closed this portion of the public hearing and brought the matter back to the Board.

- Member Mientkiewicz pointed out that the sketch showing the proposed sign for the Vein Center allowed room on the left of the facade for the Pharmacy sign. City Planner Maise agreed that that location was best, but a sign permit for the Pharmacy had to be submitted.
- City Planner Maise summarized that Dr. Sagar's extra signs had to be removed. Temporary signs for the Vein Center and the Pharmacy might be able to stay up if temporary sign permits were issued.
- In response to a question from Chair Chandler, Dr. Ramaswami said the 3 businesses operated out of 3 different suites. City Planner Maise added that the Health Clinic and the Pharmacy had certificates of occupancy; the Vein Center did not yet have a C of O.
- Dr. Ramaswami said he would be using 3 examination rooms, 2-3 days per week. This space might be expanded later.
- Chair Chandler asked if there was a possibility of adding another entrance. Dr. Ramaswami did not think that would be a possibility. There were 3 doors inside the building, with one main outside entrance.
- City Planner Maise explained that having a main entrance door with separate interior doors for separate suites was typical for medical buildings.
- Member Long asked if the 3 businesses had the same operating hours. Dr. Ramaswami said in his case he might see patients on Saturdays or evenings. Each business would have their own locked and secure entrance to their separate suites.

- In response to further questions from Member Long, Dr. Ramaswami said that as a surgical specialist, he sometimes required referrals from primary doctors, depending on the patient's insurance carrier. Other insurance carriers allowed patients to self-refer. Medical waste would meet appropriate standards. The straightforward procedure would not generate a large amount of waste, and Dr. Ramaswami was aware of the residential apartments behind the building.
- In response to a question from Member Mientkiewicz, Mr. Jariwala said the Pharmacy was open Monday – Friday, 9 am to 5 pm, and Saturday 10 am to 2 pm. The Pharmacy was closed on Sundays and major holidays.

Chair Chandler indicated he was ready to entertain a motion.

MOTION by Morris, support by Mientkiewicz, to approve the variance as requested from Section 48-7, Table 48-7 of the Sign Ordinance, for **BZA-2019-001, Vein Center**, 9950 Wayne Road (Parcel ID #80-065-99-0050-003), to allow a second wall sign where only one wall sign is permitted, subject to the following conditions:

1. All banners and temporary signs on the building must be removed, or temporary sign permits must be issued for the Vein Center and Pharmacy only, to allow temporary signage for those two businesses until the permanent sign permits were issued.
2. A comprehensive sign package for all existing and potential future tenants must be provided and reviewed with the City.
3. The total amount of wall signage on the building shall not exceed 100 sq. ft. (or 125 sq. ft. if shown that the building is more than 200 feet from Wayne Road).
4. Greenbelt and parking lot plantings must be provided as approved by the City on a landscape plan to help offset the impact of the multiple signs.
5. An application for a suite number for the Vein Center must be submitted to the Assessor's Office.
6. A Zoning Compliance (Reoccupancy) application for the new tenant must be submitted to the Planning Department and a Certificate of Occupancy application must be submitted to the Building Department prior to occupancy by the petitioner.

Roll call vote: Ayes – Morris, Mientkiewicz, Long, Zilka, Chandler. Nays – None. **Motion carried.**

6. Old Business – None.

7. New Business – None.

8. Communications

A. City Planner's Status Report

- City Planner Maise briefly reviewed several applications coming to the BZA for the April 3 meeting.
- City Planner Maise said that on March 11, 2019, there would be a City Council Study Session at 6:30 pm regarding the proposed Vining Road Overlay District, with a first reading of the Overlay District at the regular City Council meeting.

9. Discussion – None.

10. Adjournment

Motion by Zilka, support by Mientkiewicz, to adjourn the meeting at 7:44 p.m.

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



Donald Morris, Secretary
Zoning Board of Appeals

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