

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MAY 1, 2019**

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

Excused: Melvin Zilka

Also in attendance: Carol Maise, City Planner

3. Approval of Agenda:

Motion by Morris, support by Clark, to approve the agenda as presented.

Roll Call Vote: Ayes – Morris, Clark, 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 April 3, 2019
5. Petitions

A. BZA-2019-008; Joy/Hix Pharmacy

Location: 9950 Wayne Road #200

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

Project: A third 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.

Petitioner: Sameer Jariwala

B. BZA-2019-009; Detroit MAC

Location: 11501 Metro Airport Center

Request: A variance from *Section 8.04(a)* of the Zoning Ordinance to allow total impervious lot coverage to exceed 75%; 82% coverage is proposed as part of a new development on the parcel to the south.

Project: Construction of a new 56,000-sq. ft. industrial building

Petitioner: Judy LaPorte, Detroit Metro Airport Center

6. Old Business

7. New Business
 8. Communications
 - A. City Planner's Status Report
 9. Discussion
 10. Adjournment
4. Approval of Minutes

Motion by Mientkiewicz, support by Long, to approve the minutes of the regular meeting of the Board of Zoning Appeals held on April 3, 2019.

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

5. Petitions

A. **BZA-2019-008; Joy/Hix Pharmacy**

- Location:** 9950 Wayne Road #200
- Request:** A variance from *Section 48-7* of the Sign Ordinance to allow a third wall sign where only one sign is permitted.
- Project:** A third 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.
- Petitioner:** Sameer Jariwala

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

Sameer Jariwala, Joy/Hix Pharmacy, 9950 Wayne Road #200, Romulus MI was present on behalf of this application for a third wall sign on the front of the building for an additional tenant. He explained that the Joy/Hix Pharmacy needed a sign on the front elevation so customers could know where they were. The building was almost 200 feet from Wayne Road.

Noting that the required notifications had been sent first class mail, with an affidavit on file, Chair Chandler opened the meeting for public comment. Seeing that no one came forward to speak, Chair Chandler brought the matter back to the Commission.

- In response to a question from Chair Chandler, Mr. Jariwala said he had received a certificate of occupancy from the City, and the business was open and active.
- City Planner Maise explained that this location had been before the BZA in March. In that case a petition had been brought by the Vein Center for a 2nd wall sign. There were several conditions attached to that earlier variance, including a condition that the Joy/Hix Pharmacy apply for a sign permit. The other conditions had been generally met, with required landscaping still in process, and with temporary signs still required to be removed. The Joy/Hix Pharmacy was requesting a 3rd wall sign on the front of the building.

- In response to further questions from Chair Chandler, Mr. Jariwala said if the variance was granted, the permanent sign could be up as soon as next week. The sign would be similar to the other permanent signs on the building. The three signs together would be less than 100 square feet. Dr. Sagar's sign was 36 square feet, the 2nd sign (Vein Center) would be 34 square feet and the Pharmacy sign would be 25 square feet.
- City Planner Maise said the three signs would be compatible with each other.

Member Morris said as long as the three signs were compatible he supported the request.

MOTION by Morris, support by Long, in the matter of BZA-2019-008; Joy/Hix Pharmacy, 9950 Wayne Road #200, Romulus MI, that the Board of Zoning Appeals approve the variance as requested from Section 48-7 of the Sign Ordinance to allow a third wall sign where only one sign is permitted, with the following conditions:

- Removal of all banners and temporary signs on the building.
- Greenbelt and parking lot plantings be provided as approved by the City on a landscape plan to help off-set the impact of the multiple signs.

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

B. BZA-2019-009; Detroit MAC

Location: 11501 Metro Airport Center
Request: A variance from *Section 8.04(a)* of the Zoning Ordinance to allow total impervious lot coverage to exceed 75%; 82% coverage is proposed as part of a new development on the parcel to the south.
Project: Construction of a new 56,000-sq. ft. industrial building
Petitioner: Judy LaPorte, Detroit Metro Airport Center

Chair Chandler read the case and invited the applicants to make their presentation.

Jim Butler, PEA, 2430 Rochester Court, Ste 100, Troy MI, was present on behalf of this request for a variance to allow total impervious lot coverage to exceed 75%. The requested 82% lot coverage was in order to provide extra parking and a drive connection for the new 56,000 square foot industrial building on the parcel to the south. Judy LaPorte, Detroit Metro Airport Center, was also present.

Mr. Butler made the following points:

- The site to the south where the new building was being constructed was triangular in shape, as shown on the aerial in City Planner Maise's review letter. The site to the north, outlined in orange, was the site that needed the variance.
- The applicants had been before the Planning Commission on March 18, 2019, where they had received approval with conditions for construction of a new 56,000-square foot industrial building on the site to the south. One of those conditions was that the applicants apply for and receive the variance being requested this evening for increased lot coverage for the northern site.
- In order to create a cohesive development within the Detroit Metro Park, the triangular-shaped property was using interconnecting drives with abutting properties.
- Again, the applicants were not asking for a variance for the new parcel where the new building would be located. The requested variance was for the parcel to the north, where parking would be added along with a driveway connection that would be interior to the overall site, so that vehicles

would not have to go out on Vining Road and re-enter the site. With the added parking and drive connection, more pavement was being added to the northern site.

- In response to a question from Member Morris, Mr. Butler explained some site plan details for the new construction to the south. The new building met ordinance requirements.

Noting that the required notifications had been sent first class mail, with an affidavit on file, Chair Chandler opened the meeting for public comment. Seeing that no one came forward to speak, Chair Chandler brought the matter back to the Commission.

- In response to a question from Chair Chandler, Mr. Butler said the triangular property was 4.26 acres.
- City Planner Maise described how the two properties being discussed this evening – 11501 Metro Airport Center to the north and the subject of tonight’s request, and 11670 Vining Road to the south – were interconnected. The proposed plan showed a more efficient design that would help the new construction blend in with the rest of the park. Shared driveways and shared parking were supported by the City.
- In response to questions from Member Long, Mr. Butler said the new building would face Vining Road. Trucks would enter and exit the rear of the building.
- Member Long wondered if the new building would increase truck traffic. Mr. Butler said the interior drives were designed for normally sized trucks and cars. Semi’s would find it easier to enter from Vining Road. The new building would be for office and warehousing.
- In response to a question from Member Mientkiewicz, Ms. LaPorte said that all affected tenants were notified by mail regarding the new development to the south and changes to the northern site. No one had brought any grievances forward. The tenants seemed enthusiastic about the increased parking.

Chair Chandler indicated he was ready to entertain a motion.

MOTION by Mientkiewicz, support by Morris, in the matter of BZA-2019-009; Detroit MAC, 11501 Metro Airport Center, Romulus MI, to approve a variance from Section 8.04(a) of the Zoning Ordinance to allow total impervious lot coverage to exceed 75% , in order to allow 82% lot coverage as requested, subject to:

- Administrative Review Committee approval of the revised site plan.

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

6. Old Business: None

7. New Business: None

8. Communications

A. City Planner’s Status Report

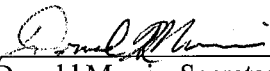
Board members discussed items of interest.

9. Discussion – None.

10. Adjournment

Motion by Long, support by Morris, to adjourn the meeting at 7:24 p.m.

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



Donald Morris, Secretary
Zoning Board of Appeals

/cem