

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MAY 3, 2017**

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

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

3. Motion by Zilka, supported by Morris to approve the agenda as presented.

Roll Call Vote: Ayes - Zilka, Morris, Mientkiewicz, Long 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 5, 2017
5. Petitions

A. BZA-2017-007; Wide Track

Location: Northline Road between Wahrman and Wayne (DP #82-80-80-99-0027-000, #82-80-80-55-0028-000, and #82-80-80-99-0029-000)

Request: A variance from *Section 8.04, Area, Height and Placement Requirements* of the Zoning Ordinance to allow a 45-foot high building. The height limit in the M-1, Light Industrial District is 35 feet.

Project: Construction of a 150,000-sq. ft. building

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 April 5, 2017.

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

5. Petitions

- A. **BZA-2017-07; Wide Track**, located on Northline Road between Wahrman and Wayne, requesting a variance from *Section 8.04, Area, Height and Placement Requirements* of the Zoning Ordinance to allow a 45-foot high building. The height limit in the M-1, Light Industrial District is 35 feet.

Judy Laporte, Jonna Co., 39533 Woodward Ave., Suite 150, Bloomfield Hills, MI 48304 stepped forward on behalf of the petitioner to speak.

- Ms. Laporte stated that her company was going to resubmit because they didn't provide a site plan or enough information with their application.
- Mr. Chandler read from the Planner's summary report and stated that there was not adequate information, including a site plan to complete a variance review and therefore the board will have to deny the variance request.
- Ms. Maise noted that she has been working with the applicant and explained that proposed site consists of three parcels that will need to be combined. A conceptual site plan was looked at during a pre-application meeting but a plan was never submitted with the application. The site also requires special land use approval, which requires a public hearing and the Planning Department could not schedule a public hearing without the site plan. The hope was to run both, the variance and the special land use concurrently. Since the site plan was not received, the planner was not able to conduct a proper review and therefore a recommendation of denial was the only option.

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

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 and questions from the board members.

- Mr. Long asked Ms. Maise if the board should table the applicant's request.
- Ms. Maise stated that since the application was incomplete and the city has incurred costs for the meeting and publication, she is recommending denial.

Motion by Zilka supported by Morris to deny **BZA-2017-007; Wide Track**, for a variance to *Section 8.04, Area, Height and Placement Requirements* of the Zoning Ordinance to allow a 45-foot high building.

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

6. Old Business – None.

7. New Business – None.

8. Communications

A. City Planner's Status Report

- Ms. Maise informed the board members that at this time there are currently no applications submitted for the regular June meeting but, there may be a special meeting for a current project.

9. Discussion – None.

10. Adjournment

Motion by Zilka supported by Long to adjourn at 7:15 p.m. Roll Call Vote: Ayes – Zilka, Long, Morris, Mientkiewicz and Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals