

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MAY 4, 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, and Melvin Zilka
Excused: Kenneth Mientkiewicz

Also in attendance: Carol Maise, City Planner, and Christina Wilson, Secretary
3. Motion by Zilka, supported by Long to approve the agenda as presented.
Roll Call Vote: Ayes - Zilka, 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 6, 2016
5. Petitions

A. BZA-2016-004; Tim Horton's.

Location: 39315 Ecorse
DP #80-026-99-0016-701

- Request:
1. A variance from Section 48-7 of the Sign Ordinance to allow a wall sign on a façade not facing a street. The Ordinance allows one wall sign facing a street or access drive.
 2. A variance from Section 48-8 of the Sign Ordinance to allow a nonconforming sign to be increased in size from 73.5 sq. ft. to 84-45 sq. ft. per side. The Ordinance allows a 40-sq. ft. pylon sign per side.

Project: Addition of Tim Horton's drive-thru restaurant.

B. BZA-2016-005; USF Holland

Location: 27411 Wick
DP #80-049-99-0001-715 and 80-049-99-0001-705

- Request: In accordance with Section 20.07(e), a variance from Sections 8.04(a), 11.12(b) and 13.02(c) of the Zoning Ordinance is requested to expand the nonconforming parking along Inkster Road. The Ordinance requires the front setback for a truck

terminal in the M-T District to be 75 feet. The petitioner is requesting a 41-foot front yard setback as part of an expansion of the truck terminal development.

Project: Truck terminal expansion.

C. BZA-2016-006; Logos Logistics

Location: 16500 Wahrman
DP #80-128-99-0011-000

Request: A variance from Section 8.04(b)(7) of the Zoning Ordinance to allow an 11-foot setback from regulated wetlands. The Ordinance requires a 25-foot setback from natural features.

6. Old Business
7. New Business
8. Communications

A. City Planner's Status Report

9. Discussion

10. Adjournment

4. Motion by Morris supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on April 6, 2016. Roll Call Vote: Ayes – Morris, Long, Zilka and Chandler. Nays – None. Motion Carried.

5. Petitions

A. **BZA-2016-004; Tim Horton's**, 39315 Ecorse, requesting a variance from *Section 48-7 of the Sign Ordinance* to allow a wall sign on a façade not facing a street and a variance from *Section 48-8 of the Sign Ordinance* to allow a nonconforming sign to be increased in size from 73.5 sq. ft. to 84.45 sq. ft. per side. DP #80-026-99-0016-701

Frank Jarbou, 4198 Orchard Lake Rd., West Bloomfield, MI 48323, stepped forward as petitioner

- Mr. Jarbou stated that he was looking to have the Tim Horton's sign located not just on the north side of the building but, also the east side of the building to create more visibility of Tim Horton's. Tim Horton's is new to this area and anyone traveling down Ecorse Road going west that they would be able to see the sign. This is similar to when they petitioned to have a monument sign higher than allowed. They feel that it's like a little bit of a bowl at that intersection and traveling east or west on Ecorse Road at 50 mph motorists tend to miss them. They are trying to create as much exposure to the store as possible.
- Mr. Jarbou also explained that not only are they the owners of the development but, they are the owners of the Shell Station and Tim Hortons. They have tried to do a lot for that corner and they have more to do to finish off that development.

- Mr. Chandler verified with Mr. Jarbou the variance requests were for two different signs. One request was for the wall sign and the other was for the monument sign.
- Mr. Jarbou replied that Mr. Chandler was correct. The request is for the wall sign on the east side of the property and for an increase of the square footage on the monument sign.

Let the record show 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 from the Board members.

- Mr. Chandler asked Mr. Jarbou if he intended to use the same post for the pylon sign.
- Mr. Jarbou replied that they are, they are going to just replace the panels. The sign will not be taller or wider but, the panels will be larger with more sq. footage to the monument sign. They are trying to utilize as much of the monument sign as they can.
- Mr. Chandler stated that he noticed the new Tim Horton's sign on the north side, it's a nice sign and at certain spots on the road the sign is not visible.
- Mr. Jarbou replied that the lack of visibility was because of the canopy and that is why they are looking for this variance and exposure.
- The Board referenced the City Planner's report and asked Mr. Jarbou if he agreed to the recommended condition of approval that was from the previous sign variance approval and included working with the City on new gateway signage.
- Mr. Jarbou agreed.

Motion by Morris supported by Zilka to approve **BZA-2016-004; Tim Horton's Sign** located at 39315 Ecorse for a variance from *Section 48-7 of the Sign Ordinance* to allow a wall sign not facing a street or access drive and a variance from Section 48-8 of the Sign Ordinance to allow a nonconforming pylon sign to be increased in size from 73.5 sq. ft. to 84.45 sq. ft. per side. DP #80-026-99-0016-701
Approval is conditioned upon:

1. The applicant working with the City Economic Development Director on new gateway signage.

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

- B. **BZA-2016-005; USF Holland**, 27411 Wick, in accordance with Section 20.07(e), a variance from Sections 8.04(a), 11.12(b) and 13.02(c) of the Zoning Ordinance to expand the nonconforming parking along Inkster Road, therefore a variance for a 41-foot front yard setback is requested as part of an expansion of the truck terminal development. The Ordinance requires the front setback for a truck terminal in the M-T District to be 75-feet. DP #80-049-99-0001-715 and 80-049-99-0001-705.

Ted Hirsch, 3815 Plaza Drive, Ann Arbor, MI 48108 stepped forward as petitioner on behalf of Midwestern Consulting and USF Holland, Inc.

- Mr. Hirsch explained that they are requesting a variance from the required 75-foot front yard setback along Inkster Road for USF Holland's truck and trailer staging area. When the site was built it was in compliance but, now since the setback has changed it has become out of compliance. There is an existing 41-foot front yard setback to the pavement.
- Mr. Hirsch also stated that USF Holland is doing a dock addition and a small pavement expansion at the south end of the site to accommodate their operations and include more space for staging of their trailers. They are expanding along the same line as the existing pavement, which is existing and nonconforming. They are going to be updating the screening along Inkster Road, which currently there really isn't any trees or vegetation to screen the trailers from the road, but they have shown on the plan an extensive amount of trees and vegetation to provide that screening.

Let the record show 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 from the board members.

- Mr. Morris asked Mr. Hirsch what exactly was being built on the site.
- Mr. Hirsch replied that the existing terminal building will have an additional 40 door addition so that USF Holland can expand their operations and also expand the pavement on the south end of the site to include more staging. USF Holland is also buying the adjacent property to the west and constructing a new pavement area to relocate their maintenance building, which is on the existing 20-acre parcel. This is the reason for the 2 parcels on the request.
- Mr. Morris asked Mr. Hirsch to clarify if the adjacent property was to the west.
- Mr. Hirsch replied that was correct.
- Mr. Long asked Mr. Hirsch if there was a building to the south of the property where the proposed addition would be.
- Mr. Hirsch replied that there was not. Just the terminal and pavement with land to the south. USF Holland will be expanding on the pavement.
- Mr. Long also asked Mr. Hirsch if this pavement will be the staging area.
- Mr. Hirsch replied yes.
- Mr. Long asked Mr. Hirsch if they would be improving the landscape buffers along Inkster Road.
- Mr. Hirsch replied that as of now there is very little vegetation and trees along Inkster Road and they submitted a landscape plan in the packet that will show a very extensive amount of proposed trees and vegetation that they will provide.

Motion by Long supported by Morris to approve **BZA-2016-005; USF Holland**, 27411 Wick Road, for a variance from Sections 8.04(a) and 11.12(b) of the Zoning Ordinance to allow a 41-foot front yard setback as part of an expansion of the existing nonconforming trailer parking and staging area for truck terminal development. Approval is subject to:

1. Conditions of existing site plan approval.
2. Landscaping along the entire Inkster Road greenbelt.

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

- C. **BZA-2016-006; Logos Logistics**, 16500 Wahrman, requesting a variance from Section 8.04(b)(7) of the Zoning Ordinance to allow an 11-foot setback from regulated wetlands. The Ordinance requires a 25-foot setback from natural features.

John Romano, D&G Building Co., 30735 Cypress, Suite 600, Romulus, MI 48174 stepped forward as petitioner on behalf of Logos Logistics.

- Mr. Romano explained that the development for Logos Logistics concept for the land is to build over a couple hundred thousand square feet of building. They are starting on the north side of the property and working their way south. With the demographics of this property having frontage on three sides, with the drain and wetlands features, they are requesting the variance so that they can push the development as close as we can to the north to allow further development so that way it's efficient with the trucks, circulation and drives.

Let the record show 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 from the board members.

- Mr. Zilka asked Mr. Romano asked if the retention basin along Pennsylvania Road going to put in with this.
- Mr. Romano replied that they have to per Wayne County requirements.
- Mr. Morris asked Mr. Romano what the big pipe was that they are putting in now.
- Mr. Romano replied that it was not theirs.
- Mr. Zilka stated that he believed it was a water main pipe.
- Mr. Morris asked Mr. Romano if the idea of the project was to build a lot more structures.
- Mr. Romano replied that this is just Phase 1. Phase 1 is about 77,000 square feet. The owner has plan to add additional buildings within the next 5 years. The whole project will eventually go up to 200,000 sq. ft. This is going to be a pretty big development that they have planned.

Motion by Zilka supported by Long to approve **BZA-2016-006; Logos Logistics**, 16500 Wahrman Road, variance request from Section 8.04(b)(7) of the Zoning Ordinance to allow a reduction to the required natural features setback from 25 feet to 11 feet from the regulated wetlands.

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

6. Old Business

7. New Business

8. Communications

A. City Planner's Status Report

- Ms. Maise informed the board members that there will be a meeting in June.

9. Discussion

10. Adjournment

Motion by Zilka supported by Morris to adjourn at 7:25 p.m. Roll Call Vote: Ayes – Zilka, Morris, Long and Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals

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