

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, NOVEMBER 7, 2018**

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 Long, to approve the agenda as presented.

Roll Call Vote: Ayes – Zilka, Long, Morris, Mientkiewicz, 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 September 5, 2018
5. Petitions
 - A. **BZA-2018-015; Concentra Urgent Care**

Location:	10912 Wayne Road Parcel ID #80-068-01-0024-306, 80-068-091-0024-307, and 80-068-01-0024-004
Request:	1. A variance from <i>Section 6.04, Area, Height, and Placement Requirements</i> of the Zoning Ordinance to allow a front yard setback of 95 feet where a front yard setback of between 15 feet and 25 feet is required and to allow a portion of the detention pond in the front yard; and 2. A variance from <i>Section 14.01(f)(6), Off Street Parking Requirements</i> of the Zoning Ordinance to allow up to 78 parking spaces where a maximum of 44 parking spaces are permitted.
Project:	Redevelopment of the property for a 9,707-sq. ft. urgent care facility
6. Old Business
7. New Business
 - A. 2019 Board of Zoning Appeals Dates
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 September 5, 2018.

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

5. Petitions

- A. BZA-2018-015; **Concentra Urgent Care**, located at 10912 Wayne Road, Parcel ID #80-068-01-0024-306, 80-068-091-0024-307, and 80-068-01-0024-004, 1. A variance from *Section 6.04, Area, Height, and Placement Requirements* of the Zoning Ordinance to allow a front yard setback of 95 feet where a front yard setback of between 15 feet and 25 feet is required and to allow a portion of the detention pond in the front yard; and 2. A variance from *Section 14.01(f)(6), Off Street Parking Requirements* of the Zoning Ordinance to allow up to 78 parking spaces where a maximum of 44 parking spaces are permitted.

In response to a question from Chair Chandler, City Planner Maise explained that the Planning Commission had approved two waivers for this project at their October 29, 2018 meeting: 1) a waiver from *Section 6.05(d)(1)* to allow parking in the front yard and 2) A waiver from *Section 14.06* on the driveway spacing standards.

The issue of the detention pond came up as the variance request was reviewed by Staff and therefore it was not part of the notice and it constitutes an amendment to the variance request. If the front building setback variance was granted, approval to allow a small portion of the detention pond to extend beyond the front building line would be required, based on the building location. The impact would be minimized since the parking lot was also located in the front yard.

Houston Wurtele and Richard Turcotte, Turcotte Development Group, 6116 N. Central Expressway, Dallas, TX, were present on behalf of this application. Mr. Wurtele made the following points:

- The project was for a 9,707 square foot Concentra Urgent Care facility, to be located at the northwest corner of Goddard and Wayne Roads, just north of the Mobil gas station.
- The site plan showed 2 driveways off of Wayne Road. The driveway to the south was existing. They had placed the north driveway as far north as possible.
- Concentra was asking for an increase in the maximum setback that was allowed. The Ordinance allowed a maximum 25-foot building setback. Concentra had been granted a waiver from the Planning Commission to have front yard parking. In order to have the front yard parking they needed a setback variance; they were asking for a 95-foot setback.
- Concentra was also asking to eliminate the clause that put a 10% cap on the minimum number of parking spaces. The Ordinance permitted 44 parking spaces for a 9,700 square foot facility and they were asking for 78 spaces.

- Concentra is currently located about ¼ mile south of this location. They were open 24 hours per day, and were grossly under parked, which was why they were moving. Concentra had about 25-30 employees per day, and saw about 200 patients per day.
- The requested front yard parking was consistent with the development along the Wayne Road corridor.

Chair Chandler closed the petition speaking portion of the meeting and opened the meeting for public comment.

Seeing that no one came forward to speak, Chairman Chandler closed the public speaking portion of the meeting and returned the discussion to the Board.

The record showed that an affidavit of first-class mail was on file.

- Chair Chandler asked for further information regarding the detention pond. Mr. Wurtele said the detention pond would be 4-5 feet deep. The pond would not have a pump or aerator, and would drain to the storm drain in Wayne Road.
- Member Morris asked when construction would begin. Mr. Wurtele said that after applying for permits and receiving approvals, including from Wayne County, they hoped to break ground in February or March 2019.
- Chair Chandler asked who would be the builder on this project. Mr. Wurtele said Turcotte Development Group represented Concentra, and would be in charge of the project. Turcotte would hire a contractor after approvals were granted and bids were received.
- In response to a further question from Chair Chandler, Mr. Wurtele explained that this facility would be a non-emergency facility; patients must be ambulatory and be able to enter on their own. Urgent care, physical therapy, and occupational therapy would be offered. The facility would serve the Romulus population as well as the airport staff, and would be open 7 days a week, 24 hours a day.
- Member Long addressed the detention pond, specifically regarding the Wayne Road drainage system, which had problems throughout the years with flooding in that area, especially during heavy rains. With this detention pond draining into that system, had anyone thought about the engineering of the storm water system there? Mr. Wurtele said they had engaged a civil engineer to design the system, which would be designed to Wayne County standards. Wayne County would review and approve the design.
- Member Long remained concerned about the additional storm water drainage this project would represent. Perhaps pumps could be utilized. Chair Chandler agreed that there was a history of flooding during heavy rains.
- Commissioner Maise said the plans would go through a full engineering review by Wayne County as well as the City engineer.
- Mr. Turcotte further explained that the purpose of the detention pond was to ensure that the post-development storm water flows didn't exceed the pre-development flows. The purpose was to slow the rate of discharge and the volume of water that was entering the public system. Currently there was no pond so that water either percolated in the ground or ran into the street. The situation should be improved by the construction of the pond.
- In response to a question from Member Mientkiewicz, Mr. Wurtele described the front building elevation, including materials that would be used there. The building would be constructed of masonry except for the windows and doors. Mr. Wurtele described the materials included on the

sample board, and the location on the elevation where each color/material would be used. The brick used would be full-sized traditional brick.

- In response to a question regarding the signs, Mr. Wurtele said that there would be a monument sign on the north driveway. They had submitted a signage package to Planning Commission in their site plan approval packet. City Planner Maise explained that the signage had not been approved; the applicants still had to go through the sign permit process. The Building Department would review the signs when the sign permit was submitted.
- Member Moore felt the signage was not intrusive and blended with the frontage on the Wayne Road.
- Member Long asked if any abatements had been requested for this project. Mr. Wurtele said none had been requested.

Chair Chandler indicated he was ready to entertain a motion.

Motion by Morris, support by Zilka, to approve the two variances as requested for **BZA-2018-015, Concentra Urgent Care**:

- 1) A variance from Section 6.04, Area, Height, and Placement Requirements of the Zoning Ordinance, to allow a front yard setback of 95 feet where a front yard setback of between 15 feet and 25 feet is required, and to allow a portion of the detention pond in the front yard; and
- 2) A variance from *Section 14.01(f)(6), Off Street Parking Requirements* of the Zoning Ordinance to allow up to 78 parking spaces where a maximum of 44 parking spaces are permitted.

This approval is subject to:

11. The conditions of site plan approval.

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

6. Old Business – None.

7. New Business

A. 2019 Board of Zoning Appeals Meeting Dates

After brief discussion, Member Zilka offered the following motion:

MOTION by Zilka, support by Mientkiewicz, to approve the 2019 meeting dates as presented.

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

Therefore the 2019 meeting dates were set as follows:

January 9, 2019
February 6, 2019
March 6, 2019
April 3, 2019
May 1, 2019
June 5, 2019

July 10, 2019
August 7, 2019
September 4, 2019
October 2, 2019
November 6, 2019
December 4, 2019

8. Communications

A. City Planner's Status Report


- City Planner Maise noted that there would be a December 2018 meeting.

9. Discussion

Various development and redevelopment projects were discussed.

10. Adjournment

Motion by Mientkiewicz, support by Long, to adjourn the meeting at 7:31 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long, Zilka, Morris, and Chandler. Nays – None. **Motion Carried.**



Donald Morris, Secretary
Zoning Board of Appeals

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