

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE  
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, OCTOBER 4, 2017**

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

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

3. Approval of Agenda

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

Roll Call Vote: Ayes - Zilka, Morris, Clark, 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 August 2, 2017
5. Petitions
  - A. **BZA-2017-013; Kevin Johnson**

Location:	16200 Inkster (DP#80-144-99-0016-000)
Request:	A variance from Section 3.04 (a)(3)b., Accessory Buildings and Structures of the Zoning Ordinance to allow the total size of accessory structures to exceed ordinance requirements. The ordinance allows up to 2,400 sq. ft. of accessory coverage on parcels greater than 2 acres; a total of 2,640 sq. ft. is proposed.
Petitioner:	Kevin Johnson

6. Old Business
7. New Business
8. Communications
  - A. City Planner's Status Report
9. Discussion
10. Adjournment

4. Motion by Zilka supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on August 2, 2017.

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

5. Petitions

- A. **BZA-2017-013; Kevin Johnson**, located at 16620 Inkster, requesting a variance from Section 3.04 (a)(3)b., Accessory Buildings and Structures of the Zoning Ordinance to allow the total size of accessory structures to exceed ordinance requirements. The ordinance allows up to 2,400 sq. ft. of accessory coverage on parcels greater than 2 acres; a total of 2,640 sq. ft. is proposed. DP #82-80-144-99-0016-000.

Kevin Johnson, 16620 Inkster, Romulus, MI 48174 stepped forward as petitioner to speak.

- Mr. John presented the board members with pictures of the shed that was demolished by a fallen tree in the spring. He explained that the shed was old and in bad shape. He believed that it may have been built around 1937, around the same time that the house was built and without proper footings.
- Mr. Johnson expressed that he recently discovered he had replacement insurance on his shed and the other accessory buildings and that the insurance company has agreed to pay up to almost \$22,000.00 on replacement. Therefore, he would like to take advantage of this and build a more modern, up-to-date building with true 12” x 42” footings and a nice cement floor that is a little bigger than the previous shed. He also stated that the new shed would be used as a wood shop, which is currently in his basement.
- Mr. Johnson stated that he is retired and enjoys working on his 4 classic cars that he keeps in another accessory building but that he owns these vehicles and that it is not a business. He presented the titles of these vehicles and pictures to the board members.

Chairman Chandler closed the petition speaking portion of the meeting and opened it up for questions and comments from the board members.

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

- Mr. Zilka asked Mr. Johnson if he runs a business out of his home.
- Mr. Johnson replied that he did not. He used to have an inflatable business that he and his son did run out of his home but he sold that business in December 2016 and all of the equipment is gone. He provided the board members with a sales agreement to view.
- Chairman Chandler read aloud from the City Planner’s report the current status of the property noting that the property is nonconforming.
- Ms. Maise stated that it appears that Mr. Johnson has produced the documents proving ownership of the vehicles on his property to be his and if the board is considering granting the variance, they should consider making approval conditioned upon meeting the conditions of Section 11.17(c), Home Occupation Standards of the Zoning Ordinance. There was initial concern that Mr. Johnson was running an inflatable business from his home but, he supplied the information needed to satisfy staff that he is not running a business from his home.
- Ms. Maise commented that Mr. Johnson also answered why he needed more space than the original shed, beyond the 300 sq. ft. that is being replaced.
- Mr. Chandler asked Ms. Maise if the variance would then be for 224 sq. ft.

- Ms. Maise replied yes and that the total space would be approximately 2,624 sq. ft.
- Mr. Morris commented that Mr. Johnson has 5.5 acres and asked Mr. Johnson if he is running a commercial venture at his residence or if he planned on it.
- Mr. Johnson replied no. He is retired. He intends to start a new business but it has nothing to do with his property.
- Mr. Clark asked Mr. Johnson when the shed was built.
- Mr. Johnson stated that he believes the shed was built in 1937, when the house was built.
- Mr. Clark asked Mr. Johnson how the tree fell onto the shed.
- Mr. Johnson stated that he was cutting the tree and it fell onto the shed.

Motion by Zilka supported by Morris to approve **BZA-2017-013; Kevin Johnson**, for a variance from Section 3.04 (a)(3)b., Accessory Buildings and Structures of the Zoning Ordinance to allow the total size of accessory structures to exceed ordinance requirements. The ordinance allows up to 2,400 sq. ft. of accessory coverage on parcels greater than 2 acres; a total of 2,640 sq. ft. is proposed.

Roll Call Vote: Ayes – Zilka, Morris, Clark, 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 there may not be a meeting in November.

9. Discussion

- Mr. Morris inquired about the groundbreaking of Penske.
- Ms. Maise replied that Penske had a small ground break but will be having a bigger ceremony once the building is built and that Mr. Zilka represented the board well.

10. Adjournment

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



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Donald Morris, Secretary  
Zoning Board of Appeals