

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE  
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JULY 6, 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, John Clark 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, Clark 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 June 1, 2016
5. Petitions
  - A. **BZA-2016-009; YFS Automotive Systems**  
  
Location: 36320 Eureka  
DP #80-116-99-0001-704  
Request: A variance from Section 8.04, Area, Height, and Placement Requirements and Section 12.03(c), Height Limit of the Zoning Ordinance to allow 64-foot high storage silos where up to 55-foot high structures are permitted.  
Project: Construction of (4) new bulk storage silos
  - B. **BZA-2016-010; Sandra Dove**  
  
Location: 35841 Cypress  
DP #80-020-01-0239-002 & 80-020-01-0238-000  
Request: A variance from Section 11.15(b), keeping of Animals of the Zoning Ordinance to allow the keeping of goats on property that is less than 5 acres in size.  
Project: Keeping of (2) pet Nigerian dwarf goats on 0.35 acre of property
  - C. **BZA-2016-011; Chips-All-Gone**  
  
Location: 7099 Wayne  
DP# 80-020-99-0063-700

Request: In accordance with Section 22.03(e)(1) of the Zoning Ordinance, a variance to allow the temporary use of a parking lot for windshield repair.  
Project: Temporary windshield repair

**D. BZA-2016-012; James Straw**

Location: 10821 Ozga  
DP# 80-067-01-0020-302  
Request: A variance to Section 3.04(a)(3)b, Detached Accessory Building Size, of the Zoning Ordinance to allow the total square footage of detached accessory buildings to exceed 2,400 sq. ft. of floor area which will result in 4,217 sq. ft. of accessory buildings and structures on the 5.15 acre parcel.  
Project: Construction of a 2,400-sq. ft. pole barn

**E. BZA-2016-013; Ricardo Tavares**

Location: 28435 Leroy  
DP# 80-143-02-0192-000  
Request: A variance from Section 3.05(a)(2), Fences, to allow a privacy fence in the front yard setback. The Zoning Ordinance requires that no fence shall be located in the front yard setback of a residential lot unless the dwelling on the adjacent lot does not front towards the same side street.  
Project: Construction of a vinyl fence on a corner lot

6. Old Business
  7. New Business
  8. Communications
    - A. City Planner's Status Report
  9. Discussion
  10. Adjournment
4. Motion by Long supported by Zilka to approve the minutes of the regular meeting of the Board of Zoning Appeals held on June 1, 2016. Roll Call Vote: Ayes – Long, Zilka, Morris, and Chandler. Abstain – Clark. Nays – None. Motion Carried.
  5. Petitions
    - A. **BZA-2016-009; YFS Automotive Systems**, 36320 Eureka, requesting a variance from Section 8.04, Area, Height, and Placement Requirements and Section 12.03(c), Height Limit of the Zoning Ordinance to allow 64-foot high storage silos where up to 55-foot high structures are permitted. DP #80-116-99-0001-704

- Steven Flum, Grant, YFS automotive stepped forward and presented their case to the board members.
- Mr. Flum and Mr. Grant stated that they were seeking a 9 foot variance for storage silos that hold product for operations at their facility.

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 portion of the meeting and opened it up for comments or questions by the board members.

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

- Chairman Chandler questioned if FAA approval was granted since the location is near the airport.
- Mr. Grant stated that an application was submitted to the FAA and awaiting approval.
- Mr. Morris asked for a brief description of the product being used at their location.
- Mr. Grant stated that they will be manufacturing plastic, molded fuel tanks for Chrysler and General Motors and each silo will hold around 200,000 lbs. of plastic resin that will be delivered by rail and stored in the silos.
- Chairman Chandler asked rail cars and trucks will be used to deliver product.
- Mr. Grant stated that they will use a rail car about every 2 days to fill and deliver off site. There will be 2 different kinds of trucks on site; one to two customer trucks who will pick up the finished fuel tanks and one truck per day for components.
- Mr. Zilka asked Mr. Grant how many shifts they will have.
- Mr. Grant replied that they will have 2 shifts but, eventually 3 shifts.
- Mr. Zilka asked Mr. Grant if the rail will block traffic on Eureka Road.
- Mr. Grant replied that it will not. Their site can handle 5 rail cars easily.
- Mr. Clark noted that with the addition of a third shift it will essentially help the City of Romulus with the outcome of additional jobs.

Motion by Morris supported by Clark to approve **BZA-2016-009; YFS Automotive System** for a variance to allow (4) storage silos to exceed the height limit allowed. Approval is conditioned upon the following:

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

- B. **BZA-2016-010; Sandra Dove**, 35841 Cypress, A variance from Section 11.15(b), Keeping of Animals of the Zoning Ordinance to allow the keeping of goats on property that is less than 5 acres in size. DP# 80-020-01-0239-002 & 80-020-01-0238-000

Sandra Dove, 35841 Cypress stepped forward to speak

- Ms. Dove presented her case to the board members and supplied them with additional information on goats.
- Ms. Dove explained that the (2) Nigerian dwarf goats are her pets that she keeps indoors and they will only grow to be 18 inches in height, smaller than a medium dog. These goats are dehorned and have no top teeth, which is the nature of these particular goats. Ms. Dove went on to explain that her 2 goats are six months old, bottle fed and have never been outside.

- Ms. Dove asked the board members if she could pass a petition in her neighborhood and the City of Romulus for support to help her advocate for keeping her goats.
- Ms. Dove stated that there are already a lot of residents that have Nigerian dwarf goats that they too keep inside and did not come to the meeting for fear of being singled out.

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.

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Betsy Butler, 6840 Wayne Course stepped forward to speak

- Ms. Butler asked how many goats that Ms. Dove intended to keep.

Gilbert Perry, 35857 Cypress stepped forward to speak

- Mr. Perry questioned if there is an existing ordinance that a resident must have 5 acres to keep animals, then why is Ms. Dove asking to keep her (2) goats on such a small parcel.
- Ms. Maise stated that this was the reason for the meeting, Michigan Enabling Legislation allows us the right to hear petitions and if certain criteria and practical difficulty is met the board has the task of making a decision on such matters.

Denise Straw, 10821 Ozga stepped forward to speak

- Ms. Straw stated that she could see that Ms. Dove loves her pet goats and understands why she would petition to keep them.

James Lee, 35856 Cypress Stepped forward to speak

- Mr. Lee stated that Ms. Dove's goats are noisy and he believes that she has too many animals in her house. He called Animal control about dogs that were brought into her home from Inkster.

Crystal Chrislof, Sandra Dove's daughter, who lives in Monroe stepped forward to speak

- Ms. Chrislof explained that she has 4 dogs and was visiting her mother with her dogs for 5 days but, the dogs haven't been to her mother's home in 2 years.

Chairman Chandler closed the public portion of the meeting and opened it up for comments or questions by the board members.

- Mr. Clark stated that he understands Ms. Dove's passion for the goats and asked what she plans to do if they get out of the yard. Mr. Clarks also asked Ms. Dove what she intended to do with the goat's milk.
- Ms. Dove explained that she is in the process of installing a fence and that she will consume the milk and sell it as well as make soap with it.
- Further discussion was had by the board members, Ms. Maise and Ms. Dove.

- Ms. Dove was directed by Mr. Morris to obtain signatures supporting her petition to keep her Nigerian Dwarf Goats.
- Mr. Chandler commented that it was especially important to see how the neighbors feel about signing Ms. Dove's petition.

Motion by Morris supported by Long to postpone **BZA-2016-010; Sandra Dove** located at 35841 Cypress until the next regularly scheduled meeting. DP #80-020-01-0239-002 & 80-020-01-0238-000.

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

- C. **BZA-2016-011; Chip-All-Gone**, 7099 Wayne, in accordance with Section 22.03(e)(1) of the Zoning Ordinance, a variance to allow the temporary use of a parking lot for windshield repair. DP# 80-020-99-0063-700.

Peter Burgard stepped forward as petitioner and presented his case to the board members.

- Mr. Burgard explained that his headquarters is out of Ann Arbor, MI and that he had been doing windshield repair for over 11 years.
- Mr. Burgard demonstrated a repair for the members.

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 portion of the meeting and opened it up for comments or questions by the board members.

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- Chairman Chandler asked Mr. Burgard if he will leave his tent up at the end of the day.
- Mr. Burgard explained that everything will be taken down and hauled away at the end of every day.
- Ms. Maise explained that the use is temporary and before the board members because the site is vacant and not associated with a similar use of the site. A temporary use has a limited timeframe.
- Further discussion was had by the applicant and the board members.

Motion by Long supported Clark by to approve **BZA-2016-011; Chips-All-Gone**, In accordance with Section 22.03(e)(1) of the Zoning Ordinance, to allow the temporary use of a parking lot for windshield repair. Approval is subject to the following:

1. The temporary use be allowed for 90 days only.
2. All equipment, structures and signs must meet the zoning district setback requirements of 15 feet. This must be shown on a revised site plan.
3. Additional requested information must be provided.
4. Review approval of the temporary use application and any associated permits (signs, tent) by the Building and Fire Departments is required prior to commencement.
5. A business license must be issued by the Clerk's Office

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

D. **BZA-2016-012; James Straw**, 10821 Ozga, A variance to Section 3.04(a)(3)b, Detached Accessory Building Size, of the Zoning Ordinance to allow the total square footage of detached accessory buildings and structures to exceed 2,400 sq. ft. of floor area which will result in 4,217 sq. ft. of accessory buildings and structures on the 5.15 acre parcel. DP# 80-067-01-0020-302.

James Straw, petitioner, stepped forward to speak

- Mr. Straw presented his case to the board members. He explained that he wishes to build a pole barn for storage of tractors and implements.

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.

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Faith Bouquenoy, 10731 Ozga, stepped forward to speak

- Ms. Bouquenoy stated that she has no issue with Mr. Straw adding an additional building on his property. Her residence is on the corner of Ozga and Menton and to access Mr. Straw's property you would have to travel on the east side of her property, which is an access road.
- Ms. Bouquenoy explained that there is considerable traffic on the access easement that causes a lot of dirt and dust in the air. Because of this dust, she has to keep her pool covered and her windows shut.

Richard Yeramian, 37225 Menton, Romulus, MI stepped forward to speak

- Mr. Yeramian stated that he was the adjacent neighbor to Mr. Straw and that because of the thick trees you cannot see the Straw property from his home. He also stated that he has no objections with Mr. Straw building a pole barn.

James Straw Jr., 36865 Menton, Romulus, MI stepped forward to speak

- Mr. Straw Jr. stated that James Straw was his father and that 90% of the traffic that travels the dirt driveway was himself and his brother that lives on Ronald.
- Mr. Straw Jr. acknowledged that he visits his parents 8-10 times per day and that he tries to drive slowly as to not kick the dust up.

John Kramer, 10730 Ozga, Romulus, MI 48174 stepped forward to speak

- Mr. Kramer stated that he was the neighbor across the street from Mr. Straw.
- Mr. Kramer commented that Mr. Straw's property was chopped up when Chase Road was installed and that Mr. Straw's property is jammed into a corner in the back. There is no access from Ozga and there is a cement wall at the south and an overpass to the west.
- Mr. Kramer concurred with Mr. Straw Jr. that the frequency of traffic on the dirt drive was his sons visiting him.
- Mr. Kramer noted that the Straws have been good neighbors and the he would ask the board to approve the variance request for the pole barn.
- Chairman Chandler asked Mr. Straw if the vehicles/equipment that would be stored in the pole barn were for personal business or if he was running a business out of his home.

- Mr. Straw replied that the pole barn was for his personal use and that he is not running a business out of his home.
- Mr. Chandler stated that his concern was that he might have customers coming and going.
- Mr. Straw reiterated that he is not running a business out of his home, he has a job and enjoys his hobbies and that family visits him.
- Mr. Straw acknowledged the concerns of the neighbors regarding the dust from the driveway and that he used his own money to buy calcium chloride to help control the dust.
- Mr. Straw stated that his daughter-in-law works for an asphalt company and can get a good deal on some millings to place down on the dirt driveway. This would eliminate the dust.
- Ms. Bouquenois commented that she has no issue with the pole barn, it's just the traffic.
- Mr. Kramer stated that he has no objections to Mr. Straw building a pole barn.
- Mr. Kramer also stated that we all have nice things that we don't want to leave in the weather and Mr. Straw should have a place to store his things.
- Mr. Zilka suggested that there should be a sign at the driveway entrance asking drivers to slow down.
- Mr. Zilka jokingly commented that "John Deere" was spelled incorrectly on Mr. Straw's application.
- Mr. Straw explained to the board members that he had volunteered to pave the drive years ago and the neighbors were opposed because they believed it would enable drivers to travel too fast. He also offered to put speed bumps on the paved drive but, they were also opposed to that idea as well.
- Mr. Straw Jr. stated that the millings will be ready to install in a week or so.
- Mr. Morris commented that this property was the most interesting of all because you cannot see his property.

Motion by Zilka supported by Morris to approve **BZA-2016-012; Straw** for a variance to Section 3.01(a)(3)d, Detached Accessory Building Size of the Zoning Ordinance to allow the total square footage of detached accessory buildings and structures to exceed 2,400 sq. ft. of floor area which will result in 4,217 sq. ft. of accessory buildings and structures on the 5.15 acre parcel for the construction of a pole barn.

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

E. **BZA-2016-013; Ricardo Tavares**, 28435 Leroy, requesting a variance from Section 3.05(a)(2), Fences, to allow a privacy fence in the front yard setback. The Zoning Ordinance requires that no fence shall be located in the front yard setback of a residential lot unless the dwelling on the adjacent lot does not front towards the same side street. DP# 80-143-02-0192-000

Ricardo Tavares, 28435 Leroy, Romulus, MI 48174 stepped forward as the petitioner to speak

- Mr. Tavares stated that he was requesting the approval to build a privacy fence in his backyard.
- Erik Breckinridge, contractor for Mr. Tavares, commented that he found some Google Earth images of the property showing that there was a wood privacy fence that was removed in the same place prior to Mr. Tavares purchasing this home. This would be the same place they wish to install a vinyl privacy fence.

Chairman Chandler closed the public 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 comment portion of the meeting and opened it up for comments or questions by the board members.

Let the record show that an affidavit has been shown and is on file.

- Chairman Chandler read into record comments received from the public notices that were sent out to surrounding neighbors.
  - 1<sup>st</sup> comment: From Richard Ream, 15925 Harrison, Romulus, MI 48174  
“I say no.”
- Mr. Tavares stated that a lot of neighbors asked him why he wanted to put a fence in his front yard. He explained to them that he has two front yards, being on a corner lot and once they realized this they understood. But, as far as why Mr. Ream is opposed, he is not sure. He believes that my Ream just doesn't understand the Ordinance.
  - 2<sup>nd</sup> Comment From Kim Manning, renter, 28533 Burning Tree, Romulus, MI 48174  
“Ok by me and the owners.”
- Mr. Chandler asked Mr. Tavares when he would install the fence.
- Mr. Tavares stated that he would have the fence installed as soon as he gets his permit.
- Mr. Morris commented that when he drove by the property, not realizing that there once was a privacy fence there, he wondered why the lot looked open.
- Mr. Tavares agreed with Mr. Morris and stated that one of his first purchases for his home was a privacy fence and that he has been sitting on this, not knowing that the fence was a zoning issue, and is eager to get this privacy fence installed.
- Mr. Chandler asked Mr. Tavares how long he has been at his residence.
- Mr. Tavares replied that he purchased his home in February.

Motion by Morris supported by Clark to approve **BZA-2016-013; Ricardo Tavares**, at 28435 Leroy to grant a variance from Section 3.05(a)(2), Fences, to allow a privacy fence in the front yard setback.

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

6. Old Business – None.

7. New Business

- A. Ms. Maise reminded the board members that they will have a special meeting on Monday, July 18, 2016 at 6:00 p.m.

8. Communications

A. City Planner's Status Report

- Ms. Maise informed the board members that there will not be a meeting in August.

9. Discussion

- Mr. Zilka acknowledged that the City of Romulus lost a good friend, Bob Youtsey, and he will be missed.

- Mr. Morris also commented that he knew Bob Youtsey his whole life. Bob was a lifelong resident and a good guy and will missed.

10. Adjournment

Motion by Long supported by Morris to adjourn at 9:00 p.m. Roll Call Vote: Ayes – Long, Morris, Zilka, Clark and Chandler. Nays – None. Motion Carried.

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Donald Morris, Secretary  
Zoning Board of Appeals

cw

*Sheldon Chandler, CHM #*  
*FOR DONALD MORRIS*