

4. Motion by Mientkiewicz supported by Clark to approve the minutes of the regular meeting of the Board of Zoning Appeals held on October 7, 2015; approval of the minutes of the special meeting held on October 15, 2015. Roll Call Vote: Ayes – Mientkiewicz, Clark, Morris, Long & Chandler. Nays – None.
5. Petitions
 - A. **BZA-2015-021; Dollar Tree/Bravada Plaza; 35769/35681 Van Born Road, DP #82-80-017-01-0069-707.** Requesting a variance from *Section 7.04(a) Schedule of Regulations – C-2 District of the Zoning Ordinance* to allow an 11 foot 5inch rear yard setback for the construction of a building addition; a rear yard setback of 25 feet is required.

Jason Curis, on behalf of Van Born Associates, LLC stepped forward as petitioner.

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

- Mr. Curis stated that the general summary of the proposed project is a 3,764 sq. ft. building addition at the rear of the property to accommodate the tenant space for Dollar Tree.
- Mr. Curis also stated that the center was constructed almost 10 years earlier and that there has not been any stable tenants, other than Jet's Pizza and Quest Diagnostics.
- Mr. Curis explained that the goal of Van Born, LLC was to bring in a national retailer like Dollar Tree to attract additional co-tenants to fill the empty spaces within 6 to 12 months.
- Mr. Curis stated that he is very excited to have Dollar Tree consider business at their site and within The City of Romulus.

Chairman Chandler closed the petition portion of the meeting.

Chairman Chandler asked if anyone wished to speak on the matter to please step forward.

Ms. Theresa Leaver of 35819 Van Born Road stepped forward.

- Ms. Leaver asked where the Dollar Tree would be placed in the plaza.
- Mr. Chandler asked Ms. Leaver if she was familiar with the plaza.
- Ms. Leaver replied that she was, she lives next door and she has people walking into her yard all the time from the plaza.
- Mr. Chandler stated that it would be placed at the far west end of Jet's Pizza.
- Ms. Leaver asked if it would be where Quest Diagnostic is now.
- Mr. Curis showed Ms. Leaver a drawing of the location and explained that quest would move east in the plaza and Dollar Tree would occupy the last 6 tenant spaces at the far west end of the plaza.
- Ms. Leaver stated that the addition would run right along her property.
- Ms. Leaver stated she has to call the police on several occasions due to people from the plaza running into her yard and wondered how much more trouble she would have with the new business.
- Mr. Chandler stated that he thought it might eliminate some of the problems Ms. Leaver has been having with trespassers.
- Mr. Chandler also explained to Ms. Leaver that she could call the police if she continues to have trouble with people coming into her yard.

- Ms. Leaver stated that she calls the police quite often.
- Mr. Curis stated that Van Born Associates, LLC has management that watches the building and he would give Ms. Leaver his card and she could call him if she continues to have problems with trespassers.
- Ms. Leaver asked Mr. Curis what the chances were of Dollar Tree encroaching onto her property.
- Ms. Leaver also asked if Van Born Associates, LLC would extend her fence at the property line.
- Mr. Curis explained that it was not their property to extend the fence line, it would be the neighboring property.
- Mr. Chandler asked Ms. Leaver how far her house was from the proposed building addition.
- Ms. Leaver replied that she wasn't exactly sure of the footage.
- Ms. Maise stated that if the commissioners looked at an aerial view (provided) of the proposed sight they could see Ms. Leaver's property adjacent to the proposed site.
- Mr. Chandler noted that the plans show trees and shrubbery would be planted at the site.
- Ms. Maise commented that some of the islands in the parking lot will be removed and the trees and shrubbery would be removed from the parking lot islands and replanted at the rear of the proposed site.
- Ms. Maise stated that at the rear corner of Ms. Leaver's property has existing heavy vegetation.
- Ms. Leaver commented that she once owned the property at Bravada Plaza and when she sold it one of the agreements was that the property would be lined with trees on the west side for privacy.
- Ms. Maise stated that the ARC Committee looked at the property to see if additional screening was needed but, they concluded that the property has existing dense vegetation.
- Ms. Leaver stated that is where the trespassers run through her yard, thinking that if they get through her yard they can get to her neighbors.
- Mr. Chandler asked Ms. Leaver if there was a fence in that location.
- Ms. Leaver stated that the fence doesn't go all the way down on her property line.
- Ms. Maise asked Ms. Leaver if when she sold the property had she asked for the screen wall to continue the entire length of the property's side lot for privacy.
- Ms. Maise commented that she believed that the fence was on Ms. Leaver's property.
- Ms. Leaver stated that the builders removed her fence and installed a new fence, but they didn't go all the way back with it.
- Ms. Maise referred to the original approved site plans and commented that she believed there was concern about privacy at that time but , the site plans was only approved for the screen wall in the rear and landscaping on the west side.
- Mr. Curis stated that the property was not built by a developer and that the property has existing issues. What he is trying to do is clean up the property but, cannot help or assist in what was done previously.
- Mr. Curis apologized for the unwarranted traffic but, general traffic through parking lots is common.
- Mr. Curis stated that they will be adding lights to the outside of the building and the addition so, his hope is that by doing so it will stabilize and control a lot of the existing traffic through the parking lot.
- Mr. Chandler asked Ms. Maise if there was supposed to be screening between the properties.
- Ms. Maise replied that there is existing screening between the properties. That she had pictures on her phone to show the commissioners if they wished to view them.
- Ms. Leaver stated that while watching trespassers in her yard from an upstairs window and on the phone to the Romulus Police she can tell them where to find the individuals.

- Ms. Maise commented that there should be a call placed to the Chief of Police in the morning to explain the problem Ms. Leaver is having.
- Mr. Chandler agreed and stated that the property is going to be developed and if she continues to have problems with trespassers she will need to call the police.
- Mr. Chandler suggested to Ms. Leaver that she install a fence in the area that the trespassers use to go through her yard.

Ms. Marlene Todd of 5852 Wayne Road stepped forward to speak

- Ms. Todd commented that she owns the vacant land that backs up to the Bravada Plaza property.
- Ms. Todd stated that when the plaza was being built, the builders tore her fence down on the property line but, never replaced it. They did install a screen wall and vegetation but, asked the commissioners if the previous builders can take a fence down and not replace it.
- Mr. Chandler asked Ms. Todd when the fence was taken down and the plaza built.
- Ms. Maise stated that it was built in 2004-2005.
- Mr. Chandler stated that at this point its history, not sure what can be done about it now.

Chairman Chandler closed the public comments portion of the meeting and opened it up to comments from the Board members.

- Mr. Clark asked Mr. Curis if new lights on poles will be installed.
- Mr. Curis replied yes.
- Mr. Clark asked Mr. Curis if the lights will be too bright to interfere with the neighbors.
- Mr. Curis replied no, the lights will be shining on the building and the parking lot to light better than it is now. The new lights will be LED, so the parking lot will be a little brighter.
- Mr. Chandler asked if the lights have shields on them.
- Mr. Curis also stated that there are candle fixture restrictions and that Dollar Tree will make sure the building will be lit to their standards nationally.
- Mr. Curis stated that the lights will be tilted down and he will make sure it doesn't affect the neighbors in a negative way.
- Ms. Maise asked Mr. Curis if there will be lights on the back of the building.
- Mr. Curis replied that there will be wall pack lights on the back of the building and addition.
- Mr. Chandler asked Mr. Curis where the trucks will be loading/unloading.
- Mr. Curis explained that the trucks will load/unload on the west side.
- Mr. Long asked Mr. Curis if the trucks will be delivering during normal business hours.
- Mr. Curis replied that the deliveries will occur during typical business hours.
- Mr. Long asked Ms. Maise if there was enough room for the delivery trucks on the west side of the building.
- Ms. Maise stated that it was a concern of hers and the ARC committee and with the help of the engineers and the fire department they proposed removal of some of the parking lot landscape islands to make additional room for the trucks.

Motion by Mientkiewicz supported by Morris to approve BZA-2015-021; Dollar Tree as part of Bravada Plaza; 35681 Van Born Road, in accordance with *Section 7.04(a) Schedule of Regulations*: a variance of 11.5 ft. rear yard setback for the construction of a 3,764 sq. ft. building addition. DP #80-017-01-0069-707 subject to the following conditions:

1. All current and future tenants must secure Certificate of Occupancies through the City of Romulus Building and Safety.
2. Reoccupancy applications for existing tenants must be submitted to the Building Department prior to the issuance of any building permits for the building addition.

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

6. Old Business –None.

7. Communications

A. City Planner’s Status Report

1. December there will be a temporary use request by Metro Airport for stockpiling and staging for reconstruction of a runway along Vining Road between the I-94 Service Drive and Northline Road.
2. Several variance requests for jimmy John’s restaurant at Wayne Road and Goddard Road.

8. Discussion

9. Adjournment

Motion by Long supported by Clark to adjourn at 7:27 p.m. Roll Call Vote: Ayes – Long, Clark, Morris, Mientkiewicz & Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals