

**MINUTES OF THE CITY OF ROMULUS SPECIAL MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, APRIL 15, 2015**

1. The meeting was called to order by Chairman Chandler at 3:00 p.m.
2. Roll Call Showing: Emery Long, Kenneth Mientkiewicz, Donald Morris, Melvin Zilka & Sheldon Chandler
Also in attendance: Carol Maise, City Planner, & Bobbie Marcell, Secretary
3. Motion by Zilka supported Mientkiewicz to approve the agenda as presented.
Roll Call Vote: Zilka, Mientkiewicz, Long, Morris & Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
 2. Roll Call
 3. Approval of Agenda
 4. Petitions
 - A. BZA-2015-004; **Header Products, 11850 Wayne Road** DP #80-082-99-0006-700 requesting variances as follow:
 1. A variance to *Section 8.04* to allow building lot coverage of greater than 35% for a proposed building addition.
 2. A variance in accordance with *Section 20.04* to allow the expansion of a non-conforming use (industrial building greater than 80,000 sq. ft.).
 5. Old Business
 6. New Business
 7. Communications
 8. Discussion
 9. Adjournment
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4. Petitions
 - A. BZA-2015-004; Header Products 11850 Wayne Road Header Products, requesting a variance to *Section 8.04* to allow building lot coverage of greater than 35% for a proposed building addition. Also, a variance in accordance with *Section 20.04* to allow the expansion of a non-conforming use (industrial building greater than 80,000 sq. ft.) DP# 82-80-082-99-0006-700.

Wayde Hoppe, Architect representing Header Products stepped forward on behalf of the petitioners

- Mr. Hoppe restated that the petitioners own the building at the Northwest corner of Wayne and Grant. The site is about 5.3 acres, the building measures roughly ninety one thousand (91,000) square feet existing. They would like to expand their services and have additional space to do that because it requires additional area for a new press. They have a courtyard that is existing and they would like to fill in the courtyard with a building that is approximately four thousand three hundred (4,300) square feet in area. Currently, the City's zoning ordinance restricts M-1 district buildings to eighty thousand (80,000) square feet, and previous to this proposed construction, the building exceeded that. That means that it needs to have special land use, but the building never had required special land use, so we are seeking a variance to that. Secondly the building at ninety-one thousand (91,000) square feet exceeded the 35% maximum lot coverage, in 1994 was granted a variance to be up to 38% lot coverage. Today, with our proposed new addition, we would be at 38.2% lot coverage and therefore seeking a variance to that as well.
- Mr. Chandler thanked Mr. Hoppe and asked with this being non-conforming, is that part of the variance
- Ms. Maise responded it is, as he had mentioned, the eighty thousand (80,000) square feet, it's not that it is not allowed, it's allowed as a special land use. During the time that this building was being expanded there were several additions I believe and it was above eighty thousand (80,000) sq. feet, but that ordinance wasn't in effect. Now that it is in effect, in accordance with ordinance *20.04* it basically says that expansions are allowed, they are just subject to approval by the Board of Zoning and Appeals. That's why it is here. A procedural thing, it's really not a variance, it's a procedural matter that in order to process this, this particular one in addition to having that stipulation on it, they also need a variance for the lot coverage.
- Mr. Chandler clarified so we have two variances basically. One is a variance to *section 8.04* to allow lot coverage greater than 35% for their proposed building addition and a variance in accordance with *section 20.04* to allow the expansion of non-conforming use, industrial building greater than eighty thousand (80,000) sq. ft.

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

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

- Mr. Morris asked what number we were up to on the first variance as far as percentage.
- Mr. Hoppe responded that it is up to 38.2%
- Mr. Morris questioned the second variance
- Mr. Hoppe stated that the existing variance allowed it to go to 38% now we will be bumping it up to 38.2%
- Mr. Morris asked that the second one, the non-conforming industrial, it was greater than eighty thousand (80,000) what is it up to now
- Mr. Hoppe stated that we are up to ninety one (91,000) currently, when we put the addition on we will be at 95 and some change

- Mr. Morris stated that he just wanted to get the figures
- Mr. Hoppe responded sure
- Mr. Mientkiewicz clarified that the building addition would not affect their parking area at all, as far as employees and stuff so that there is no problem there
- Mr. Hoppe responded no, there are no proposed additional jobs being added, they are putting in a new press and relocating two additional presses that are already in the building that would fit better in this space
- Mr. Chandler asked this addition will hold a press
- Mr. Hoppe clarified it will hold three (3) presses, the production of the parts would work better if all three of them were in one room, so it made sense to cluster them all together.
- Mr. Chandler asked if it was a new product
- Mr. Hoppe responded it is a new product, yes
- Mr. Chandler stated that is always good news
- Mr. Hoppe responded it is
- Mr. Morris asked, if granted this, when would this all be finished
- Mr. Hoppe stated that their building permit is already approved and it is contingent upon what happens here today and we are ready to move, it needs to happen this summer
- Mr. Morris stated so this summer
- Mr. Hoppe restated it needs to happen this summer, since it has to do with the contract time
- Mr. Long questioned if there would be any noise violations produced by the addition
- Mr. Hoppe responded that there will be no additional noise above what the manufacturing plant currently does. Again they are relocating two presses that are already there and the third press, the new press, is similar, so it will be the same process
- Mr. Long stated that was his only concern
- Ms. Maise added that in her report on page three, as part of the review for the variance was a site plan review that is going on concurrently. They are awaiting the outcome of this variance in order to finish off that report and as he said he will go right over to the Building Department and be able to pick up his building permit. The landscaping, it being a rather well landscaped site, the existing stuff looks great, but there are a few gaps so, as part of bringing it a little closer to compliance, with the special land use, the current requirements of the ordinance, we are recommending a few trees in the front greenbelt and then a few on the back over on the Sidney side where it abuts residential. She stated she wasn't sure if they had a moment to get out there, but there were some gaps where you can look right in and so it's really a matter of planting some evergreen trees in there to add a little bit more screening. So we respectfully ask those requests as listed in the motion
- Mr. Chandler stated that the corner always looks nice
- Mr. Hoppe added that there are gaps on the west side that he agrees need to be filled in, on the east side they had trees there but some of them were planted in the easement for the gas line and they made them cut them down. He stated they are willing to put more trees but must stop in the right of way where the pipeline crosses the right of way.
- Ms. Maise agreed with respecting the right of way limitations
- Mr. Hoppe agreed to put landscaping in any area requested that they are able to

Motion by Morris supported by Zilka to approve BZA-2015-004; Header Products 11850 Wayne Road Header Products, requesting a variance to *Section 8.04* to allow building lot coverage of greater than 35% for a proposed building addition. Also, a variance in accordance with *Section*

20.04 to allow the expansion of a non-conforming use (industrial building greater than 80,000 sq. ft.) DP# 82-80-082-99-0006-700 subject to the following conditions:

1. Administrative site plan approval
2. The inclusion of at least three (3) trees on Wayne Road and trees provided in the gaps on Sidney for complete screening.

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

5. Old Business - None
6. New Business - None
7. Communications - None
8. Discussion

- Ms. Maise commented that there is a meeting in May, May 6th. One case came in
- Mr. Mientkiewicz stated he may be unable to attend and may require a sub in his place
- Ms. Maise thanked him for the notice

9. Adjournment

Motion by Long supported by Mientkiewicz to adjourn at 3:15 p.m. Roll Call Vote: Ayes – Long, Mientkiewicz, Morris, Zilka & Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals