

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, APRIL 1, 2015.**

1. The meeting was called to order by Chairman Chandler at 7:07 p.m.
2. Roll Call Showing: Emery Long, Kenneth Mientkiewicz, Don Morris, Melvin Zilka and Sheldon Chandler

Also in attendance: Carol Maise, City Planner and Bobbie Marcell, Secretary
3. Motion by Mientkiewicz supported by Morris to approve agenda. Roll Call Vote: Ayes – Mientkiewicz, Morris, Zilka, Long, & Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. Approval of the minutes of the regular meeting of the Board of Zoning Appeals held on March 4, 2015.
5. Petitions
 - A. **BZA-2015-001; Sunoco Logistics**
Location: **7200 Inkster**
 27745 Ecorse, 7200 Inkster, 7540 Woodside and Parcel #045-99-0013-700

Request: A variance to *Section 13.03(b)(1)* to allow a fence height of 9 feet; 8-foot high fences are permitted.
 - B. **BZA-2015-003; D&G Building – 28275 Northline Building Addition**

Location: **28275 Northline**
 #80-097-99-0004-703

Request: A variance to *Section 8.04* to allow building lot coverage of 39.91% (up to 35% coverage is allow) and 84% total impervious surface coverage (up to 75% total coverage is allowed) for a proposed building addition
6. Old Business
7. Communications
 - A. City Planner’s Status Report
8. Discussion

9. Adjournment
4. Motion by Mientkiewicz supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on March 4, 2015. Roll Call Vote: Ayes – Mientkiewicz, Long, Zilka, Morris & Chandler. Nays – None. Motion Carried.
5. Petitions
 - A. BZA-2015-001; **Sunoco Logistics** 27745 Ecorse, 7200 Inkster, 7540 Woodside and Parcel #045-99-0013-700 A variance to *Section 13.03(b)(1)* to allow a fence height of 9 feet; 8-foot high fences are permitted.

David Bonamy, Site Manager for Sunoco Logistics, 7200 Inkster came forward as the petitioner and gave a brief overview of the proposed project at Sunoco Logistics.

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

Chairman Chandler asked if anyone wished to speak on this matter. There were no comments from the public.

- Ms. Maise noted that she received a phone call from an individual that owns property in close proximity to the Sunoco facility that was inquiring about the project. She doesn't live in the area but was happy to hear that there would be landscaping put in front of the fence. She understood that the site needs to be secured.

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

- Mr. Morris asked if there is already a nine (9) foot high fence around the property.
- Mr. Bonamy responded that there is an existing eight (8) foot high fence and with the added barbed wire it will make it a nine (9) foot high fence.
- Mr. Morris asked if the recently purchased parcels had any fencing.
- Mr. Bonamy responded that those parcels were not fenced off at all.
- Mr. Morris clarified that the requested variance was for the recently purchased property only.
- Ms. Maise explained that the use of the barbed wire for the new fence was a waiver that was granted by the Planning Commission and that's why the Planning Commission minutes were included in the packet. Adding the barbed wire increased the height to nine (9) feet and only eight (8) feet are allowed.
- Mr. Chandler stated that he knows barbed wire on the top of the fence is likely for security, but he wanted the petitioner to explain the reasoning for it.
- Mr. Bonamy stated that they are not only regulated by EMSA, but also regulated by OSHA. They fall under a PSM (Process Safety Management) which is health, safety and security. It is a security measure to make sure their people stay in the fence and the general public stays out. While there are bolt cutters and things of that nature they must do everything they can to keep the general public from gaining access to the site. There is nothing to cause immediate danger but if someone got into the site, they could potentially cause a lot of harm not only to themselves, but to the property and the surrounding areas.
- Mr. Chandler asked about the berm within the property.

- Mr. Bonamy replied that the high berms are brine ponds. They are a cavern facility and they store NGL's, mainly butane in the caverns. It's a pond that allows the storage of brine. They're lined and regulated through the EPA and MDEQ. He thinks they have been there since the facility was built back in the sixties.

Motion by Zilka, supported by Morris to approve the variance for **BZA-2015-001; Sunoco Logistics** 27745 Ecorse, 7200 Inkster, 7540 Woodside and Parcel #045-99-0013-700 to allow a variance to *Section 13.03(b)(1)* to allow a fence height of 9 feet; 8-foot high fences are permitted.

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

- B. **BZA-2015-003; D&G Building – 28275 Northline Building Addition #80-097-99-0004-703** A variance to *Section 8.04* to allow building lot coverage of 39.91% (up to 35% coverage is allowed) and 84% total impervious surface coverage (up to 75% total coverage is allowed) for a proposed building addition.

Matt Madden, Architect with Gillett Associates Architecture and Lalit Goel, CEO of Aerostar stepped forward as the petitioners. Mr. Madden gave a brief overview of the project.

Chairman Chandler asked if anyone wished to speak on this matter. No one stepped forward. 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. Zilka informed the Board that the petitioner was before the Planning Commission for site plan approval and there was a discussion about the mess in the back of the building. The applicant stated that they would clean it up and also they are working with the neighbor to the east on an agreement to share the driveway. He asked if that had been worked out.
- Mr. Madden responded yes, it has.
- Mr Zilka commented that the addition will take care of some of the outside storage since it will be brought inside.
- Mr. Morris asked what was in the building.
- Mr. Madden responded that they tool metal parts for the automotive industry. He introduced the owner to explain better what they actually do.
- Mr. Goel explained that they are in a growth mode and some things are kept outside of the building simply because they are running out of space. They are trying to build and expand. Right now they do CNC machining and assembly which supplies to the truck, tractor and automotive markets. They have around 140 - 150 employees and this addition will allow them to bring more employees to Romulus.
- Mr. Long asked Mr. Goel if the parking will be expanded.
- Mr. Goel responded yes, the parking will be all around the building. They are currently running out of space. They have employed about thirty (30) to forty (40) people in the last eighteen (18) months, so they are definitely running out of parking.
- Mr. Long questioned if that would be coming in with this expansion of the building.
- Mr. Goel responded yes.
- Mr. Chandler stated he thought it may have been addressed on the site plan.

- Ms. Maise verified that yes it is on the site plan.
- Mr. Morris responded that it was probably handled by the Planning Commission.
- Ms. Maise stated that there is new parking along the front and some along the side of the building. This is one of the reasons why they need variances. Being an existing site, they want to keep the addition in proportion with and along the same building lines as the existing building and that pushed them beyond the percent coverage limits of the ordinance.
- Mr. Chandler said that he felt that the existing building is a good looking building and he asked if the addition would be similar to that.
- Mr. Madden answered they are going to try to match it exactly. There will be a similar entrance in the middle of the building as well, so it will all look the same.

Motion by Morris, supported by Zilka to approve the variance for BZA-2015-003; **D&G Building – 28275 Northline Building Addition** to allow the variance to *Section 8.04* to allow building lot coverage of 39.91% (up to 35% coverage is allow) and 84% total impervious surface coverage (up to 75% total coverage is allowed) for a proposed building addition. DP# 82-80-097-99-0004-703

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

6. Old Business – none.

7. Communications

- Mr. Zilka wished everyone a happy Easter.

A. City Planner's Status Report

- Mr. Chandler stated that the development activity is looking good.
- Ms. Maise responded that things are busy right now. It's good to have businesses like the previous applicant that are expanding and staying in the city. Sunoco is also doing some additional accessory improvements and a site plan was just reviewed for them.
- Ms. Maise reminded the Board about the special meeting scheduled for April 15th. This is another existing business that is doing a building expansion and a lot coverage variance is needed.
- Mr. Chandler noted that as he was out looking at the two sites for tonight, he noticed that the business activity on the east side of the airport was impressive.
- Ms. Maise responded that the regular meeting scheduled for May 6th, there is a new trucking company coming in on Northline and they need a variance.
- Mr. Chandler asked if that was on the other side of the airport.
- Ms. Maise stated on the east side of the airport on the north side of Northline between Middlebelt and Harrison.
- Mr. Long verified that the special meeting was at 3 o'clock.
- Ms. Maise said yes.

8. Discussion – None

9. Adjournment

Motion by Long supported by Mientkiewicz to adjourn at 7:25 p.m.

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

bm



Donald Morris, Secretary
Zoning Board of Appeals