

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JANUARY 7, 2015.**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Emery Long, Donald Morris, Kenneth Mientkiewicz, Melvin Zilka and Sheldon Chandler
Also in attendance: Carol Maise, City Planner
3. Motion by Zilka supported by Morris to approve revised agenda. Roll Call Vote: Ayes - Zilka, Morris, Mientkiewicz, 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 November 5, 2014.
5. Petitions
 - A. BZA-2014-016; Global Signs and Awning for Howard Johnson, 31119 Flynn Drive, requesting a variance to *Chapter 48 SIGNS sec. 48-7, Table 48-7* of the City of Romulus Code of Ordinances to allow a changeable message sign to exceed 30 sq. ft. and to allow total sign area of 334 sq. ft. (128 sq. ft. total is allowed) DP# 82-80-121-99-0009-000.
6. Old Business
7. New Business
 - A. Election of officers for Chairman, Vice-chairman and Secretary.
8. Communications
 - A. City Planner's Status Report
 - B. Minutes of the regular meeting of the Planning Commission held on November 17, 2014.
9. Discussion
10. Adjournment
4. Motion by Mientkiewicz supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on November 5, 2014. Roll Call Vote: Ayes – Mientkiewicz, Long, Morris, Zilka & Chandler. Nays – None. Motion Carried.
5. Petitions

- A. BZA-2014-016; BZA-2014-016; Global Signs and Awning for Howard Johnson, 31119 Flynn Drive, requesting a variance to *Chapter 48 SIGNS sec. 48-7, Table 48-7* of the City of Romulus Code of Ordinances to allow a changeable message sign to exceed 30 sq. Ft. and to allow total sign area of 334 sq. ft. (128 sq. ft. total is allowed) DP# 82-80-121-99-0009-000.

A representative of Global Signs and Awning and Robert Hannah, Hotel Manager of Howard Johnson came forward as the petitioners.

- Mr. Hannah explained they are petitioning for a sign below the existing sign located at Howard Johnson.
- Mr. Chandler clarified that the request is for a variance to Section 48-7 of the Sign Ordinance, specifically for a fifty (50) sq. ft. electronic changeable message sign since the ordinance allows a changeable message sign up to thirty (30) sq. ft. if part of a permitted sign structure. The existing sign was permitted as part of a variance granted October 3, 2012. The variance allowed the height of the sign to be 33.3 feet where a twenty (20) foot high sign is allowed and 256 sq. ft. in size, where 128 sq. ft. sign is allowed. He recognized there were two (2) variances required.
- Ms. Maise included that the petition came in for the size of the changeable sign only, but because of the previous variance that was granted, a second variance to the overall size of the size is also needed.
- Mr. Chandler clarified that they were before the board previously in 2012. He stated that it is basically the same sign; they are simply adding an electrical reader board with type. He asked if the petitioner had reviewed the recommendations by the City Planner. The Planner's recommended he design of the digital changeable message sign be revised for greater compatibility with the existing sign.
- Ms. Maise referenced her report and particularly the picture of the old sign which belonged to Ramanda. In 2012 when the hotel changed from Ramada to Howard Johnson and the variances were granted for area and height, the electronic message part was removed. Looking at the previous sign, staff liked the message component flush and symmetrical as opposed to it looking like it was added on.
- Mr. Chandler asked what they were planning to do to make the sign more compatible. He asked if the picture that was provided is what the actual sign will look like.
- Ms. Maise clarified that the picture is how the sign currently looks. The suggested dimensions were calculated at 28 inches by 192 inches. One hundred ninety-two (192) inches is the width of the existing sign which would making it smaller than the sign proposed but it would put it in proportion with the rest of the sign and lessen the amount of variance needed. They would still need a variance but it would put the message sign within the existing sign making it more compatible.
- Mr. Morris asked if they have been apprised with that information. Did they know they would be reducing the sign width instead of it sticking out on the edges.
- Mr. Zilka questioned if the applicant received a copy of the recommendations and asked if they were aware of the proposed changes.
- Ms. Maise answered that they were in receipt of the information.
- Mr. Hannah asked if Ms. Maise's recommendations would make the sign better.
- Mr. Chandler inquired if it was two sides of the sign.
- Mr. Hannah replied just one side.
- Mr. Long stated the side facing the road.
- Mr. Chandler said he misunderstood that it was actually only one side of the sign.
- Mr. Morris asked if two variances will need to be granted.

- Ms. Maise stated that two variances are needed. One is for the changeable message sign size, which is now only thirty seven (37) square feet noting that they are allowed thirty (30) square feet. Initially they requested fifty (50) square feet but with the change in narrowing it down to thirty seven (37) square feet they need only a seven (7) square foot variance. The second variance is for the overall size of the size since a variance had previously been granted to allow a sign larger than the ordinance allowed.
- Mr. Chandler asked for any further questions, comments or concerns.
- Mr. Long made a recommendation based on an existing sign at another location he could not recall. He had an issue with the colors of the electronic message portion of the sign.
- Ms. Maise stated that there are still issues with the sign that belongs to America's Best Value Inn on Merriman Rd. and that they are not adhering to the conditions of approval for their variance, specifically with regards to change in color. The Building Department has the complaint on record and they are working to make contact with owners to resolve the issue.
- Mr. Long asked if recommendations regarding Howard Johnson are the same.
- Ms. Maise replied that they are the same conditions which are conditions of the ordinance including: the duration shall not exceed thirty (30) seconds, the content shall consist of letters and logos only and the colors shall be limited to red, orange or yellow with a black background.
- Mr. Hannah agreed to Howard Johnson following the rules that have been given to them.
- Ms. Maise clarified that the Board was referring to another sign that has not been in compliance with the original conditions of variance approval that they were given.
- Mr. Chandler asked when the sign would be installed.
- Mr. Hannah stated weather permitting; he'd like to start as soon as the variance is granted.

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

Motion by Long, supported by Morris to approve the variances for BZA-2014-016 for Global Signs and Awning on behalf of Howard Johnsons at 31119 Flynn Drive to allow an increase in total sign area and in changeable message sign area as follows:

1. The design of the digital changeable message sign must be revised for greater compatibility with the existing sign.
2. The changeable message area must be reduced to 28" x 192" and incorporated into the existing sign structure. The resulting area of changeable message signage will be 37 sq. ft. (per side) and the overall sign area will be 300 sq. ft. total area.
3. All conditions of Table 48-7 for changeable message signs must be met including:
 - a. Minimum duration of message on-time shall not exceed 30 seconds.
 - b. The message shall only consist of letters and logos.
 - c. Signs which convey the appearance of movement or animation of message or picture in any form shall not be permitted. Scrolling or flashing shall not be permitted.
 - d. When any part of the message display is not working properly, the use of the ERB sign will be discontinued until the repairs are made.
 - e. ERB signs shall not be allowed within 300 feet of an intersection or interchange of collector or arterial roadways.
 - f. ERB displays shall have a black background.
 - g. ERB signs shall be limited to one of the following colors: red, orange, or yellow.
 - h. ERB signs shall have a minimum separation distance of 100 feet from any other ERB sign.

The subject property is located at 31119 Flynn Drive. DP# 82-80-121-99-0009-000. Roll Call Vote: Ayes- Long, Morris, Mientkiewicz, Zilka & Chandler. Nays – none. Motion Carried.

6. Old Business

- Ms. Maise mentioned that the case they had previously tabled will be back on the agenda in February and that so far, the petitioner has not provided the city with any additional information.

7. New Business

- A. Election of Officers. Mr. Chandler mentioned the election of officers for Chairman, Vice-chairman and Secretary.

Motion by Zilka supported by Long to maintain assignment of existing officers as follows: Mr. Chandler for Chairman, Mr. Mientkiewicz for Vice Chairman and Mr. Morris for Secretary. Roll Call Vote: Ayes – Mr. Zilka, Mr. Long, Mr. Morris, Mr. Mientkiewicz and Mr. Chandler. Nays – none. Motion Carried.

8. Communications

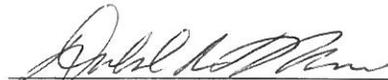
- Ms. Maise stated the status report is lengthy due to the end of the year clean up. A lot of cases are completed and others are finishing up. Two applicant meetings were recently held, there have been many inquiries about potential development.
- Mr. Chandler asked when the project on Vining Rd. will be started and stated that he imagined a lot of work will come their way when that is started.
- Mr. Zilka asked if we are still discussing the mall with the developers.
- Ms. Maise responded that they continue to work with the developers and they could be reviewing a site plan in February.
- Ms. Maise informed the Board that the fence case tabled in November will be on their February agenda along with another fence case.
- Mr. Chandler mentioned the minutes from November 17, 2014, item nine (9) under discussion, a resolution for the memory of Fred Junior Block and he asked the members of the Board to sign the resolution, first reading it aloud.
- Mr. Morris asked if anyone could recall how long he served on the commission.
- Mr. Chandler replied that he was on the Planning Commission and Zoning Board for a long time. He also stated that he was a councilman for years.
- Mr. Long asked if there has been any activity with the food service supplier (McLane)
- Ms. Maise stated the site plan has expired. They still own the property but if they do decide to come back they will come back with a new site plan, possibly something different.
- Mr. Zilka noted he had heard through the grape vine that they were looking at additional property across the street from their current location.
- Mr. Morris asked if this is still in Romulus.
- Mr. Zilka replied that yes it is still in Romulus.
- Ms. Maise brought to the Board's attention the flyer on various training seminars that they may be interested in.

9. Discussion - None

10. Adjournment

Motion by Zilka supported by Mientkiewicz to adjourn at 7:25 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Long, Morris & Chandler. Nays – None. Motion Carried.

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Donald Morris, Secretary
Zoning Board of Appeals