

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

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Emery Long, John Clark, Melvin Zilka, Kenneth Mientkiewicz and Sheldon Chandler  
Also in attendance: Carol Maise, City Planner, and Bobbie Marcell, Secretary
3. Motion by Zilka supported Long to approve the agenda as presented; Roll Call Vote: Zilka, Long, Mientkiewicz, Clark and 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 June 3, 2015.
5. Petitions
  - A. **BZA-2015-011; Adar Realty (Cardinal Health)**  
Location: **10725 Harrison**  
DP #80-052-99-0002-707  
Request: A variance to *Section 8.04* to allow parking to extend into the front yard setback. A 40-foot setback is required and 28-foot front setback requested.
  - B. **BZA-2015-012; Joshua Cruz**  
Location: **16546 Jessica**  
DP #80-140-02-0049-000  
Request: A variance to *Section 12.05* to allow a concrete patio to extend into the required front yard (exterior side yard) along Becky Lane; the ordinance allows an encroachment of 10 feet into the required front yard and an encroachment of 26 feet 8 inches is proposed. A variance of 16 feet 8 inches is requested.
6. Old Business
7. Communications
  - A. City Planner's Status Report

8. Discussion
9. Adjournment
4. Motion by Zilka supported by Clark to approve the minutes of the regular meeting of the Board of Zoning Appeals held on June 3, 2015; Roll Call Vote: Ayes – Zilka, Clark, Long, Mientkiewicz and Chandler. Nays – None. Motion Carried.
5. Petitions
  - A. BZA-2015-011; **Adar Realty (Cardinal Health); 10725 Harrison** A variance to *Section 8.04* to allow parking to extend into the front yard setback. A 40-foot setback is required and 28-foot front setback requested. DP# 80-052-99-0002-707

John Romano of D&G Building Company stepped forward as petitioner on behalf of the building's landlord, Adar Realty.

- Mr. Romano explained that a variance to the front yard setback for car parking is requested. Cardinal health is consolidating their other locations to the Harrison building and they are in need of additional employee parking. They are requesting a variance to allow an additional fifteen (15) spaces along the front setback to accommodate their needs.
- Mr. Chandler specified that the variances requested are for *Section 8.04(a)* and *11.12(d)(4)* to allow for a parking lot expansion to encroach into the required front setback of sixty (60) feet. A variance of twenty eight (28) feet is requested.

Chairman Chandler closed the petition portion of the meeting.

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 the matter to please step forward.

- Ms. Phillipa Matakas explained that she is an owner of parcels of property on Goddard near the project and also a property at 10100 Harrison. She requested to see the projected plans.
- Mr. Romano presented the projected plans to Ms. Mitakas. He explained that they are asking for the variance in advance to install an additional thirty seven (37) spaces in the future.
- Ms. Matakas explained that the existing berm that is on the property empties water onto her property which leaves it very wet and muddy. She asked Mr. Romano if he will be leaving the trees there.
- Mr. Romano replied that they are actually working with the City Planner to leave the existing trees and add more across the front based on the requirements of the ordinance.
- Ms. Sandra Parker, 28079 Goddard asked about the size of the parking spaces.
- Mr. Romano said that they are twenty (20) feet in length and ten (10) feet wide.
- Ms. Parker was happy with his explanation.
- Mr. Chandler read information regarding the site obtained from the Planner's Report.

- Ms. Maise added that the picture in the packet shows that the parcel is very unusually shaped. She also noted that there was a parking lot addition that was proposed in 2001 along Harrison that was never built.

Chairman Chandler closed the public comment portion of the meeting and opened it up to discussion from the board members.

- Mr. Zilka stated that he doesn't see where the expansion will interfere because there are other variances in that area where parking is similar to what is asked for in the current variance.
- Mr. Mientkiewicz asked Mr. Romano to give some background on the landscape proposed to be between the parking and Harrison Road.
- Mr. Romano asked for help from Carol in regards to the ordinance but to the best of his understanding there will basically be hedge screening to block the lights and screen the cars from the road. It will be a combination of some hedge and small deciduous trees.
- Ms. Maise commented that when the administrative review of this project was done, it was noted that they would need to look at what would fit between the existing trees. The plans need to be revised and if the variance is granted she informed the Board that they can review that administratively. There are some street trees there and a berm however more review was need to make sure that there is screening of the headlights with a hedgerow or knee wall or small fence along with plantings.

Motion by Zilka, supported by Mientkiewicz to approve **BZA-2015-011; Adar Realty/Cardinal Health at 10725 Harrison** to allow parking to extend into the front yard setback. A 40-foot setback is required and 28-foot front setback requested. The variance is subject to:

1. Submittal of the revised site plan for ARC review and approval.
2. Addition of landscaping along the Harrison Road frontage to meet the requirements of *Section 13.02(c) and 13.02(h)(3)*.

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

- B. **BZA-2015-012; Joshua Cruz 16546 Jessica DP#80-140-02-0049-000.** A variance to *Section 12.05* to allow a concrete patio to extend into the required front yard (exterior side yard) along Becky Lane; the ordinance allows an encroachment of 10 feet into the required front yard and an encroachment of 26 feet 8 inches is proposed. A variance of 16 feet 8 inches is requested.

Mr. Joshua Cruz, 16546 Jessica Lane. stepped forward as petitioner.

- Mr. Cruz explained that he is requesting a variance for a patio that would be installed in what he considers his back yard. He has a corner lot and frontage on two streets. He stated that he was permitted last year to install a privacy fence and the patio would be completely screened by the fence. He explained that he would like to extend the patio from his existing deck to the fence to have one cohesive patio.

Chairman Chandler closed the petitioner portion of the meeting and asked for anyone wishing to speak on the matter, seeing no one closed the public comment portion of the meeting.

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

Chairman Chandler opened the meeting to questions and comments from the board members.

- Mr. Chandler clarified that a swimming pool is being built.
- Mr. Cruz responded that one will be constructed and the swimming pool will be on the other side of the yard. The patio is an extension of the patio that has already been permitted to go around the swimming pool.
- Mr. Chandler commented that it is going to be nice and it is a nice place.
- Mr. Mientkiewicz asked where the swimming pool would be going.
- Mr. Cruz replied that the swimming pool will be on the right hand side of the deck and the requested patio will be on the left hand side of the deck. Mr. Cruz asked if the drawing he has would be helpful.
- Mr. Chandler clarified that the deck would be to the rear of the garage.
- Mr. Cruz responded that is absolutely correct.
- Mr. Chandler asked if it was an in ground pool.
- Mr. Cruz stated that it is an in ground pool.
- Mr. Mientkiewicz stated that when he was out at the location he noticed a section of the vinyl privacy fence was missing and asked if it will be repaired or replaced.
- Mr. Cruz explained that the missing portion is to allow the excavator to get through. With the gate being four (4) feet and the privacy fence being eight (8) feet, the panel has been removed by the fence company to allow the excavator to get in to dig the hole. The fence company is on retainer to put that panel up as soon as the excavating is done.
- Mr. Mientkiewicz clarified that the new patio will simply be a cement slab.
- Mr. Cruz responded that he was correct.
- Mr. Long asked if the roads in the subdivision were maintained by the city or if they were a part of an association which contracted out the maintenance. He was wondering about snow removal because he had noticed the house is described as a condominium subdivision.
- Mr. Cruz apologized saying he is unsure of who maintains snow removal.
- Mr. Long asked if he pays an association fee or anything.
- Mr. Cruz stated that there is no association.
- Ms. Maise stated that they are site condominiums, which is how they were developed but it has the look of a subdivision; it is only a form of ownership.
- Mr. Long responded that the reason he had asked that question is because he didn't want to grant approval if he would be in violation of any association ordinances.
- Mr. Cruz reassured Mr. Long that there was no association.
- Mr. Mientkiewicz clarified that there is no door to the new patio, but there is a door off the back of the garage.
- Mr. Cruz stated that was correct and explained that the ability to be able to access the particular patio is from the deck, walking down to a sidewalk that will connect the deck and the patio.
- Mr. Mientkiewicz asked if the entrance to the patio was from the doorwall.
- Mr. Cruz responded that he was correct.

Motion by Long, supported by Zilka to approve BZA-2015-012; Joshua Cruz 16546 Jessica; a variance to *Section 12.05* to allow a concrete patio to extend into the required front yard (exterior side yard) along Becky Lane; allowing a variance of sixteen (16) feet eight (8) inches.

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

6. Old Business - None

7. Communications – None

A. City Planner’s Status Report

- Ms. Maise stated that it is likely that there will be a meeting in August though it is not on her report because they have not yet officially submitted. There is a potential for four (4) variances for August.
- Mr. Chandler commented that business is picking up.

B. Discussion

- Mr. Zilka wished everyone a happy and safe Fourth of July and wished everyone to have a wonderful time.
- Mr. Chandler congratulated Mr. Clark on his reappointment to the Board of Zoning and Appeals for another three (3) years.

C. Adjournment

Motion by Mientkiewicz supported by Long to adjourn at 7:29 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long, Clark, Zilka and Chandler. Nays – None. Motion Carried.



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Donald Morris, Secretary  
Zoning Board of Appeals