

**MINUTES OF THE CITY OF ROMULUS SPECIAL MEETING OF THE  
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MAY 22, 2015**

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

Agenda

1. Pledge of Allegiance
  2. Roll Call
  3. Approval of Agenda
  4. Petitions
    - A. BZA-2015-005; **Northfield Trucking**; Northline between Middlebelt and Harrison DP# 82-80-095-99-0026-000 and 82-80-095-99-0027-000 requesting a variance to *Section 8.04(b)(7)* to the 25-foot natural features setback requirement.
  5. Discussion
  6. Adjournment
4. Petitions
    - A. BZA-2015-005; **Northfield Trucking**; Northline between Middlebelt and Harrison DP# 82-80-095-99-0026-000 and 82-80-095-99-0027-000 requesting a variance to *Section 8.04(b)(7)* to the 25-foot natural features setback requirement.

Motion by Zilka, supported by Morris to remove BZA-2015-005: Northfield Trucking from the table, which was tabled at the May 6<sup>th</sup>, 2015 BZA Meeting.

Roll Call Vote: Ayes: Zilka, Morris, Clark, Allison and Chandler. Nays: None – Motion Carried.

Leigh Ann Frederick, 2191 Edsel Street, Trenton, MI; owner of Northfield Trucking and Exclusive Truck and Trailer Repair, LLC. came forward as the petitioner.

Ms. Frederick provided a short presentation regarding the wetland setback on her site location.

Chairman Chandler, seeing no one in the audience closed the public comments portion of the meeting and opened the meeting to discussion from the board members.

- Mr. Chandler asked if there was supposed to be a zoning change on this property.
- Ms. Maise explained the zoning changes from M-1 to M-2 and she noted it will be effective in June.
- Mr. Chandler commented that he noticed it was noted in the recommendations and he questioned who designated the area as wetlands.
- Ms. Maise responded the MDEQ, Michigan Department of Environmental Quality.
- Mr. Chandler further questioned that once the state determines the wetland area, do they turn it over to local authority?
- Ms. Maise explained that some activities in the wetlands require a permit and she asked Ms. Frederick is she was required to get a permit from the MDEQ.
- Ms. Frederick stated no.
- Ms. Maise noted that the reason the wetlands along the side of the property are regulated is likely because of its contiguousness to the rest of the wetland area. Had they been proposing the building in rear of the property, they would have had to get a permit from the MDEQ. This area (along the west property line) is only regulated because it is contiguous with the larger wetland area.
- Mr. Morris stated that he understands about the paving but why the 5-foot setback. He asked if they had any idea how far the wetlands are actually encroaching.
- Ms. Frederick replied that they were not within 25 feet and she believed they may be within 10 feet.
- Ms. Maise referenced the map that is on page 4 of her report which shows the wetland area connecting to the back; it goes right up to the parking lot in the back and like she said it's probably between 5 and 10 feet. The development is not in the wetlands, it's in the 25 foot setback area from the wetlands.
- Mr. Morris clarified that development must stay 25 feet away.
- Ms. Maise replied, yes, that is the minimum setback distance.
- Mr. Chandler asked when they proposed to start ground breaking on the project?
- Ms. Frederick responded as soon as possible. The engineering plans were submitted that day so as soon as they receive the permit to do so, they would like to start.
- Mr. Chandler asked if they would have to wait until the other items were addressed.
- Ms. Maise explained the items listed and their resolution process.
- Mr. Zilka stated that the Planning Commission had showed concern about parking trailers between the aisle ways where you park the trailers but they did resolve it and it was passed. There were a few questions about it but it was finally approved. He explained that Ms. Frederick stated that it would be resolved and verified.
- Ms. Frederick agreed.
- Mr. Zilka asked if she was aware of the three recommendations made.
- Ms. Frederick asked which three items were those.
- Ms. Maise explained that they included the zoning change, the submittal of sheet LS-1 which is the landscape plan and the payment in lieu of sidewalk in the amount of \$1,250.00 which needs to be paid here at the Planning Department, prior to the issuance of a building permit.
- Ms. Frederick stated that they had discussed it earlier, that she had previously tried to pay it but it was premature.
- Mr. Chandler asked for any further questions.

Motion by Zilka, supported by Morris to approve BZA-2015-005; Northfield Trucking requesting a variance to *Section 8.04(b)(7)* to the 25-foot natural features setback requirement. Northline between Middlebelt and Harrison DP# 82-80-095-99-0026-000 and 82-80-095-99-0027-000

Roll Call Vote: Ayes: Zilka, Morris, Clark, Allison and Chandler. Nays: None - Motion Carried.

#### 5. Discussion

- Ms. Maise informed the board that their next meeting is June 3, 2015 but is unsure if they will have a meeting in July.
- Mr. Morris questioned how many items were on the next agenda.
- Ms. Maise responded four and explained the cases.

Mr. Chandler closed the discussion portion of the meeting.

#### 6. Adjournment

Motion by Zilka supported by Allison to adjourn at 1:16 p.m. Roll Call Vote: Ayes – Zilka, Allison, Morris, Clark & Chandler. Nays – None. Motion Carried.



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Donald Morris, Secretary  
Zoning Board of Appeals