

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, OCTOBER 3, 2012**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Emery Long, Kenneth Mientkiewicz, Donald Morris, Melvin Zilka and Sheldon Chandler

Also in attendance: Carol Maise, City Planner, Linda McNeil, Sr. Secretary

3. Motion by Zilka supported by Long to approve the agenda as presented. Roll Call Vote: Long, Zilka, Morris, Mientkiewicz & 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 September 5, 2012.

5. Petitions

A. BZA-2012-009; Harry Hunter requesting a dimensional (non-use) variance to Section 3.04(b) to allow a 720-square foot pole barn. A variance of 660 square feet is requested since the petitioner has an existing 1,440 square foot pole barn and the permitted total square footage of accessory building floor area on parcels less than an acre is 1,500 square feet.

The subject property is located at 38531 Westvale. DP# 82-80-118-01-0035-000.

B. BZA-2012-010; Howard Johnson's, requesting two (2) variances:

1. Sign Height Variance – A variance to Table 29.07 of the Sign Ordinance to allow a 33.33-foot high pole sign. The Ordinance allows a pole sign up to 20 feet in height; a 13.33-foot height variance is required.
2. Sign Area Variance –A variance to Table 29.07 of the Sign Ordinance to allow a 256-square foot (128-square foot per side) pole sign. The Ordinance allows pole signs up to 128-square feet (64 square foot per side); a variance of 128 square feet or 64 square feet per side is required.

6. Old Business
 7. New Business
 8. Communications
 - A. City Planner's Status Report
 - B. Minutes of the regular meeting of the Planning Commission held on August 20, 2012.
 9. Discussion
 10. Adjournment
4. Motion by Mientkiewicz supported by Morris to approve the minutes of the regular meeting of the Board of Zoning Appeals held on September 5, 2012. Roll Call Vote: Ayes - Mientkiewicz, Morris, Zilka, Long & Chandler. Nays – None. Motion Carried.
5. Petitions
- A. BZA-2012-009; Harry Hunter requesting a dimensional (non-use) variance to Section 3.04(b) to allow a 720-square foot pole barn. A variance of 660 square feet is requested since the petitioner has an existing 1,440 square foot pole barn and the permitted total square footage of accessory building floor area on parcels less than an acre is 1,500 square feet. The subject property is located at 38531 Westvale. DP# 82-80-118-01-0035-000.
 - Mr. Harry Hunter, petitioner, stated that he intends to build the proposed polebarn to store a new motorhome that he purchased to replace an older motorhome that he sold. He stored the old smaller motorhome in the existing polebarn, and when he sold it, it looked like new from being stored out of the weather. He finished by saying that he would like to be able to store the new motorhome out of the weather to protect it so that it looks better longer.

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. No one came forward.

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

- Mr. Chandler stated that there are currently two motorhomes on site now. He questioned whether the second motorhome on site is the petitioner's old motorhome.
- Mr. Hunter answered that the second motorhome belongs to his mother who passed away earlier this year.
- Mr. Chandler questioned what Mr. Hunter intends to do with his mother's motorhome.
- Mr. Hunter answered that it will be going up for sale.
- Mr. Chandler asked whether the proposed polebarn would be attached to the existing polebarn.
- Mr. Hunter answered no and explained that the proposed polebarn has to be taller in height in order to fit the new motorhome. He would prefer that they were attached, but after having a couple builders look at it, it would not be possible. He would have to remove the roof on the existing polebarn in order to attach the two together.
- Mr. Chandler questioned the width of the proposed polebarn.
- Mr. Hunter answered that it would be eighteen (18) feet wide.
- Mr. Chandler questioned how wide the new motorhome is.
- Mr. Hunter answered that it is eight (8) feet wide with the slideouts closed and twelve (12) feet wide with the slideouts open.
- Mr. Chandler questioned what the length of the motorhome is.
- Mr. Hunter answered that the motorhome is thirty two (32) feet long.
- Mr. Mientkiewicz asked Mr. Hunter how the new polebarn would be accessed.
- Mr. Hunter answered that he would access the polebarn from the front.
- Mr. Mientkiewicz questioned whether there would be cement around the new polebarn in the same fashion as the existing polebarn.
- Mr. Hunter answered yes.
- Mr. Chandler questioned whether there would be a concrete floor inside the polebarn.
- Mr. Hunter answered yes, it would be six (6) inches thick with reinforcement rods and that there would be a forty two (42) inch ratwall all the way around. He finished by saying that he is building it to last for awhile.
- Mr. Chandler stated that he thought that would be sufficient for his motorhome and questioned what make Mr. Hunter's motorhome is.
- Mr. Hunter answered that it is a Fleetwood.
- Mr. Zilka questioned what type of siding Mr. Hunter intends to use on the proposed polebarn.
- Mr. Hunter answered that it would be steel siding similar to what is on the existing polebarn and would have an asphalt roof.
- Ms. Maise questioned whether the proposed siding would be the same color as the existing or similar.
- Mr. Hunter answered that he has not gotten that far along yet.
- Ms. Maise noted that this property is located in the Rural Overlay District and that the existing polebarn fits in with everything around it. The only question she had was with regards to the siding and he has addressed that issue with the exception of the color.

- Mr. Mientkiewicz questioned whether the proposed polebarn will allow for everything to be stored inside including the black trailer that is currently parked outside the existing polebarn.
- Mr. Hunter answered that the only thing that belonged to him was the car hauler and the car hauler and the new motorhome will be stored inside.
- Mr. Zilka stated that the petitioner has a very nice place that is well taken care of and if the variance is granted he has no doubt the proposed polebarn will be kept up just as nicely as the rest of the property.

Motion by Zilka supported by Long to approve BZA-2012-009; Harry Hunter requesting a dimensional (non-use) variance to Section 3.04(b) to allow a 720-square foot pole barn. A variance of 660 square feet is requested since the petitioner has an existing 1,440 square foot pole barn and the permitted total square footage of accessory building floor area on parcels less than an acre is 1,500 square feet conditioned upon:

1. Items stored in both the existing pole barn and the new pole barn shall belong to the property owner only.
2. No home occupation or business shall be affiliated with either of the pole barns on the property.

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

B. BZA-2012-010; Howard Johnson's, requesting two (2) variances:

1. Sign Height Variance – A variance to Table 29.07 of the Sign Ordinance to allow a 33.33-foot high pole sign. The Ordinance allows a pole sign up to 20 feet in height; a 13.33-foot height variance is required.
 2. Sign Area Variance – A variance to Table 29.07 of the Sign Ordinance to allow a 256-square foot (128-square foot per side) pole sign. The Ordinance allows pole signs up to 128-square feet (64 square foot per side); a variance of 128 square feet or 64 square feet per side is required.
- Mr. Patrick Stieber, Allied Signs, stated that the existing Ramada Inn is now becoming a Howard Johnson and sign changes are needed to reflect that. Other signs on site have already been changed but the most important one is the pole sign that faces Merriman Road. The petitioner is requesting to keep the existing sign structure and remove the electronic reader board and replace it with it with a new Howard Johnson cabinet. The new cabinet will be reduced in size and height compared to the existing sign. The proposed sign, although reduced is size and height, needs to be visible to the oncoming traffic along Merriman Road. It would definitely be a hardship to the hotel to lower the height of the sign any lower as it would not be

visible. The hotel has been at this location for a long time and it is changing names and it is very important to get the Howard Johnson name out there and visible. Although the petitioners' request for the proposed sign is non-conforming, it is less non-conforming than the existing sign. He pointed out that there are other non-conforming signs in the surrounding area and that the sign will not be a detriment to the surrounding properties.

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. No one came forward.

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

- Mr. Morris verified that the reader board on the lower portion of the existing sign will be removed and questioned the actual height of the proposed sign.
- Mr. Stieber answered that the reader board would be removed and that the overall height of the sign would be reduced significantly along with the square footage of the cabinet.
- Mr. Mientkiewicz questioned whether the pole itself would be changed.
- Mr. Stieber answered that the pole would not be changed and that the reader board would be removed and a new cabinet would replace the existing cabinet.
- Mr. Mientkiewicz questioned whether there would be any trimming done to the existing trees surrounding the sign.
- Mr. Stieber answered that if the variance is granted, the overall height of the sign would not require that the trees be trimmed. In ten years after the trees have matured more, they may obstruct the view of the sign and require trimming.
- Mr. Long questioned whether the existing electronic reader board would be replaced or not.
- Mr. Stieber apologized for the bad artwork but answered no, that the existing reader board and cabinet would be removed and only the cabinet would be replaced.
- Mr. Chandler questioned whether the proposed sign would be illuminated.
- Mr. Stieber answered that the proposed sign would be internally illuminated.
- Mr. Zilka questioned whether Howard Johnson is currently operating the facility.
- Mr. Syd Kozmi, World Auto Hub LLC, answered that Howard Johnsons' is the franchise and the franchisee is World Auto Hub LLC. He continued by saying that World Auto Hub LLC owns 17 properties in the United States and is currently the owner/operator of the proposed site.

Motion by Morris supported by Zilka to approve BZA-2012-010 for Howard Johnson at 31119 Flynn Drive for a 33.33-foot high, 256-square foot pole sign since compliance with the requirements of the Sign Ordinance would result in practical difficulty. Roll

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

6. Old Business – None

7. New Business - None

8. Communications – None

9. Discussion

- Mr. Zilka questioned whether the reader board sign at the Shell Station located at Eureka and I-275 is in compliance with the Sign Ordinance. It appears that the numbers on the sign are not visible enough for the oncoming traffic to read.
- Ms. Maise answered that the Planning Department would follow-up with the Building Department with regards to the sign permit to make sure they are in compliance.

10. Adjournment

Motion by Mientkiewicz supported by Long to adjourn at 7:28 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long, Morris, Zilka & Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals