

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE  
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JANUARY 4, 2012.**

1. The meeting was called to order by Vice Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Melvin Zilka, Donald Morris, Kenneth Mientkiewicz, Julie Allison and Sheldon Chandler  
Excused: Emery Long  
  
Also in attendance: Carol Maise, City Planner, Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by Allison to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Allison, 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 December 7, 2011.
5. Petitions
  - A. BZA-2011-011; Sandra and Jeffrey Regnier requesting a non-use variance from the City of Romulus Zoning Ordinance to Section 3.04(a)(3)(b) to allow a 2,748-square foot pole barn. A variance of 348 square feet is requested since the permitted total square footage of accessory building floor area on parcels 2 acres or more is 2,400 square feet.  
  
The subject property is located at 10536 Inkster Road. DP# 82-80-052-99-0018-000
6. Old Business
7. New Business
  - A. Election of Officers
8. Communications
  - A. Minutes of the regular meeting of the Planning Commission held on November 21, 2011.

4. Motion by Mientkiewicz supported by Morris to approve the minutes of the regular meeting of the Board of Zoning Appeals held on December 7, 2011. Roll Call Vote: Ayes – Mientkiewicz, Morris, Zilka, Chandler. Nays – None. Abstain – Allison. Motion Carried.

5. Petitions

A. BZA-2011-011; Sandra and Jeffrey Regnier requesting a non-use variance from the City of Romulus Zoning Ordinance to Section 3.04(a)(3)(b) to allow a 2,748-square foot pole barn. A variance of 348 square feet is requested since the permitted total square footage of accessory building floor area on parcels 2 acres or more is 2,400 square feet.

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

- Mr. Jeffrey Regnier came forward and stated that he needed the additional 348 sq. ft. pole barn space for parking recreational vehicles.

Chairman Chandler asked if anyone wished to speak on this matter.

No one came forward

- Mr. Chandler questioned how many vehicles and trailers on the property the petitioner owned.
- Mr. Regnier answered that he owned all the vehicles except one (1) of the cars and one (1) of the campers. He went on to say that he will get the car and camper out of there.
- Mr. Chandler questioned whether they were all licensed.
- Mr. Regnier answered that they are all licensed and insured.
- Mr. Chandler questioned whether all the existing vehicles would fit inside the existing pole barn.
- Mr. Regnier answered that he has other odds and ends that need to be stored and that he didn't want to cram them all inside as he needed room to work inside the pole barn.
- Mr. Chandler questioned whether he was or would be running any type of business from the property.
- Mr. Regnier stated no.
- Mr. Mientkiewicz questioned what was going to be done with the two (2) vehicles that he didn't own.
- Mr. Regnier answered that they were going to be taken away by the owners.
- Mr. Mientkiewicz questioned whether all the remaining vehicles belonged to Mr. Regnier.
- Mr. Regnier answered yes.
- Mr. Mientkiewicz questioned what is currently being stored in the pole barn.

- Mr. Regnier answered that the pole barn is currently half empty due to the fact that he has more concrete to pour.
- Mr. Mientkiewicz questioned Mr. Regnier as to why he started the pole barn addition without a permit.
- Mr. Regnier answered that he made a mistake.
- Mr. Morris questioned whether there is a Certificate of Occupancy for the building.
- Mr. Regnier stated that he took the old metal off and put new metal on so it looks brand new and stated that it's not like he built the entire pole barn without a permit. He stated again, he should have had a permit to do the addition.
- Mr. Morris questioned the total square footage of the pole barn before the addition and asked if it was 2,400 square foot or less.
- Mr. Regnier answered that he was not sure.
- Ms. Maise stated that in terms of the Certificate of Occupancy, there is no valid Certificate of Occupancy on the house either.
- Mr. Regnier stated he has lived in the house for eight (8) years.
- Ms. Maise stated that is why we have put that as one of the conditions of approval is to obtain a valid certificate of Occupancy on the house, and work with the Building Department to get this all worked out.
- Mr. Regnier stated that the plans that the Board had before them this showed the existing pole barn and the addition.
- Mr. Chandler questioned how far along the applicant is on the addition.
- Mr. Regnier answered that the pole barn is complete.
- Mr. Chandler asked based on the aerial, is there a driveway to the back.
- Mr. Regnier stated that he would like to pave it from the house to the pole barn to keep the weeds down.
- Mr. Chandler stated that it seems to indicate a lot of traffic back there.
- Mr. Regnier answered that it is gravel and that is why it looks that way.
- Mr. Morris stated that if nothing else, it looks a lot better than it did.
- Mr. Regnier stated that the pole barn has a brand new brown roof and siding.
- Mr. Chandler questioned whether there are plans for a future business there. He also questioned Ms. Maise on the side yard setback.
- Mr. Regnier stated no, unless he buys one of the neighbors out in the future and has the property rezoned. He went on to say that he needs 125-150 feet of frontage to do storage and he may want to do that in the future.
- Mr. Chandler questioned the side yard setback.
- Ms. Maise answered that the side yard setback requirement is five (5) feet.
- Mr. Chandler stated that the plans indicate four (4) feet, and went on to question whether Mr. Regnier intends to clean up the back lot and put all the vehicles inside.
- Mr. Regnier stated that he is currently trying to purchase a tractor to maintain the weeds.
- Ms. Maise stated that it appears that the four (4) foot side yard setback needs to be correct on the plans and she asked Mr. Regnier if the four (4) foot is correct.
- Mr. Regnier answered yes.
- Mr. Chandler questioned whether the side yard variance would be for the entire pole barn or just the addition.

- Ms. Maise answered that it would only apply to the addition.
- Mr. Regnier stated that he will comply with the ordinance.
- Ms. Maise advised Mr. Chandler that they may want to add to the motion that only two (2) vehicles may be stored outside.
- Mr. Zilka questioned Mr. Regnier if he drew up the plans and if they were accurate.
- Mr. Regnier answered yes.
- Ms. Maise questioned Mr. Regnier as to how he knew where the property lines were.
- Mr. Regnier answered that he measured from the center of the road and from the fence line the best that he could without having to hire a surveyor.
- Mr. Chandler stated that based on the petitioner drawing the parcel does not measure out to 2 acres and questioned Ms. Maise as to whether the tax I.D. was checked.
- Ms. Maise indicated that the real estate summary was checked.
- Mr. Morris stated that the real estate summary indicates that the parcel is 2.08 acres and that the petitioner's drawing must be inaccurate.
- Mr. Regnier questioned how many square feet are in an acre.
- Mr. Zilka answered 43,560 square feet.
- Mr. Chandler stated that would make two (2) acres 87,120 square feet so the petitioner's drawings are inaccurate. He went on to say that's why he is questioning the side yard setback.
- Ms. Maise stated that she does not think he needs a variance for the side yard as the real estate summary was checked and is correct.
- Mr. Morris stated that the house and pole barn are all in line with each other.
- Ms. Maise stated that the aerial shows that also and she went on to ask Mr. Regnier if he had an accurate survey of the property.
- Mr. Regnier answered no.
- Mr. Mientewkicz stated that there are too many loose ends that need to be squared away with the Building and Planning Departments.
- Ms. Maise questioned Mr. Regnier as to how much construction is left to do.
- Mr. Regnier stated to the Board that if they are asking for a survey, he is willing to spend the money to do that, however even though the plans are inaccurate in regards to the size of the property, the drawing in regards to the pole barn is correct.
- Mr. Chandler questioned Ms. Maise as to the accuracy of the tax roll and real estate summary in regards to the measurements of the property.
- Ms. Maise answered that the measurements received from the Assessor's Office are accurate.
- Mr. Morris stated that all the petitioner needs is a variance of 348 square feet for the pole barn.
- Mr. Chandler questioned Mr. Regnier as to whether he has read the recommendations from the City Planner.
- Ms. Maise stated that the petitioner received a copy and she questioned if Mr. Regnier had read them or not.
- Mr. Regnier answered that he had gone over them.
- Mr. Chandler read the recommendations to the petitioner and stated that the Board was adding recommendations to clean up all the noxious weeds on the rear of the property and only two (2) recreational vehicles may be stored outside.

- Mr. Regnier stated that the noxious weeds would be cleaned up one hundred (100) percent.
- Mr. Mientkiewicz stated that because there is no Certificate of Occupancy it seems like he needs to get that taken care of.
- Mr. Regnier answered that he will obtain a Certificate of Occupancy on the home.
- Mr. Chandler questioned whether there will be a final inspection.
- Ms. Maise answered yes and questioned Mr. Regnier whether all the construction is complete or whether they still have concrete to pour.
- Mr. Regnier answered that all he had left to do was flatwork that the pole barn is ready for inspection and went on to say that he has been in the house for eight (8) years and was not aware that the house did not have a Certificate of Occupancy.
- Ms. Maise questioned Ms. McNeil as to the procedure in obtaining the Certificate of Occupancy as she as previously worked in the Building Department.
- Ms. McNeil explained that when the petitioner went in to apply for the building permit he could also order the City Certification inspection at that time.
- Mr. Morris stated that Board is only here to approve or disapprove the variance for the additional 348 square feet.

Motion by Zilka supported by Morris to approve BZA-2011-011; Jeffrey and Sandra Regnier requesting a non-use variance from the City of Romulus Zoning Ordinance to Section 3.04(a)(3)(b) to allow a 2,748-square foot pole barn based upon a finding of practical difficulty conditioned on the following:

1. The pole barn can only be used for the storage of recreational equipment and other household items. A maximum of two (2) recreational vehicles may be stored outside.
2. Storage is allowed for the residents of the property only; no storage from outside sources shall be permitted.
3. No home occupation or commercial activity shall use the pole barn.
4. All outdoor storage shall comply with the requirements of *Section 3.06* of the Zoning Ordinance.
5. A valid C of O must be secured from the Building Department.
6. Removal of all noxious weeds on site.

The subject property is located at 10536 Inkster Road. DP# 82-80-052-99-0018-000

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

## 6. Old Business

- Ms. Maise stated that the Rules of Procedure need to be re-typed and she hopes to have them to the Board of Zoning Appeals for the next meeting.

## 7. New Business

- Mr. Chandler questioned the Board members as to whether they preferred to wait until all regular members were present to have the election of officers. After some discussion it was decided to wait until all regular members are present.

8. Communications

- A. Minutes of the regular meeting of the Planning Commission held on November 21, 2011.

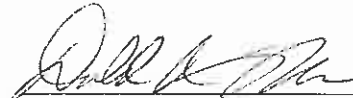
9. Discussion

- Mr. Zilka welcomed Ms. Allison to the Board as the new alternate member.
- Ms. Allison stated thank you very much.

10. Adjournment

Motion by Zilka supported by Allison to adjourn the meeting at 7:29 p.m. Roll Call Vote: Ayes – Zilka, Allison, Mientiewkicz, Morris & Chandler. Nays – None. Motion Carried.

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Donald Morris, Secretary  
Zoning Board of Appeals