

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, FEBRUARY 6, 2013**

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 Long to approve the agenda as presented. Roll Call Vote: Zilka, Long, 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 January 2, 2013.
 5. Petitions
 - A. BZA-2013-001; KRC Logistics requesting variances to Section 8.04(b)(3) and (5), 11.12(c)(4), and 13.02(c) to allow semi-trailer storage in the front yard setback and greenbelt. A setback and greenbelt of 75 feet is required while a setback and greenbelt of 25 feet is proposed. The subject property is located at 36300 Eureka Road. D.P. # 82-80-116-99-0001-700.
 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 November 19, 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 January 2, 2013. Roll Call Vote: Ayes – Mientkiewicz, Morris, Zilka, Long & Chandler. Nays – None. Motion Carried.

5. Petitions

A. BZA-2013-001; KRC Logistics variances to Section 8.04(b)(3) and (5), 11.12(c)(4), and 13.02(c) to allow semi-trailer storage in the front yard setback and greenbelt. A setback and greenbelt of 75 feet is required while a setback and greenbelt of 25 feet is proposed. The subject property is located at 36300 Eureka Road. D.P. # 82-80-116-99-0001-700.

- Dave Hendriksen, KRC Logistics, came forward representing the petitioner and stated that KRC Logistics is requesting the variances to allow semi-truck storage in the front yard setback and greenbelt. He noted that the green space area will actually be forty-two (42) feet wide and he is open to any questions from the Board members.

Chairman Chandler asked if anyone wished to speak on this matter. No one came forward.

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

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

- Mr. Long questioned whether the forty-two feet (42) of greenbelt would be landscaped.
- Mr. Hendriksen answered yes that is correct.
- Mr. Long congratulated KRC Logistics for taking a vacant property and making it successful.
- Mr. Hendriksen replied that KRC is glad to have the property and that it is working out well so far.
- Mr. Zilka asked whether KRC Logistics is agreeable to all the conditions, along with the inspections that will be required for the millings on the west side of the property in the future.
- Mr. Hendriksen answered yes.
- Mr. Zilka questioned whether there have been any problems with the millings to date.
- Mr. Hendriksen responded that he was on site today and there are absolutely no ruts or any problems with the millings whatsoever. He noted that it will be closely monitored so that it stays that way.
- Mr. Zilka stated that he hopes things continue to go well for KRC Logistics.
- Mr. Chandler questioned whether the millings would become more compacted over time with ongoing traffic.
- Mr. Hendriksen replied, yes, they absolutely will. The millings have been down for six (6) months and they are certainly compacted.
- Mr. Zilka mentioned that his experience with the millings are such that, once summer and the heat get here it will firm up just like asphalt.
- Mr. Hendriksen stated that he was told exactly that by the contractor - that once summer gets here it will firm up similar to asphalt.
- Mr. Chandler questioned the remarks made in the review with regards to oil drippings.
- Mr. Hendriksen replied that they have on-site maintenance people who will be monitoring it, along with the daily post trip inspections that are done by the drivers. It will be monitored very closely.
- Mr. Chandler stated that the asphalt/millings have an oil base to begin with and should absorb any oil drippings anyway.

- Mr. Hendriksen agreed and noted at their other properties they have seen that there is cracking with either product and that is why they will take extra precautions to prevent any leakage at all.
- Mr. Mientkiewicz commented that he was on site today and saw the fence poles that have already been installed. He questioned whether the parking will take place north of the fence poles.
- Mr. Hendriksen answered that parking will take place to the east and west within the fencing and there will be no parking on the north side of the building. Trailers will be located on the east side of the building and the tractors will be on the west side.
- Mr. Mientkiewicz questioned what type of fence will be utilized.
- Mr. Hendriksen answered that it will be six- (6) foot high black chain link with barbed wire.
- Mr. Chandler questioned how the applicant plans on keeping the trailers stored in an orderly fashion.
- Mr. Hendriksen answered that they will be stripping the parking lot and will also be utilizing spotters to move the trailers.
- Ms. Maise noted that when the use was established, that was one of the things that was discussed at the ARC meeting and the applicant has since complied with those comments and the trailers are now parked in a nice orderly fashion.
- Mr. Hendriksen stated that they want to do what they can to make sure what you can see looks good.
- Mr. Morris questioned how many trailers will be on site on a daily basis.
- Mr. Hendriksen answered twenty (20) to twenty-five (25) most of the time.
- Mr. Chandler stated that he noticed that several of the trailers are refrigerated and he asked whether there is refrigeration storage within the facility.
- Mr. Hendriksen answered that they do not have refrigeration at this time but would like to come back to the City and add a freezer and a cooler. They simply use trailers parked at the dock for any cooler or frozen storage. He finished by saying that 100% of their freight needs some type of temperature control.
- Mr. Zilka stated that he is happy that KRC Logistics chose a vacant building in Romulus to relocate to. He drives by this location every day and will be happy to have KRC as a neighbor and will be stopping by to visit on occasion. He is sure that they will live up to their word.
- Mr. Hendriksen stated that they would be happy to have Mr. Zilka come for a visit and take him for a tour of the facility.

Motion by Zilka supported by Morris to approve the front yard setback and greenbelt variances for BZA-2013-001 for KRC Logistics located at 36300 Eureka Road subject to the following:

1. Administrative approval of the site plan by the ARC Committee which includes the following conditions:
 - a. The outdoor storage of materials, products, supplies, etc. must be approved by the City.
 - b. The Fire Department must verify that the 20-foot wide fire lane will be adequately provided as part of the restriping of the trailer storage area and though the gravel parking area.
 - c. The width of the new parking spaces must be a minimum of 10 feet.

- d. Barrier-free parking design and locations must be reviewed and approved by the Building Department.
 - e. Any repairs needed to the existing pavement areas will be determined by the Building Department.
 - f. Truck circulation to be reviewed and approved by the Fire Department.
 - g. Pedestrian access to and from the building to be reviewed and approved by the Fire Department.
 - h. Sliding access gates with knox key switches must be reviewed and approved by the Fire Department.
 - i. The millings at the rear of the building will be inspected by the Fire Chief in 6 months and in 12 months and a report provided to the Planning Commission so that a final determination on the hard surface waiver request can be made.
2. The trailers must be parked and stored in an orderly fashion;
 3. Any trailers that are in a state of disrepair or not be used must be removed.

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

6. New Business - None

7. Communications


- Ms. Maise stated that there may be a meeting in March with regards to a sign and an interpretation of roof sign. The applicant is currently working with Bob at the Building Department on it. She will be letting you know by the end of the week whether there will be a meeting or not.

8. Discussion

- Mr. Zilka questioned whether the Dollar General project is complete.
- Ms. Maise answered that she attempted to do the final inspection today but due to some obstructions on site, she will have to do the inspection on another day.
- Mr. Chandler asked whether Ms. Maise has seen how bright the sign at the Howard Johnson's is at night and it is very distracting due to it being so bright.
- Ms. Maise answered that they are not in compliance to what the Board of Zoning Appeals approved. The Planning Department is in the process of updating the Sign Ordinance and that the Board of Zoning Appeals will be involved in that update and encouraged the board members to make notes of their comments.
- Mr. Zilka questioned whether the wind generators that Wayne County installed on Eureka Road are in compliance.
- Ms. Maise answered that a review was done by the Building Department and the wind generators are in compliance with the City of Romulus Ordinance.
- Mr. Zilka stated that they are very distracting and that he does not understand why they are located in that lot.

9. Adjournment

Motion by Mientkiewicz supported by Long to adjourn at 7:19 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long, Morris, Zilka & Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals

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