

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MARCH 3, 2010**

1. The meeting was called to order by Chairman Bussard at 7:00 p.m.
2. Roll Call Showing: Melvin Zilka, Don Morris, Sheldon Chandler,
Ken Mientkiewicz, Dan Bussard
Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Zilka supported by Morris to approve the agenda as presented. Roll Call Vote:
Ayes – Zilka, Morris, Chandler, Mientkiewicz, Bussard. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of the minutes of the regular meeting of the Board of Zoning Appeals held on January 6, 2010.
5. Petitions
 - A. BZA-2010-001, Valerie Haynes, requesting a variance from the City of Romulus Zoning Ordinance Section 3.04(a)(1) to allow the existing 864-square foot accessory structure (garage) to remain on the property without a principal building in order to store yard maintenance equipment. The Zoning Ordinance requires that an accessory building only be located on a lot that is occupied by a principal building; therefore, a variance is required. The subject property is located at 35963 Herman. DP# 82-80-068-99-0029-000.
6. Old Business
 - A. BZA-2009-009, Florence Cement Company, requesting a 4-month extension of the previously approved temporary use variance to erect a temporary batch plant for the purpose of paving the Interchange at I-94 and Ecorse Road. The subject property is located at 28233 Ecorse Road. DP# 82-80-045-99-0008-004. (The Board of Zoning Appeals granted a temporary use variance on October 7, 2009).
7. New Business
8. Communications
9. Discussion
10. Adjournment

4. Motion by Mientkiewicz supported by Chandler to approve the minutes of the regular meeting of the Zoning Board of Appeals held on January 6, 2010. Roll Call Vote: Ayes – Mientkiewicz, Chandler, Morris, Zilka, Bussard. Nays – none. Motion Carried.

5. Petitions

A. BZA-2010-001, Valerie Haynes, requesting a variance from the City of Romulus Zoning Ordinance Section 3.04(a)(1) to allow the existing 864-square foot accessory structure (garage) to remain on the property without a principal building in order to store yard maintenance equipment. The Zoning Ordinance requires that an accessory building only be located on a lot that is occupied by a principal building; therefore, a variance is required. The subject property is located at 35963 Herman. DP# 82-80-068-99-0029-000.

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

Valerie and Tom Haynes, property owners, came forward to represent the petition.

- Ms. Haynes stated that the house was not insured when it burned down, so they filled in the hole and cleaned up the lot in order to comply with City requirements and they will continue to maintain the lot.
- Ms. Haynes stated they are requesting a variance to keep the garage on the property until the economy improves and they are financially able to build a new home.

Chairman Bussard asked if anyone wished to speak on this matter. No one came forward. Chairman Bussard closed the public hearing and opened the meeting for comments by the Board as follows:

- Mr. Chandler questioned if maintenance equipment was being stored in the garage.
- Ms. Haynes stated that a riding lawn mower and a snow plow were being stored in the garage.
- Mr. Haynes stated he also maintains the properties of four to five homes in the area that belong to family members, widows or widowers, which would be difficult to continue if the equipment could not be stored in the garage.
- Mr. Chandler stated concerns regarding the security of the garage with the maintenance equipment inside.
- Mr. Haynes stated he secured the garage as best as he could.
- Mr. Chandler questioned if the neighbors watched over the garage/property.
- Mr. Haynes stated the neighbors are also family members and they do watch over the garage/property.
- Mr. Mientkiewicz questioned if they are not able to build a house within the next year would they request an extension or sell the property.
- Ms. Haynes stated it is their intentions to build a house on the property and would request an extension if they are not able to build a house within the next year.
- Mr. Morris commented he had no problem with the request as long as the garage is maintained.
- Mr. Zilka questioned if the applicant was in agreement with the conditions listed in the Planning Director's memorandum dated January 28, 2010.

- Ms. Haynes stated she would abide with all of the conditions listed in the Planning Director's memorandum dated January 28, 2010.

Motion by Mientkiewicz supported by Zilka to grant approval to BZA-2010-001, Valerie Haynes, a variance to allow the existing 864-square foot accessory structure (garage) to remain on the property without a principal building in order to store yard maintenance equipment subject to the following conditions:

1. The garage doors and trim being repainted within 90-days of approval.
2. The garage is maintained.
3. The garage not be expanded or changed beyond the current size of 864-square feet.
4. If the garage structure is removed for any reason that a principal structure must be built on the property prior to its replacement.
5. That no additional accessory structures be permitted until such time that a principal structure is erected on site.

The variance was granted based upon the Planning Director's memorandum dated January 28, 2010. The subject property is located at 35963 Herman. DP# 82-80-068-99-0029-000. Roll Call Vote: Ayes – Mientkiewicz, Zilka, Morris, Chandler, Bussard. Nays – None. Motion Carried.

6. Old Business

- A. BZA-2009-009, Florence Cement Company, requesting a 4-month extension of the previously approved temporary use variance to erect a temporary batch plant for the purpose of paving the Interchange at I-94 and Ecorse Road. The subject property is located at 28233 Ecorse Road. DP# 82-80-045-99-0008-004. (The Board of Zoning Appeals granted a temporary use variance on October 7, 2009).

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

Anthony Sarotte, Florence Cement Company, came forward to represent the petition.

- Mr. Sarotte stated the project has not been completed since the Board granted the previous temporary use variance on October 7, 2009.
- Mr. Sarotte stated the paving is scheduled to commence during the months of April and May and anticipated to be completed by June 1, 2010.

Chairman Bussard asked if anyone wished to speak on this matter. No one came forward. Chairman Bussard closed the public hearing and opened the meeting for comments by the Board as follows:

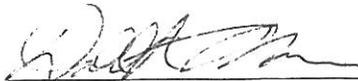
- Mr. Morris questioned if 4-months would be enough time to complete the project.
- Mr. Sarotte stated there should not be a problem completing the project by June 1, 2010.

Motion by Zilka supported by Morris to grant approval to BZA-2009-009, Florence Cement Company, a 4-month extension (April – July) of the previously approved temporary use variance to erect a temporary batch plant subject to the conditions of the previous approval as follows:

1. The proper permits be obtained from the City Building Department and Department of Public Works.
2. Bonds be placed with the City, as determined by the Building Department, to ensure removal of staging equipment.
3. Dust control be handled with calcium chloride to minimize nuisance on the community.
4. Trucks entering and exiting the site be cleaned regularly to not track excessive dirt onto the public right-of-way.
5. The Batch Plant only be used for paving of the I-94/Ecorse Interchange only. No off-site paving projects permitted.

The subject property is located at 28233 Ecorse Road. DP# 82-80-045-99-0008-004.
Roll Call Vote: Ayes – Zilka, Morris, Chandler, Mientkiewicz, Bussard. Nays – None.
Motion Carried.

7. New Business – None.
8. Communications – None.
9. Discussion
10. Motion by Zilka supported by Mientkiewicz to adjourn the meeting at 7:17 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Chandler, Morris, Bussard. Nays – none. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals