MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE BOARD OF ZONING APPEALS HELD ON WEDNESDAY, APRIL 3, 2013

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.

2. Roll Call Showing: Julie Allison, John Clark, Emery Long, Melvin Zilka & Sheldon Chandler
   Excused: Kenneth Mientkiewicz & Donald Morris
   Also in attendance: Carol Maise, City Planner & Linda McNeil, Sr. Secretary

3. Motion by Zilka supported Allison to approve the agenda as presented. Roll Call Vote: Zilka, Allison, Long, Clark & 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 February 6, 2013.
5. Petitions
   A. BZA-2013-002; Detroit Thermal requesting a variance to Section 8.04(a) to allow building lot coverage of 35.9%. The Ordinance permits a maximum building lot coverage of 35%. Therefore, a 0.9% variance is required. The subject property is located at 6505 Cogswell Road. D.P. # 82-80-024-99-0001-703.
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 January 23, 2013.
9. Discussion
10. Adjournment

4. Motion by Zilka supported by Long to approve the minutes of the regular meeting of the Board of Zoning Appeals held on February 3, 2013. Roll Call Vote: Ayes – Zilka, Long & Chandler. Abstain – Allison & Clark. Nays – None. Motion Carried.

5. Petitions

A. BZA-2013-002; Detroit Thermal requesting a variance to Section 8.04(a) to allow building lot coverage of 35.9 percent. The Ordinance permits a maximum building lot coverage of 35%. Therefore, a 0.9% variance is required. The subject property is located at 6505 Cogswell Road. D.P. # 82-80-024-99-0001-703.

- Nayan J. Patel, Detroit Thermal & Piston Properties, the petitioner, stated that he is both happy and excited to be in Romulus for this joint venture with Piston Automotive and Detroit Thermal Systems. They assemble and produce plastic injection moldings for HVC systems for passenger vehicles and trucks. The injection molding machines mold the housing for the HVC systems which then go to the assembly area where the team members will assemble the module to its complete state where it will then be shipped, on a daily basis, to the Ford Motor Company assembly plant. With regards to the variance, the area where the injection molding takes place is at the northeast end of the building where the 10,000 square foot expansion is proposed to accommodate the addition of the tool room. The tool room is where the dies and tools are stored that are specific to the part that is being molded. The tool room will also allow for easy transfer of the part when it comes in on a flatbed truck; the crane will lift up the tool and move it to any one of the presses. The variance is required in order to provide for the operational effectiveness to allow a true one piece flow.
- Ms. Maise stated that the letter the Board received this evening is requesting an amendment to the original variance petition. During the review process it was discovered that the petitioner needs a variance for 1.7% and not the 0.9% that was originally requested in order to accommodate a DTE substation, which will require Planning Commission approval before construction commences.

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. Chandler stated that he was not able to locate the building addition on the plans.
- Mr. Patel stated that the addition was shown on page C2.
- Mr. Long questioned how many trucks utilize the site on a daily basis.
- Mr. Patel answered that the facility is a Monday through Friday operation with three (3) shifts and an occasional operation on Saturday. As the site plan indicates the truck traffic will only utilize the south side of the building, with the employee/team parking being located on the north side of the building in an effort to keep it safe and secure. The docks have been removed from the north side of the building and have been replaced with windows to allow more natural light into the facility. The truck traffic will be coming in on a daily basis to pick up parts and deliver components that are utilized in the assembly process, and a couple additional trucks that will be delivering resin for the silo.
- Mr. Chandler questioned if the resin is for the silo and where the silo will be located.
- Mr. Patel answered that it will be located in the rear southeast corner of the building adjacent to the addition.
- Mr. Chandler questioned the height of the silo.

- Mr. Patel replied that it would be in compliance with the ordinance, which is thirty-five (35) feet.
- Ms. Maise stated that the ordinance allows a height of up to forty-five (45) feet.
- Ms. Allison questioned how many employees Detroit Thermal has.
- Mr. Patel answered that once everything is on line and fully functional they will have approximately four hundred fifty (450) to five hundred (500) employees at this facility.
- Mr. Zilka asked how many City of Romulus residents are employed there.
- Mr. Patel responded that he did not have the data to answer that but he could have his Human Resources Department forward that information to the Board and that he does have some employees that have transitioned here to help launch the new facility.
- Mr. Zilka mentioned that he was just curious and the information does not have to be exact.
- Mr. Patel noted that he would love to hire Romulus residents.
- Mr. Chandler questioned what other facilities Piston Properties has in the area.
- Mr. Patel replied that Piston Automotive has facilities in Detroit, Redford, Toledo, Kentucky and North Kansas City. He went on to say that the core component is assembly for Ford Motor Company, General Motors, Chrysler and Honda. They also have a small growing business in the IT sector where they distribute storage devices for IT organizations.
- Mr. Chandler asked whether all the facilities do the injection molding.
- Mr. Patel answered no and went on to explain that the Detroit facility assembles brake corner modules, strut modules and air intake manifolds; the Redford facility assembles cooling modules and does battery pack assembly; the Louisville facility assembles brake corner modules and cooling modules; and finally the facility in North Kansas City assembles brake corner modules and instrument panels.
- Mr. Chandler welcomed Mr. Patel to the City of Romulus.

Motion by Zilka supported by Clark to approve the variance for building lot coverage for BZA-2013-002 for Detroit Thermal located at 6505 Cogswell Road subject to the following:

1. The site plan must be updated to reflect the building and lot coverage calculations including the DTE substation.
2. Future development on the site including the DTE substation shall require review of the site plan by the City.

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

6. New Business - None

7. Communications

8. Discussion

- Mr. Chandler questioned what month the Election of Officers takes place.
- Ms. McNeil answered that she would check the calendar and get back with him.

9. Adjournment

Motion by Long supported by Allison to adjourn at 7:17 p.m. Roll Call Vote: Ayes – Long, Allison, Clark, Zilka & Chandler. Nays – None. Motion Carried.

Donald Morris, Secretary
Zoning Board of Appeals

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