

**MINUTES OF THE CITY OF ROMULUS SPECIAL MEETING OF THE
BOARD OF ZONING APPEALS HELD ON THURSDAY, APRIL 4, 2013**

1. The meeting was called to order by Chairman Chandler at 3:00 p.m.
2. Roll Call Showing: Julie Allison, John Clark, Melvin Zilka & Sheldon Chandler
Excused: Emery Long, Kenneth Mientkiewicz & Donald Morris
Also in attendance: Carol Maise, City Planner, Robert McCraight, Building and Safety Director & Linda McNeil, Sr. Secretary
3. Motion by Zilka supported Allison to approve the agenda as presented. Roll Call Vote: Zilka, Allison, Clark & Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
 2. Roll Call
 3. Approval of Agenda
 4. Petitions
 - A. BZA-2013-2013-003; Dan's Excavating, requesting a temporary use permit to allow a concrete crushing plant and 10600 Vining Road. DP# 82-80-064-99-0002-700.
 5. Old Business
 6. New Business
 7. Communications
 8. Discussion
 9. Adjournment
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4. Petitions
 - A. BZA-2013-2013-003; Dan's Excavating, requesting a temporary use permit to allow a concrete crushing plant. The property is located on the west side of Vining Road south of I-94. DP# 82-80-064-99-0002-700.
 - Mr. Dennis Rozanski, Project Manager, Dan's Excavating, came forward and stated that they are requesting a temporary use permit for the property located at 10600 Vining Road. They will utilize the site for a concrete crushing plant where they will be bring concrete removed from runway R-22L at Detroit Metro Airport. The concrete will be crushed on site and taken back to Detroit Metro Airport and utilized as the base for the new runway. This particular site was chosen due to the close proximity to the airport; it is zoned light industrial; and it is not located near any residential homes. The concrete is currently being hauled to the Taylor

crushing site by thirty-five (35) to forty (40) trucks per day and once this site is operational it will reduce the number of trucks on the road and increase safety for the traveling public.

- Mr. Rozanski continued by saying that he believes that the site had been previously used for a batch plant and that the existing tree line will obstruct the view of the raw product along with several berms that are existing on site. The crusher will be set-up in the middle of the property and the raw material piles will be stored along the Vining Road side of the property. The piles of crushed concrete are more pleasing to view rather than the jagged piles of concrete which is why the site will be set-up in this fashion. This is a fifty-five (\$55,000,000) million dollar project that will run from April 1st through July 19th. Dan's Excavating has teamed up with Ajax paving for this project, and have an agreement with Wayne County Airport Authority to utilize this property throughout this year and possibly next year if the property is not sold. Should the project continue beyond July 19th at this site than they will either discontinue the use or come back before the Board of Zoning Appeals to request an extension of the permit.
- Mr. Rozanski explained that the crusher that will be utilized is a HazMag 13-150. It is equipped with its own dust control system and they will have their own external tanks on site that will be filled every two (2) days that will keep the dust down. If the dust gets too out of control they will brine the top of the roads. They would like to install millings to create a good road to haul in on and this will keep the tracking of the mud down. When they are done utilizing the site they will have the option to remove the millings or leave them down depending on the agreement with the owner. They will then take all the existing piles of concrete on site and crush them up, knock down all indian mounds and seed and mulch the site.
- The hours of operation are Monday through Saturday from 7 a.m. until 7 p.m. There may be a time when they have to crush on Sunday just to keep up with the demand. They will be hauling out 100,000 tons of raw material and hauling back 100,000 tons of crushed material in a two (2) month period. They are aware of allowed noise levels that they should not have a problem with meeting the levels required. There are back-up alarms on all the trucks that are required per MIOSHA but are not a constant noise. The truck route will be from Gate 34 on Eureka Road to Wayne Road and over to Vining Road. There will be a self contained sweeper truck on site for use when needed with the water truck following behind to control dust and a broom tractor on site for intermediate sweeps when needed. The Airport Authority is currently working with Wayne County on the Soil Erosion Permit and should be forthcoming. A silt fence will be installed and maintained throughout the project on Vining Road due to the ditch and protection filters will be put in any catch basins. The haul road will be maintained daily whether it requires sweeping or watered down for dust control. The access road will be off of Vining Road which will require some upgrading along with a concrete barrier to prevent access and dumping on the site at night. Lighting will not be required as all work will be done during daytime hours. They are working with the utility companies to make sure existing utilities are not damaged. The site will look a little rough when the project first starts but will look better as the project progresses and when complete all mounds will be gone, grading will be complete, grass will be growing and all existing trees will remain. The setback will be maintained and the concrete piles will be kept to a maximum height of forty-five (45) feet and within a three hundred and fifty (350) by three hundred (300) foot area, and a ten thousand (\$10,000) dollar bond has been posted to ensure proper clean up of the site once the project is complete.
- Mr. McCraight stated that after meeting with the applicant and hearing them express their desire to utilize the millings and possibly leave them on site once the project is complete, it

was deemed necessary from them to post a bond should the site not be in compliance once the project is complete.

- Ms. Allison stated for the record that her brother just started employment with Dan's Excavating on Monday as an operator.
- Mr. Chandler questioned Ms. Maise as to whether or not that was acceptable to put into the record.
- Ms. Maise answered that she had checked with Barry Seifman, City Attorney this morning and it is the appropriate thing to do, to let the Board know but that it is not considered a conflict of interest.

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. Zilka questioned the spacing of the vehicles coming to the site a day.
- Mr. Rozanski answered that it would be thirty (30) to forty (40) trucks per day between the hours of 7 a.m. and 7 p.m. on Vining Road about every five (5) minutes.
- Mr. Zilka asked whether anyone has contacted Wayne County with regards to the shoulder of Vining Road on the east side. Should someone need to utilize the shoulder of the road to avoid an accident, it may need to be built up a little bit.
- Mr. Rozanski stated that they are milling as we speak and that they can put some millings along there as well as widening it out a little bit.
- Mr. Zilka suggested that they talk to Wayne County before they take it upon themselves to put millings in there.
- Mr. Rozanski indicated that they would do that.
- Mr. Zilka wished them luck and stated that he personally knows that Dan's Excavating is good for their word and will do a good job.
- Mr. Chandler questioned whether the crusher is currently at the sound end of the airport.
- Mr. Rozanski answered no and stated that is the batch plant and that the crusher is currently located on 23 Mile Road.
- Mr. Chandler asked whether Dan's Excavating is the one doing work on the south end of the airport.
- Mr. Rozanski answered that that is the batch plant that will be mixing the concrete for the new runway.
- Ms. Maise stated that the reason that the batch plant was not required to come before the Board of Zoning Appeals is that the City of Romulus regulates development and activity within 700 feet from the airport property line. The batch plant in question is 1,500 feet back from the property line and is beyond our limits of regulation.
- Mr. Chandler noted that the access off Vining Road does not look stable enough and questioned whether there are any plans to stabilize it.
- Mr. Rozanski answered that they intend to grade it and lay millings down.
- Mr. Chandler questioned whether there is a crock located there.
- Mr. Rozanski answered that there is an existing CMT culvert.

- Mr. Chandler asked whether there are plans to do anything with the existing piles of concrete and dirt before the project begins.
- Mr. Rozanski answered yes and stated that they intend to prep the site and are hoping to have permission after today to do that.
- Ms. Allison stated that one of her concerns was the dust and it appears that they have a great action plan and she thanked Mr. Rozanski for that.
- Mr. Clark questioned whether there will be fencing to keep trespassers off the site after hours.
- Mr. Rozanski responded that they could put up any type of fencing and it won't keep the trespassers out. He finished by saying that they have found that it is just as well to leave what is there and try to block the site off the best you can. If trespassers want to get in they will.
- Ms. Allison asked whether there is security for the hours that they are not in operation.
- Mr. Rozanski answered that they do not plan to have security. They would like to see how things go and if they start to have problems they will address it then.
- Ms. Allison questioned whether they plan to address it should they start to have problems.
- Mr. Rozanski answered yes and stated that it would be cost effective for them at times too.
- Mr. Chandler asked what the weights of the trucks are.
- Mr. Rozanski replied that they will be utilizing semi trucks with 100,000 ton loads.
- Mr. Zilka questioned Ms. Lasswell from the Airport Authority as to whether there is anything the Airport Authority can do to get a right turn lane into the cell phone lot on Eureka Road.
- Ms. Lasswell stated that she would take his concerns back to the Airport Authority and she will follow up with Mr. Zilka. She questioned Mr. Zilka as to whether there is currently a right hand turn lane into the cell phone lot.
- Mr. Zilka answered no and stated that he has seen numerous occasions where people do not use their turn signals and almost cause an accident.
- Ms. Lasswell commented that is not her direct area of responsibility but that she does know who to talk to about it and will follow up with Mr. Zilka on this issue.
- Mr. Rozanski stated that, with regards to the planned patching job along Eureka Road, he has talked to the county about all the trucking that will be taking place along that portion of Eureka Road, and Wayne County has postponed it so that all the trucks for this project won't interfere with the patching job.
- Mr. Zilka questioned whether Ajax would be doing the paving.
- Mr. Rozanski answered yes.

Motion by Zilka supported by Clark to approve the temporary use permit for BZA-2013-003 for Dan's Excavating located at 10600 Vining Road subject to the following conditions:

1. A detailed remediation plan must be provided for review by the City.
2. The height of the stockpiles must be reduced to no higher than 45 feet.
3. A 40-foot front yard setback on Vining and Goddard Roads is required.
4. Truck circulation and access must be reviewed and approved by the City.
5. The performance standards of *Section 8.05* must be addressed.
6. The temporary use is valid until October 3, 2013. If an extension is needed, it must be requested prior to expiration of the original approval.

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

6. New Business - None

7. Communications - None

8. Discussion

- Ms. Maise stated that the Election of Officers was suppose to take place in January but there was no meeting in January and we forgot to put it on the agenda for February. She finished by saying that we could have added it to the agenda today, but with the regular members gone and the alternates here we will have it on the agenda at the next meeting.

9. Adjournment

Motion by Allison supported by Zilka to adjourn at 3:25 p.m. Roll Call Vote: Ayes – Allison, Zilka, Clark, & Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals