

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, APRIL 6, 2011**

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

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Election of Officers
5. Approval of Minutes
 - A. Approval of the minutes of the regular meeting of the Board of Zoning Appeals held on December 1, 2010.
6. Petitions
 - A. BZA-2011-001, Ryder Truck Rental, requesting two (2) variances from the City of Romulus, Michigan Code of Ordinances, Chapter 29 Signs, as follows:
 - A. Requesting a variance to allow a sign area of 200 square foot per side with a total sign area of 400 square feet. The Sign Ordinance only permits a maximum sign area of 40 square feet per side with a total sign area of 80 square feet. Therefore, a 160 square foot per side and a 320 square foot overall variance is required.
 - B. Requesting a variance to allow the sign height to be 40 feet. The Sign Ordinance only permits a maximum sign height of 15 feet; therefore a 25-foot height variance is required.The subject property is located at on the southeast corner of Smith and Middlebelt Roads. DP#'s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701.
7. Old Business

8. New Business
 9. Communications
 - A. The minutes of the regular meeting of the Planning Commission held on November 15, 2010.
 - B. The minutes of the regular meeting of the Planning Commission held on December 20, 2010.
 10. Discussion
 11. Adjournment
4. Election of Officers

Motion by Zilka supported by Chandler for the current officers to maintain their positions and continue to serve the Board of Zoning Appeals as follows: Chairperson – Mr. Dan Bussard, Vice-Chairperson – Mr. Sheldon Chandler and Secretary – Mr. Donald Morris. Roll Call Vote: Ayes – Zilka, Chandler, Mientkiewicz, Bussard. Nays – None. Motion Carried.

5. Motion by Chandler supported by Mientkiewicz to approve the minutes of the regular meeting of the Board of Zoning Appeals held on December 1, 2010. Roll Call Vote: Ayes – Chandler, Mientkiewicz, Zilka, Bussard. Nays – none. Motion Carried.
6. Petitions

- A. BZA-2011-001, Ryder Truck Rental, requesting two (2) variances from the City of Romulus, Michigan Code of Ordinances, Chapter 29 Signs, as follows:
 1. Requesting a variance to allow a sign area of 200 square foot per side with a total sign area of 400 square feet. The Sign Ordinance only permits a maximum sign area of 40 square feet per side with a total sign area of 80 square feet. Therefore, a 160 square foot per side and a 320 square foot overall variance is required.
 2. Requesting a variance to allow the sign height to be 40 feet. The Sign Ordinance only permits a maximum sign height of 15 feet; therefore a 25-foot height variance is required.

The subject property is located at on the southeast corner of Smith and Middlebelt Roads. DP#'s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701.

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

Bill Trowbridge, Ryder Truck Rental, came forward to represent the petition.

- Mr. Trowbridge stated the sign proposal is critical to their business because based on the map and the layout of the proposed development the facility may not be noticed

by the typical truck traffic seen by their other facilities that are located along interstate highways and encompass a lot of truck traffic that consist of owner/operators, which is one of their primary customers.

- Mr. Trowbridge also stated that walk-in customers are also very important to their business and are the individuals that really drive the sales for each facility.
- Mr. Trowbridge stated with all of the greenspace being kept and maintained that it would be very difficult to see the proposed facility located closer to the corner of Smith and Middlebelt Roads; and therefore, they are requesting a variance to allow a larger sign in order to provide better visibility of the location of their new facility.
- Mr. Trowbridge stated that the Hertz sign along the same path is much smaller and shorter and gets lost behind the equipment and billboard signs in the area.
- Mr. Trowbridge stated their current facility in Taylor has a 250 square foot sign, is wide open and has good visibility, but the location is difficult to find unless you know how to get there.
- Mr. Trowbridge stated the proposed facility in Romulus will provide better access off of the freeway.

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 the current status of the truck sales.
- Mr. Trowbridge stated the current truck sales are very strong and that the inventory throughout the United States compared with their competitors is very tight.
- Mr. Trowbridge stated with the new technology that has been introduced into the truck market over the past 6 months the pricing on a new truck is substantially higher than 5-years ago, which has caused the used truck market to be very strong.
- Mr. Mientkiewicz questioned if the proposed facility would sell new and used trucks.
- Mr. Trowbridge stated the proposed facility would only sell used trucks.
- Mr. Zilka questioned if they intended to remove the dead plantings in the wooded area during the development process and as part of maintaining the greenspace.
- Mr. Trowbridge stated their plan is to clean up the site, make it presentable and create a nice looking facility.
- Mr. Chandler questioned the size of the sign located in the front of the facility.
- Mr. Trowbridge stated it is a small pylon sign that is within the regulations and will provide visibility to traffic on Middlebelt Road.
- Mr. Chandler questioned if the sign would be lighted.
- Mr. Trowbridge stated the sign would be lighted.
- Mr. Bussard questioned if the proposed 40 foot high sign would be lighted.
- Mr. Trowbridge stated the proposed 40 foot high sign would be lighted.
- Mr. Bussard questioned how the subject site was found for this project.

- Mr. Trowbridge stated he has been working on this project for about 4 years and there was actually another site about 500 feet to the north that did not work out for this project, so it has been a continuing effort to find a site and complete this project.
- Mr. Trowbridge stated currently they have their products located at other facilities in the area and the idea for this facility is to be able to have all of their vehicles/product at one location.

Motion by Zilka supported by Mientkiewicz to grant approval to BZA-2011-001, Ryder Truck Rental, a 160 square foot per side and a 320 square foot overall variance to allow a sign area of 200 square foot per side with a total sign area of 400 square feet based upon a finding of “unnecessary hardship” from information presented to the Board during the Public Hearing and conditioned upon the following:

1. Proper permits are obtained from the Building Department.
2. Minimal disruption to the woodland area occur, if trees are damaged or destroyed as a result of the footing installation that they be replaced if indicated as “preserved” on the tree and woodland preservation plan approved by the City Council.

The subject property is located at on the southeast corner of Smith and Middlebelt Roads. DP#’s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Chandler, Bussard. Nays – None. Motion Carried.

Motion by Chandler supported by Zilka to grant approval to BZA-2011-001, Ryder Truck Rental, a 25 foot height variance to allow a sign height of 40 feet based upon a finding of “unnecessary hardship” as detailed in the Planning Director’s memorandum dated March 28, 2011 and conditioned upon the following:

3. Proper permits are obtained from the Building Department.
4. Minimal disruption to the woodland area occur, if trees are damaged or destroyed as a result of the footing installation that they be replaced if indicated as “preserved” on the tree and woodland preservation plan approved by the City Council.

The subject property is located at on the southeast corner of Smith and Middlebelt Roads. DP#’s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. Roll Call Vote: Ayes – Chandler, Zilka, Mientkiewicz, Bussard. Nays – None. Motion Carried.

7. Old Business – None.

8. New Business – None.

9. Communications

A. Minutes of the regular meeting of the Planning Commission held on November 15, 2010.

B. Minutes of the regular meeting of the Planning Commission held on December 20, 2010.

10. Discussion

- Ms. Lyon stated the updated Zoning Ordinance was presented to the City Council for their 1st reading on March 28, 2011 and the 2nd reading is scheduled on April 11, 2011.
- Ms. Lyon stated that the Board would all be provided with a copy of the final Zoning Ordinance after it is adopted by the City Council.
- Ms. Lyon stated the City Council extended the Moratorium for the Michigan Medical Marihuana Act and that a representative from the Board of Zoning Appeals is needed to be on the Steering Committee.
- Ms. Lyon stated there will be 3 – 4 Steering Committee meetings that will be held during the day, either in the morning or early afternoon, and 1 Public Workshop meeting that will be held in the evening.
- Mr. Mientkiewicz questioned how long the process is expected to take.
- Ms. Lyon stated the process will move quickly and is expected to be completed by August 2011.
- Mr. Mientkiewicz stated that he would be the representative for the Board of Zoning Appeals.
- Ms. Lyon stated in addition to staff there would be 2 representatives from the City Council and 2 representatives from the Planning Commission.
- Mr. Zilka stated he was happy to see a representative from the Airport speak at the City Council meeting on Monday.
- Ms. Lyon stated that with the change in leadership at the Airport, one of the commitments made was to communicate more frequently with Romulus and that was the first of many more to come to open up the communications.
- Mr. Bussard thanked the DPW on an excellent job of maintaining the roads this winter.
- Mr. Zilka stated that he was sorry to see the restaurant in town close.
- Mr. Chandler stated that Waste Management does a great job of taking care of Romulus.

11. Motion by Zilka supported by Mientkiewicz to adjourn the meeting at 7:23 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Chandler, Bussard. Nays – none. Motion Carried.


Sheldon Chandler, Vice-Chairperson
Board of Zoning Appeals