

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JUNE 2, 2010**

1. The meeting was called to order by Chairman Bussard at 7:00 p.m.
2. Roll Call Showing: Ken Mientkiewicz, Sheldon Chandler, Don Morris,
Melvin Zilka, Dan Bussard
Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Zilka supported by Chandler to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Chandler, Morris, 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 May 5, 2010.
 5. Petitions
 - A. BZA-2010-005, Florence Cement Company, requesting a variance from the City of Romulus Zoning Ordinance Section 22.03(e) to erect a temporary Batch Plant for the purpose of paving for the reconstruction of Wahrman Road. The Zoning Ordinance permits temporary uses provided they not exceed six (6) months. The subject property is located at 15670 Wahrman. DP# 82-80-125-99-0008-700.
 6. Old Business
 7. New Business
 8. Communications
 - A. Minutes of the Regular meeting of the City of Romulus Planning Commission held on April 19, 2010.
 9. Discussion
 10. Adjournment
4. Motion by Morris supported by Zilka to approve the minutes of the regular meeting of the Zoning Board of Appeals held on May 5, 2010. Roll Call Vote: Ayes – Morris, Zilka, Chandler, Bussard. Abstain – Mientkiewicz. Nays – none. Motion Carried.
 5. Petitions

- A. BZA-2010-005, Florence Cement Company, requesting a variance from the City of Romulus Zoning Ordinance Section 22.03(e) to erect a temporary Batch Plant for the purpose of paving for the reconstruction of Wahrman Road. The Zoning Ordinance permits temporary uses provided they not exceed six (6) months. The subject property is located at 15670 Wahrman. DP# 82-80-125-99-0008-700.

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 they are requesting approval to erect a temporary batch plant for the sole purpose of paving for the Wahrman Road reconstruction project.
- Mr. Sarotte stated the project consist of 2500 feet of paving and because the batch plant site would be located approximately 700 feet south of the project there would be a minimal number of trucks traveling on the road to the site.
- Mr. Sarotte stated that he had no problem with the conditions listed in the Planning Director's memorandum dated May 6, 2010.
- Mr. Sarotte stated the paving is scheduled to commence during the month of July and again during the month of September; however, since they are the subcontractor he requested approval be granted for the entire six month period June - November.

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. Zilka confirmed that the applicant was in agreement with the conditions listed in the Planning Director's memorandum dated May 6, 2010.
- Mr. Sarotte stated that he had no problem with the conditions listed in the Planning Director's memorandum dated May 6, 2010.

Motion by Zilka supported by Morris to grant approval to BZA-2010-005, Florence Cement Company, a temporary use variance for a period of six (6) months (June – November) to erect a temporary Batch Plant subject to the following conditions:

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 is only to be used for paving of the Wahrman Road reconstruction project. No off-site paving projects permitted.

The variance is granted based upon the findings in the Planning Director's memorandum dated May 6, 2010. The subject property is located at 15670 Wahrman Road. DP# 82-80-125-99-0008-700. Roll Call Vote: Ayes – Zilka, Morris, Mientkiewicz, Chandler, Bussard. Nays – None. Motion Carried.

6. Old Business – None.

7. New Business – None.

8. Communications

A. Minutes of the Regular meeting of the City of Romulus Planning Commission held on April 19, 2010.

9. Discussion

10. Motion by Zilka supported by Mientkiewicz to adjourn the meeting at 7:08 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Chandler, Morris, Bussard. Nays – none. Motion Carried.

vf



Donald Morris, Secretary
Zoning Board of Appeals