

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, SEPTEMBER 7, 2011**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Sheldon Chandler, Donald Morris, Kenneth Mientkiewicz, Melvin Zilka
Excused: Dan Bussard, Emery Long, John Clark
Also in attendance: Carol Maise, City Planner
3. Motion by Zilka supported by Morris to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Morris, Mientkiewicz, 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 May 4, 2011.
5. Petitions
 - A. BZA-2011-003, Reefer Peterbilt, requesting an amendment to BZA-2001-003 which was a use variance to allow parts warehousing, parts distribution, and truck and trailer sales and service in a M-1, Light Industrial District. An amendment to the use variance is requested to allow for a building addition and pavement improvement.

The subject property is located at 6924 Brandt Road. DP# 82-80-007-02-0007-000 & 82-80-007-02-0008-000.
 - B. BZA-2011-004; Tim and Mary Stradling; requesting a variance from the City of Romulus Zoning Ordinance Section 3.07 (a) to allow a rear yard setback of 26.5 feet; a rear yard setback of 35 feet is required.

The subject property is located at 10160 Miriam. DP# 82-80-067-02-0492-000.
6. Old Business

7. New Business
 8. Communications
 - A. Minutes of the regular meeting of the Planning Commission held on June 20, 2011.
 - B. Annual renewal of recreational vehicles letter.
 9. Discussion
 10. Adjournment
4. Motion by Morris supported by Mientkiewicz to approve the minutes of the regular meeting of the Board of Zoning Appeals held on June 20, 2011. Roll Call Vote: Ayes – Morris, Mientkiewicz, Zilka, Chandler. Nays – None. Motion Carried.
 5. Petitions
 - A. BZA-2011-003, Reefer Peterbilt, requesting an amendment to BZA-2001-003 which was a use variance to allow parts warehousing, parts distribution, and truck and trailer sales and service in a M-1, Light Industrial District. An amendment to the use variance is requested to allow for a building addition and pavement improvement.

The subject property is located at 6924 Brandt Road. DP#82-80-0007-002-0007-000 & 82-80-007-002-0008-000.

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

Greg Reefer, James Cormier and David Hunter came forward to represent the petition.

- Mr. Reefer indicated they propose to add on to the building and pave the parking lot.
- Mr. Hunter gave a brief overview of the proposed project. The existing building is 8,800 square feet and the proposed addition is 6,600. He showed the Board where they propose the parking lot improvements on a site plan.
- Mr. Chandler stated that when they were previously before the Board they did not want to asphalt the back area and wants to know what has changed.
- Mr. Reefer noted that Reefer Peterbilt is currently proposing concrete for the area where the trailers are dropped and he showed the Board the proposed area on the site plan.
- Mr. Chandler indicated that it solves the problem.

Chairman Chandler asked if anyone wished to speak on this matter.

No one came forward. Chairperson Chandler closed the public hearing and opened the meeting for comments by the Board as follows:

- Mr. Zilka questioned whether they intend to improve the fencing around the entire site.
- Mr. Reefer replied that they can do that. The current fencing was new but it has been damaged from the trucks hitting it.
- Mr. Zilka stated that with the new asphalt, new fencing would also look nice.
- Mr. Reefer stated that with the big trucks he may need to put in cement blocks, as the trucks have a hard time judging distance when backing up.
- Mr. Zilka questioned what portion of fence will come down based on the addition, and he voiced his concerns with the look of the damaged fence. He would like to see them do something with the fencing to make the entire site look better.
- Mr. Reefer said he understands that.
- Mr. Mientkiewicz questioned whether the operation is going to stay the same as far as parts warehousing, distribution and repairs. He also inquired whether the addition is to allow for more work space.
- Mr. Reefer replied it will allow for more office space. The location on Brandt has worked out well for them.
- Mr. Mientkiewicz indicated he visited the site today and that the proposed project would look better since the existing parking lot looked pretty rough.
- Mr. Reefer noted that every year they put money into the gravel area but they have flooding issues.
- Mr. Chandler questioned whether Mr. Reefer has a copy of the City Planner's recommendations and if he is in agreement with them.
- Mr. Hunter stated that there are six recommendations and they have no issues with those recommendations.
- Mr. Chandler questioned item number four in reference to compliance to the 2001 approval and asked if all the conditions had been adequately met.
- Ms. Maise explained that was one of the conditions of the 2001 approval was to upgrade, repair or replace any existing damaged fencing. A condition of this revised approval is that all conditions of the previous approval be met. It could be included as number 7 of the list of conditions on the recommendation but it is already included as part of number four. He believes conditions of the 2001 approval will be reviewed during the ARC review of the revised site plan.
- Mr. Hunter indicated that he believes the original requirements have been met, however he noted that the fence has since been damaged.
- Mr. Chandler inquired if this will be going to Planning Commission with the site plan as submitted.
- Mr. Hunter indicated yes, since that is one of the conditions.

Motion by Zilka supported by Morris to grant approval to BZA-2011-003, Reefer Peterbilt, requesting an amendment to BZA-2001-003 which was a use variance to allow parts warehousing, parts distribution, and truck and trailer sales and service in a M-1, Light

Industrial District. An amendment to the use variance is requested to allow for a building addition and pavement improvement conditioned upon the following:

1. All modifications to the site must comply with the standards of the M-1 District and Section 8.03(f) of the Zoning Ordinance unless otherwise noted.
2. A site plan for the pavement improvement must be submitted, and reviewed and approved by the Administrative Review Committee (ARC).
3. A site plan for the building addition must be submitted, and reviewed and approved by the Planning Commission.
4. Compliance with any conditions of the 2001 approval that have not been adequately met.
5. Compliance with any conditions imposed by ARC or the Planning Commission if the site plans are approved.
6. Proper permits for occupancy are obtained from the Building Department.
7. Improvement to the perimeter fencing.

The subject property is located at 6924 Brandt Road. DP# 82-80-007-02-0007-000 & 82-80-0007-02-0008-000.

Roll Call Vote: Ayes – Zilka, Morris, Mientkiewicz, Chandler. Nays – None. Motion Carried.

- B. BZA-2011-004; Tim and Mary Stradling; requesting a variance from the City of Romulus Zoning Ordinance Section 3.07 (a) to allow a rear yard setback of 26.5 feet; a rear yard setback of 35 feet is required.

The subject property is located at 10160 Miriam. DP# 82-80-067-02-0492-000.

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

- Tim and Mary Stradling came forward with a brief overview of the proposed project.
- Ms. Stradling explained that they need the variance so they can build a garage with a wheelchair accessible ramp and a workshop in the back of the garage. In order to accommodate these needs they need to set the garage back further than is allowed per the Ordinance. She indicated they are in receipt of the recommendations and will be able to take care of all of the items noted.
- Ms. Stradling showed the Board more drawings and indicated they want the garage to match the house in regards to the siding, shingles and roof line. They informed their builder of the requirements.
- Ms. Stradling indicated that the wheelchair ramp is shown on the back of the elevations and she has been assured by their builder that it will meet code.

Chairman Chandler asked if anyone wished to speak on this matter.

No one came forward. Chairperson Chandler closed the public hearing and opened the meeting for comments by the Board as follows:

- Mr. Mientkiewicz requested clarification if a three (3) car attached garage was proposed.
- Ms. Stradling responded that they will be parking two cars in it, but that they need the additional area for storage and a workshop area.
- Mr. Mientkiewicz asked whether the driveway will be off Miriam.
- Ms. Stradling indicated the main entrance driveway will be off Miriam but now they an entrance off both Herman and Miriam.
- Mr. Mientkiewicz inquired if the handicap ramp would be inside the proposed garage and if they are proposing a breezeway connecting the proposed garage to the existing house.
- Mr. Stradling indicated yes.
- Mr. Chandler asked whether the proposed ramp will be concrete.
- Mr. Stradling replied yes.
- Ms. Stradling inquired if they wanted to pave their driveway in the future would they need to get a permit.
- Mr. Chandler answered yes.
- Ms. Maise noted that when she met with the Building Director he suspected that the breezeway size and location and the size of the ramp was why they need a variance.
- Mr. Chandler asked whether they have their permits yet.
- Ms. Stradling indicated no, that they have to resolve the variance issue first.

Motion by Morris supported by Zilka to approve BZA-2011-004; Tim and Mary Stradling; requesting a variance from the City of Romulus Zoning Ordinance Section 3.07 (a) to allow a rear yard setback of 26.5 feet, whereas a rear yard setback of 35 feet is required, conditioned on the following:

1. Compliance with all the ADA accessibility codes regarding the ramp and building codes regarding all other aspects of the construction including any driveway improvement if required.

The subject property is located at 10160 Miriam. DP# 82-80-067-02-0492-000

Roll Call Vote: Ayes – Morris, Zilka, Mientkiewicz, Chandler. Nays – None. Motion Carried.

6. Old Business

7. New Business

8. Communications

- A. Minutes of the regular meeting of the Planning Commission held on June 20, 2011.
- B. Annual renewal of recreational vehicles letter.

9. Discussion

- Mr. Zilka and the Commission wished Ms. Maise a warm welcome.
- Ms. Maise thanked the Commission and mentioned that the Planning Department is working on a few developments that should be on an upcoming agenda for their review. The Upscale Warehouse that was tabled last year and Speedway Gas Station on Merriman Road are expected to be on the agenda for November.

10. Motion by Zilka supported by Mientkiewicz to adjourn the meeting at 7:35 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Morris, Chandler. Nays – None. Motion Carried.

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Donald Morris, Secretary
Zoning Board of Appeals

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