

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, OCTOBER 6, 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, John Clark, Dan Bussard

Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Mientkiewicz supported by Chandler to approve the agenda as presented. Roll Call Vote: Ayes – Mientkiewicz, Chandler, Morris, Clark, 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 September 1, 2010.
5. Petitions
 - A. BZA-2010-014, Woodside Square Apartments, requesting variances from the City of Romulus Zoning Ordinance for the following:
 1. Section 3.05(a)(2) to allow a decorative metal fence within the front yard setback. The Zoning Ordinance does not permit fences to be located in the front yard setback; therefore, a variance is required.
 2. Section 14.02(b)(3)(c) to allow the parking space dimensions to be 9'X20'. The Zoning Ordinance requires parking spaces to be 10' wide; therefore a 1-foot width variance is required.
 3. Section 14.01(f) a variance to allow 188 parking spaces. The Zoning Ordinance requires 191 spaces for this development; therefore a 3 parking space variance is required.The subject property is located at 35473 North Alexander Road. DP# 82-80-017-99-0001-000.
6. Old Business
7. New Business
 - A. 2011 Board of Zoning Appeals Meeting Dates (action requested: make a motion to adopt meeting dates)

8. Communications
 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 September 1, 2010. Roll Call Vote: Ayes – Morris, Mientkiewicz, Chandler, Clark, Bussard. Nays – none. Motion Carried.
5. Petitions
- A. BZA-2010-014, Woodside Square Apartments, requesting variances from the City of Romulus Zoning Ordinance for the following:
1. Section 3.05(a)(2) to allow a decorative metal fence within the front yard setback. The Zoning Ordinance does not permit fences to be located in the front yard setback; therefore, a variance is required.
 2. Section 14.02(b)(3)(c) to allow the parking space dimensions to be 9'X20'. The Zoning Ordinance requires parking spaces to be 10' wide; therefore a 1-foot width variance is required.
 3. Section 14.01(f) a variance to allow 188 parking spaces. The Zoning Ordinance requires 191 spaces for this development; therefore a 3 parking space variance is required.
- The subject property is located at 35473 North Alexander Road. DP# 82-80-017-99-0001-000.

Daniel Tosch, Progressive Associates Architects, came forward to represent the petition.

- Mr. Tosch displayed a drawing outlining the variances being requested and stated a variance is being requested to allow a decorative fence within the Wayne Road front yard setback in order to secure the property from pedestrian traffic and to provide added security for the residents. He also presented sample pictures of the two (2) different styles of fencing being decided upon.
- Mr. Tosch stated as part of the reconfiguration additional parking spaces will be added including 15 handicap spaces for a total of 188 parking spaces, which is only three (3) spaces less than the required 191 parking spaces.
- Mr. Tosch also stated that due to the size required for the handicap spaces they were unable to meet the current Ordinance requirement of 10'X20' parking spaces, but the existing parking spaces have served the apartment complex well and the residents are comfortable utilizing the 9'X20' parking spaces.
- Mr. Tosch stated in addition to the above modifications the overall development is in the process of a complete rehabilitation that includes an increased security system, new lighting throughout the development, windows, insulation, roofing, updated HVAC systems, kitchens and bathrooms, siding, landscaping and asphalt, as well as, upgrading some of the units to be handicap accessible.

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

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 why there was an emphasis on increased security at the complex.
- Mr. Tosch stated the increased security is for the safety of the residents, as well as, to provide the residents with an extra sense of security, especially during the night time hours.
- Mr. Chandler questioned if there was a problem with crime in the area.
- Mr. Tosch stated in the past there may have been problems with crime, but with the expense of upgrading the units and architecture the increased security is to preserve the sense of security and to eliminate potential problems.
- Ms. Lyon stated that fencing would also help with any trespassing issues and she informed the Board that the petitioner has worked with the City and made changes to the layout of the site in an effort to be in greater conformity with the Zoning Ordinance.
- Mr. Chandler questioned if the modifications to the apartment complex were privately funded.
- Mr. Tosch stated the Michigan State Housing Development Authority will be providing part of the funding for the construction.
- Mr. Chandler questioned if there will be any tax credits given for the upgrades to the apartment complex.
- Mr. Tosch stated there will be tax credits given to the private investment and used for the development.
- Mr. Mientkiewicz questioned if there would be a security gate located at both entrances of the apartment complex.
- Mr. Tosch stated there would only be a security gate located at the North Alexander entrance, the Golden Boulevard entrance would have a locked gate and only used for emergency vehicle access.
- Mr. Morris questioned when the entire apartment complex rehabilitation project would be completed.
- Mr. Tosch stated the intent is to have the rehabilitation project completed by the end of the year.
- Mr. Bussard questioned the height of the proposed fence along the front yard.
- Mr. Tosch stated a 5-foot tall fence is proposed along the front yard.
- Mr. Bussard questioned what type of gate would be across the northern entrance.
- Mr. Tosch stated there would be an armed gate across the northern entrance.
- Mr. Chandler questioned how far the fence would be located from the existing berm.
- Mr. Tosch stated the fence would be in line with the buildings and not have any effect on the berm.

Motion by Mientkiewicz supported by Morris to grant approval to BZA-2010-014, Woodside Square Apartments, to allow fencing within the required front yard conditioned upon the fence being a 5-foot tall decorative black wrought iron style and be either vinyl coated or powder coated. The variance is granted based upon the finding of practical difficulty as detailed in the Planning Director's memorandum dated September 10, 2010. The subject property is located at 35473 North Alexander Road. DP# 82-80-017-99-0001-000. Roll Call Vote: Ayes – Mientkiewicz, Morris, Chandler, Clark, Bussard. Nays – None. Motion Carried.

Motion by Morris supported by Chandler to grant approval to BZA-2010-014, Woodside Square Apartments, to allow the parking spaces to be 9'x20' and a variance of three (3) parking spaces. The variances are granted based upon the finding of practical difficulty as detailed in the Planning Director's memorandum dated September 10, 2010. The subject property is located at 35473 North Alexander Road. DP# 82-80-017-99-0001-000. Roll Call Vote: Ayes – Morris, Chandler, Mientkiewicz, Clark, Bussard. Nays – None. Motion Carried.

6. Old Business – None.

7. New Business

A. 2011 Board of Zoning Appeals Meeting Dates (action requested: make a motion to adopt meeting dates)

Motion by Morris supported by Chandler to approve the regular meeting dates of the Board of Zoning Appeals for the calendar year 2011 as presented. Roll Call Vote: Ayes – Morris, Chandler, Clark, Mientkiewicz, Bussard. Nays – none. Motion Carried.

8. Communications

9. Discussion

10. Motion by Mientkiewicz supported by Clark to adjourn the meeting at 7:25 p.m. Roll Call Vote: Ayes – Mientkiewicz, Clark, Chandler, Morris, Bussard. Nays – none. Motion Carried.