



2. **Front Yard Setback Variance (Wickham)** - Section 7.05, Table 7.05 requesting a front yard variance to allow a parking setback of 4.04 feet. The Ordinance requires 20 feet. Therefore a 15.96 foot variance is required.
3. **Side Yard Setback Variance** - Section 7.05, Table 7.05 requesting a side yard variance to allow a side yard building setback of 10.08 feet. The Ordinance requires 20.00 feet. Therefore a 9.92 foot variance is required.
4. **Side Yard Setback Variance** - Section 7.05, Table 7.05 requesting a side yard parking setback of 3.61 feet. The Ordinance requires 10.00 feet. Therefore a 6.39 foot variance is required.
5. **Landscape Greenbelt Variance Wickham** – Section 13.02(c) requesting a variance to allow 4.04 feet for landscape greenbelt. The Ordinance requires 15.00 feet. Therefore a 10.96 foot variance is required.
6. **Loading Variance** – Section 14.03(b) requesting a variance to allow for no designated loading space. The Ordinance requires one, 10 foot by 50 foot loading space.

The subject property is located at 8450 Merriman Road. DP# 82-80-043-99-0003-000

6. Old Business
7. New Business
  - A. 2012 Board of Zoning Appeals Meeting Dates (action required: make a motion to adopt meeting dates)
8. Communications
  - A. Resignation Letter of Chairman Dan Bussard
4. Motion by Mientkiewicz supported by Morris to approve the minutes of the regular meeting of the Board of Zoning Appeals held on September 2, 2011. Roll Call Vote: Ayes – Mientkiewicz, Morris, Long, Zilka, Chandler. Nays – None. Motion Carried.
5. Petitions
  - A. BZA-2011-005, Speedway Gas Station, requesting variances from the City of Romulus Sign Ordinance as follows:

1. **Sign Height Variance** – Table 29.07 requesting a variance to allow a 20 foot high pole sign. The Ordinance allows up to 15 feet high. Therefore a 5 foot height variance is required.
2. **Sign Area Variance** – Table 29.07 requesting a variance to allow a 72-square foot per side (144 square foot total) pole sign. The Ordinance allows up to 40 square foot (80 square foot total). Therefore a 64-square foot (128 square foot total) variance is required.

The subject property is located at 8450 Merriman Road. DP# 82-80-043-99-0003-000

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

- Mr. Brian Lance, L & R Construction came forward to represent the petition and indicated that there are unique circumstances with this property in regards to the odd shape and double road frontage.
- Speedway is purchasing approximately .50 acres from the adjacent Clarion Hotel as part of the proposed development.
- Mr. Lance indicated that the Speedway property will have two (2) separate zonings. One being C-3 where the proposed signs will be located and the other being RC which is the piece they propose to purchase from the Clarion Hotel.
- Mr. Lance indicated that the Sign Ordinance is more restrictive in the C-3 district than they are in the adjacent RC Zoning. He also explained that if the proposed signs were located in the RC district that they would not need the height variance and the square foot variance would be much less restrictive.
- Mr. Lance pointed out that per the Ordinance they are allowed to have two (2) pole signs and they are only requesting one (1) which will be less square footage than if they were proposing the two (2) that they would be allowed.

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. Long questioned whether the current sign on the Merriman side was coming down.
- Mr. Lance indicated yes, they propose to scrape the entire site.
- Mr. Morris questioned what the size of the sign would be.
- Mr. Lance replied that it would be 144 square feet total including both sides.
- Mr. Morris questioned the size of the entire site including what they are proposing to purchase from Clarion.
- Mr. Lance replied the whole parcel would be 1.12 acres.
- Mr. Morris stated that the property has a low elevation.
- Mr. Lance replied that where they are proposing to place the sign is low, and as you head southbound on Merriman toward the station you are looking down at the property as you make the turn.

- Mr. Mientkiewicz questioned whether the new station and pumps will be at an angle.
- Mr. Lance indicated that is correct and he showed the angle to the Commission on the plans.
- Mr. Mientkiewicz questioned the entrance to the pumps off Merriman Road.
- Mr. Lance indicated that while the site layout will change, there are no changes to the driveway approaches.
- Mr. Chandler questioned whether they are proposing to use the existing electronic sign.
- Mr. Lance replied they will not, they will be using the new sign.
- Mr. Long verified through the Chair that the new proposed sign will be an electronic digital sign.
- Mr. Lance indicated that yes it will be.

Motion by Zilka supported by Mientkiewicz to grant approval to BZA-2011-005, Speedway Gas Station, requesting variances from the City of Romulus Sign Ordinance for a 5-foot height variance to allow a twenty (20) foot high pole sign and a 64-square foot sign area variance to allow a 144 square foot total (72-square foot per side) pole sign per side. Approval is granted based on the City Planner's recommendation upon a finding of "practical difficulty" as noted in items 1, 2, 6 and 7 of the report and conditioned upon the proper permits being obtained from the Building Department.

The subject property is located at 8450 Merriman Road. DP# 82-80-043-99-0003-000.

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

B. BZA-2011-006, Speedway Gas Station also requesting variances from the City of Romulus Zoning Ordinance as follows:

1. **Front Yard Setback Variance (Wickham)** - Section 7.05, Table 7.05 requesting a front yard variance to allow a building setback of 10.08 feet. The Ordinance requires 50 feet. Therefore, a 39.92 foot variance is required.
2. **Front Yard Setback Variance (Wickham)** - Section 7.05, Table 7.05 requesting a front yard variance to allow a parking setback of 4.04 feet. The Ordinance requires 20 feet. Therefore a 15.96 foot variance is required.
3. **Side Yard Setback Variance** - Section 7.05, Table 7.05 requesting a side yard variance to allow a side yard building setback of 10.08 feet. The Ordinance requires 20.00 feet. Therefore a 9.92 foot variance is required.
4. **Side Yard Setback Variance** - Section 7.05, Table 7.05 requesting a side yard parking setback of 3.61 feet. The Ordinance requires 10.00 feet. Therefore a 6.39 foot variance is required.

5. **Landscape Greenbelt Variance Wickham** – Section 13.02(c) requesting a variance to allow 4.04 feet for landscape greenbelt. The Ordinance requires 15.00 feet. Therefore a 10.96 foot variance is required.
6. **Loading Variance** – Section 14.03(b) requesting a variance to allow for no designated loading space. The Ordinance requires one, 10 foot by 50 foot loading space.

The subject property is located at 8450 Merriman Road. DP# 82-80-043-99-0003-000.

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

- Mr. Brian Lance, L & R Construction indicated that they have worked extensively on the site plan with Carol and the Planning Department to get to where we are today. He noted that there were obstacles at first, and a lot more variances that would have been needed. They have shrunk it down as much as they can to minimize the need for being here tonight.
- Speedway is proposing to tear down the existing gas station and to, purchase approximately .50 acres from the Clarion Hotel to rebuild the entire facility.
- Due to the very unique configuration of that property, being on a triangle shaped parcel, the setback requirements of the ordinance would prohibit the redevelopment of the property
- Speedway is proposing to make major improvement to the intersection to improve the traffic flow and to allow deliveries and customers to get out of there. The large setback requirements, because of the two (2) front yards make the building envelope very small. In order to redevelop the site a series of variances are needed.
- There are four (4) yard variances, one (1) greenbelt variance and one (1) loading variance which by ordinance are required. They are also proposing not to have a dedicated loading zone on this property.

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. Morris questioned whether the entire 3,900-square foot building is going to be all for the gas station.
- Mr. Lance stated that yes it would be Speedway's standard building with full brick exterior and brick canopy columns.
- Mr. Morris stated it would definitely be an improvement.
- Mr. Chandler questioned when they plan on getting started.
- Mr. Lance stated hopefully in the spring and indicated that if they get their approvals here tonight and they also receive approval from City Council, that they then have to go through Wayne County to get their engineering permit which will likely take them until spring.
- Mr. Zilka questioned how long the project will take.

- Mr. Lance indicated he has 85 days from the day they shut them down until they hand over the keys to the completed building.
- Mr. Chandler again stated it would be a definite improvement and that he purchases gas there frequently and has difficulty getting in and out of the existing site.
- Mr. Lance stated that this improvement will really help the traffic flow.
- Mr. Morris gave a brief overview of the circumstances back in 1988-1989 of the I-94 interstate improvements that led to the property becoming such an odd shape.
- Mr. Chandler questioned as to how long it has been a Speedway Gas Station.
- Mr. Lance replied 1999.
- Mr. Morris stated that it is going to be a nice improvement and he is looking forward to it.
- Mr. Mientkiewicz questioned whether there is going to be a sign on the proposed building.
- Mr. Lance stated that there will be a reader board on the building that has been shrunk down to meet the Ordinance requirements.
- Ms. Maise commented that the Board probably noticed that with both of the variance requests there are no conditions of approval. This is rare, since there are typically conditions of approval to help mitigate the variance. Speedway has however done everything we've asked for and this will be a great improvement. The landscaping is attractive, they've added a nice fence, the columns of the canopy are brick and it's going to be very nice. They've been great to work and provided upgrades to off-set the variances.

Motion by Morris supported by Zilka to approve BZA-2011-006; Speedway Gas Station; requesting variances from the City of Romulus Zoning Ordinance as follows:

1. **Front Yard Setback Variance (Wickham)** - Section 7.05, Table 7.05 requesting a front yard variance to allow a building setback of 10.08 feet. The Ordinance requires 50 feet. Therefore, a 39.92 foot variance is required.
2. **Front Yard Setback Variance (Wickham)** - Section 7.05, Table 7.05 requesting a front yard variance to allow a parking setback of 4.04 feet. The Ordinance requires 20 feet. Therefore a 15.96 foot variance is required.
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6. **Loading Variance** – Section 14.03(b) requesting a variance to allow for no designated loading space. The Ordinance requires one, 10 foot by 50 foot loading space.

Approval is granted based on the City Planner's recommendation upon a finding of "practical difficulty" as noted in items 1 - 5 above and conditioned upon approval of the special land use by the City Council; compliance with all conditions of site plan approval, and approval of the lot split by the Assessor's Office prior to issuance of a building permit.

The subject property is located at 8450 Merriman Rd. DP# 82-80-043-99-0003-000.

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

6. Old Business

7. New Business

- Mr. Zilka congratulated Ms. McNeil on becoming the new Sr. Secretary for the Planning Department.
- Ms. McNeil thanked Mr. Zilka and stated that she's looking forward to working with the entire Board.
- Ms. Maise stated that she is delighted to have Ms. McNeil and that she is catching on quick.

Motion by Mientkiewicz supported by Zilka to approve the 2012 Board of Zoning Appeals Meeting Dates as submitted. Roll Call Vote: Ayes – Mientkiewicz, Zilka, Morris, Long Chandler. Nays – None. Motion Carried.

8. Communications

- Mr. Chandler read the letter of resignation from Chairperson Dan Bussard, and stated that he's been a great Chairperson and will it be hard to fill his shoes and he also is a very talented person.
- Mr. Morris questioned when it is effective.
- Mr. Chandler stated immediately.
- Mr. Zilka expressed that he wished Mr. Bussard was present tonight so they could congratulate and wish him well.
- Mr. Chandler suggested that they do a resolution from the Board.
- Ms. Maise questioned whether the Board would like her to draft a resolution for Mr. Bussard.
- Mr. Chandler stated that would be nice.

Motion by Morris supported by Zilka to send Mr. Bussard a resolution for all his years of service to the Board of Zoning Appeals. Roll Call Vote: Ayes – Morris, Zilka, Long, Mientkiewicz, Chandler. Nays – None. Motion Carried.

9. Discussion

- Mr. Chandler stated that at the next meeting they need to have an election of officers effective January 2012.
- Ms. Maise questioned if they normally do the election of officers at the beginning of the year.
- Mr. Morris stated that he thinks it's normally done in April.
- Ms. Maise stated that she will find out and questioned whether the Board has By-Laws.
- Mr. Zilka stated he remembers a little booklet that may have been the By-Laws.
- Mr. Chandler stated that the Board currently has an opening that needs to be filled.
- Ms. Maise indicated that City Council is handling that vacancy right now, and indicated that the Board will be meeting next month. They do have a couple of applicants on the agenda and we will have this information resolved and back to you by then.

10. Adjournment

Motion by Mientliewicz supported by Long to adjourn the meeting at 7:27 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long Morris, Zilka Chandler. Nays – None. Motion Carried.

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Donald Morris, Secretary  
Zoning Board of Appeals