

(10) to twenty five (25) feet where a setback and greenbelt of forty (40) feet is required.

2. Rear Yard Setback Variance – Section 8.04(a) requesting a rear yard setback of five (5) feet where a setback of ten (10) feet is required.

The subject property is located at 27481 Beverly Road. DP# 82-80-004-99-0010-002 & 82-80-004-99-0011-000.

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

- Mr. Pete Rogers, CBRE, realtor for Propane Services came forward and stated that his client's business is a privately owned business that has been in the City of Romulus for 45 years and they realized some time ago that they were going to have to relocate due to the landlord needing to utilize the property that Propane Services is currently occupying. He went on to say that the client wanted to replicate the existing site as close to the existing site as possible.
- Mr. Rogers noted that Propane Services is a distributor of industrial propane and they have propane storage vessels on site. Their normal hours of operation are Monday through Friday from 7 a.m. to 5 p.m., and they have a 24/7 operation for emergency use. Mr. Rogers went on to say that the proposed site, which is currently in foreclosure, has a lot of frontage along Beverly Road but is very shallow in depth. In order to make it work functionally and fulfill all the requirements of the Fire Department, they have no choice but to ask for variances.
- John Romano, D&G Building Company came forward and gave a brief overview of the variances requested and explained that due to the nature of the Propane Services business, they need a building that is very long and skinny. Their trucks are 24 feet in length, and they also have semi trucks that need to pull up next to the building to load and unload, and that is where they will utilize the dock that is 30 inches off the ground. He went on to say that this is a very unusual M-T site and it is very difficult to accommodate the 40 foot setback.

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

- Ms. MaryAnn Collett, 6434 Inkster, came forward and stated she had concerns about safety issues with regards to having propane in her back yard.
- Mr. Rogers stated that Propane Services operates through a number of safety protocols as required at both the State and Federal levels. He went on to say that they have been involved in a number of safety programs and work very closely with the Fire Department.
- Mr. Ron Lamentola, President of Propane Services came forward and stated that he has been with the company for forty (40) years and that they are controlled by Michigan Department of Environmental Quality and the Department of Transportation and have inspections by the local, state and federal governments. Mr. Lamentola went on to say they just spent \$100,000 in re-doing their tank farm system which will be moved to the new facility. He also noted that employees have training two or three times a year and,

they have alarm systems that are hooked directly to the Fire Department and a camera system that is monitored 24/7 by a manager. He also stated that Propane Services has not had an issue in forty years and they pride themselves in going above and beyond what is required for safety.

- Mr. Chandler questioned whether the loading dock had a sprinkler system.
- Mr. Lamentola answered no, however there had been discussion in regards to that but they are not required to and they cannot put a sprinkler system in because it is outside. They do have fire extinguishers surrounding the whole perimeter that are required and inspected twice a year by an outside vendor and retagged.
- Mr. Chandler stated that it sounds like it is pretty safe.
- Mr. Romano stated that the placement of the tanks in regards to property lines and sewer lines are regulated by the state government. He went on to say that during the day and overnight the tanks on site are empty except for the tank farm. The trucks are filled in the morning and then they leave the site and make their deliveries and come back empty. He noted that there have been no incidents in forty (40) years.
- Ms. Collett questioned if there was an incident would they be able to hear the alarm system to know there was a problem.
- Mr. Lamentola answered absolutely.
- Mr. Collett questioned the safety of the propane in regards to open burns on their property.
- Mr. Lamentola answered that the tank farm would located be on the west side of their property so there would be no issue.
- Ms. Maise indicated that there were four (4) reviews done on this project and the Fire Chief reviewed them every time and his latest review did address the DEQ and licensing requirements. He did not catch anything during these four reviews and he is comfortable that this ia an acceptable use.
- Mr. Long questioned the traffic flow issues coming off of Beverly Road.
- Mr. Romano answered that all trucks and deliveries will utilize Inkster Road to access the site. Truck drivers have remote gate openers which allows them to have the west gate opened by the time they reach the entrance and trucks will not back-up traffic on Beverly Road.
- Ms. Maise stated that early on in the review process it became apparent that the front setback was going to be an issue in regards to trucks hanging out on to Beverly Road if they were traveling eastward. She went on to say that through the review process that issue has been resolved in that all trucks will access the site from Inkster Road, restricting access to allow left hand turns into the site only, will prevent trucks from hanging out onto Beverly Road.
- Mr. Chandler questioned how many trucks can be loaded at one time.
- Mr. Romano answered that the building is one hundred eighty (180) feet and with the building layout, trucks can be loaded from three (3) sides.
- Mr. Chandler stated that it was not likely then that trucks would be stacking up onto Beverly Road.
- Mr. Romano stated no, that 15 trucks could be served at one time before they would start to back up.

- Mr. Mientkiewicz questioned whether customers with the smaller tanks use a different entrance or if they can access both entrances.
- Mr. Romano answered that walk-up traffic for this type of business is very minimal. He went on to say that the customer would park in the customer parking, enter the building and the employee would take the tank to the yard, fill the tank and return it to the customer. The customer would never enter the yard. He stated that the yard is strictly for the employees.

Motion by Mientkiewicz supported by Morris to grant approval to BZA-2011-010 for Propane Services (D&G Building) located at 27481 Beverly for the following variances:

- Section 8.04(b)(1)(2)(3), to allow a 10 to 25-foot front yard setback for parking, loading, and outdoor storage where 40 feet is required;
- Section 13.02(c) for a front greenbelt of 10 to 25 feet where 40 feet is required; and
- Section 8.04(a), to allow a 5-foot rear yard setback for parking (drive aisle) where 10 feet is required

based upon a finding of "practical difficulty" as noted in items 1 - 5 above and conditioned upon compliance with all conditions of site plan approval and restrictions on truck access as described by the Hennessey correspondence dated 12/12/11 and as noted on the site plan.

The subject property is located at 27481 Beverly Road. DP# 82-80-004-99-0010-002 & 82-80-004-99-0011-000.

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

5. Adjournment

Motion by Zilka supported by Long to adjourn the meeting at 7:30 p.m. Roll Call Vote: Ayes – Zilka, Long, Mientkiewicz, Morris & Chandler. Nays – None. Motion Carried.

lm



Donald Morris, Secretary
Zoning Board of Appeals