

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING  
COMMISSION HELD ON MONDAY, APRIL 15, 2019  
COUNCIL CHAMBERS**

1. **The meeting was called to order** by Chair Freitag at 7:00 p.m.
2. **Roll Call Showing:** Jerry Frederick, Cathy Freitag, Mike Glotfelty, Daniel McAnally, Dave Paul, Edna Talon-Jemison, Celeste Roscoe, Jessica Workman, Melvin Zilka

Excused: None.

Also in attendance: Carol Maise, City Planner

3. **Approval of Agenda:**

**Motion by Zilka, support by Workman,** to approve the agenda as presented.

**Roll Call Vote:** Ayes – Zilka, Workman, Roscoe, McAnally, Talon-Jemison, Frederick, Paul, Glotfelty, and Freitag. Nays – none. **Motion Carried 9-0.**

Agenda

1. Pledge of Allegiance
2. Roll Call – Frederick, Glotfelty, McAnally, Paul, Workman, Roscoe, Talon-Jemison, Zilka, Freitag
3. Approval of Agenda
4. Approval of Minutes
  - A. Approval of the minutes of the regular Planning Commission meeting held on April 18, 2019
5. Comments from Public on Non Agenda Items
6. Public Hearings: None.
7. Old Business

- A. SPR-2017-025; **Hamdan Gas Station**

Applicant: Randy Hamdan, 29387 Airport Drive, LLC  
J. Patrick Howe, JP Howe PLLC  
Request: 1-year extension of site plan approval  
Location: 29387 Airport Drive

(Action required: take action on site plan approval extension)

8. New Business

- A. SPR-2019-003; **Logos Logistics – Phase II**

Applicant: Michael Brock, Hennessey Engineers, Inc.  
James Kim, Logos Logistics  
Request: Construction of a 200,200-sq. ft. warehouse distribution building  
Location: 16500 Wahrman Rd. (Parcel ID #80 128 99 0011 701)

(Action required: take action on site plan)

**B. Master Plan of Land Use Amendment (Downtown and Vining Road Development District) – Preliminary Draft Distribution**

The preliminary draft plan must be approved for distribution to allow the outside municipal and agency review period to commence.

(Action required: Make recommendation to City Council on distribution of Preliminary Draft Plan).

9. PC – Cases Involving Advice or Input from the Planning Commission

10. Reports

A. Chairperson

B. City Planner

(1) Development Status Report

11. Reports on Interest Designation

12. Communications

13. Adjournment

**4. Approval of Minutes**

**Motion by Glotfelty, support by Roscoe**, to approve the minutes of the regular Planning Commission meeting held on March 18, 2019.

Roll Call Vote: Ayes – Glotfelty, Roscoe, Workman, Zilka, Paul, Frederick, Talon-Jemison, McAnally, Freitag. Nays – None. **Motion Carried 9-0.**

**5. Comments from Public on Non Agenda Items: None.**

**6. Public Hearings: None**

**7. Old Business**

A. SPR-2017-025; **Hamdan Gas Station**

Applicant: Randy Hamdan, 29387 Airport Drive, LLC

J. Patrick Howe, JP Howe PLLC

Request: 1-year extension of site plan approval

Location: 29387 Airport Drive

(Action required: take action on site plan approval extension)

Patrick Howe, PLLC, 280 N. Old Woodward, Suite 12, Birmingham, MI was present on behalf of this application for a 1-year extension of site plan approval. Owner Randy Hamdan, 29387 Airport Drive, Romulus, was also present.

- Mr. Howe said that the Site Plan Approval for 29387 Airport Drive was set to expire on June 18, 2019. They were moving forward and were close to pulling permits; they had obtained approvals from Wayne County for the curb cuts.
- Commissioner Paul noted that the back of the building was open and not secure. Mr. Howe said they would correct that situation.
- In response to a question from Commissioner McAnally, Mr. Howe said they were on the May 6 City Council agenda to request an extension of the Special Land Use permit; they hoped to have permits pulled before then, which would cancel the need for that request.

**MOTION by McAnally, support by Zilka**, that the Planning Commission grant a 1-year extension of site plan approval to June 18, 2020, for SPR-2017-025, **Hamdan Gas Station**, 29387 Airport Drive, Romulus MI subject to:

- An extension of the special land use approval be approved by City Council if construction has not commenced by July 8, 2019; and
- An extension of the conditional rezoning approval if construction has not commenced by February 22, 2020.

**Roll Call Vote:** Ayes – McAnally, Zilka, Glotfelty, Paul, Talon-Jemison, Roscoe, Workman, Frederick, and Freitag. Nays – none. **Motion Carried 9-0.**

## 8. New Business

### A. SPR-2019-003; **Logos Logistics – Phase II**

Applicant: Michael Brock, Hennessey Engineers, Inc.  
James Kim, Logos Logistics  
Request: Construction of a 200,200-sq. ft. warehouse distribution building  
Location: 16500 Wahrman Rd. (Parcel ID #80 128 99 0011 701)

(Action required: take action on site plan)

Michael Brock, Hennessey Engineers, 13500 Reeck Road, Southgate, MI was present on behalf of this application for construction of a 200,200 square foot warehouse distribution building at 16500 Wahrman Road, for Logos Logistics.

- Mr. Brock said that this application represented Phase II of the Logos Logistics property, located at the northwest corner of Pennsylvania and Wahrman Roads. The new building would be south of the Logos Logistics Building already constructed. A new parking lot with both vehicle parking and truck docks would be constructed. There would be two new entrances off Wahrman Road, one for normal vehicles and one for truck traffic. The existing detention pond would be enlarged. The pump station and storm sewer would be reconfigured to accommodate

the new building and parking lot. There would be a new watermain and a new sanitary easement off Wahrman Road. Landscaping would be provided to supplement the building.

- Regarding building materials, conventional masonry or construction panels would be used, depending on cost and availability of materials. Colors would be neutral, similar to the existing building.
- Chair Freitag asked if Mr. Brock had received a copy of the City Planner's report. Mr. Brock said he had received a copy of the report. He saw no problem with meeting the conditions listed on page 7 of that report.

Chair Freitag opened the matter up to the Commission.

- In response to a question from Commissioner Paul, Mr. Brock said all items called out in the Engineering review would be resolved in the detailed engineering submission, including showing the elevations of the catch basins
- Commissioner Glotfelty asked if the manholes in the driveways would be relocated, as suggested by the Engineering review. Mr. Brock said if the manholes were there to catch water they were there for a purpose. Commissioner Glotfelty pointed out that moving the manholes would reduce long term maintenance issues.
- Chair Freitag noted that the applicant's March 29<sup>th</sup> letter addressed some of the Commission's previous concerns.
- Commissioner Frederick asked about the For Sale sign on the property. Mr. Brock explained that the proposed building would most likely be leased. However, a tenant might later want to purchase the building, or a purchaser might want to buy the building after it was constructed. The construction plans ensured that all setbacks were met, should a lot split occur.
- Commissioner Frederick asked about the original plans, which showed that the Phase 2 building would connect to the side of the Phase 1 building. Mr. Brock said that was the original plan, but the prospective tenants needed more square feet than the original design, so the building's footprint had been shifted.
- Commissioner Frederick pointed out that the man doors/fire exits from Phase 1 led to grass, whereas the Fire Department required that all exits must lead to sidewalks or a paved public area. Also, pine trees in the area might further inhibit exiting those doors as well as inhibit Fire Department access. The placement of the fence in the area was of further concern.
- Commissioner Frederick continued that the reason the fire exits from Phase 1 led to grass was because that situation was supposed to be temporary, until the Phase 2 building connected with the first building. Now that was not going to happen.
- Mr. Brock said they could add a sidewalk along the entire south side of the Phase 1 building.
- Commissioner Frederick reviewed the location of the fence, which would divide the area between the 2 buildings. He was concerned about the location of the fire hydrants.
- Mr. Brock said there were 3 fire hydrants as shown on Sheet CE5; one would be relocated. They had met with the Fire Chief regarding fire hydrant location as well as other Fire Department requirements.
- In response to a question from Commissioner Frederick, Mr. Brock said they did not yet have County approval to redirect the drain, though they had discussed this with County staff.
- Commissioner Frederick pointed out that if the applicant did not receive approval from the County to redirect the drain, the entire plan would have to be reconfigured.
- Commissioner Talon-Jemison asked how trucks would be directed to the truck entrance. Mr. Brock said they would install a NO TRUCK TRAFFIC sign at the regular vehicular entrance.

- Commissioner Talon-Jemison said she would like to see the proposed materials; it was difficult to approve something she could not see.
- Mr. Brock said the intent was to have the new building look very similar to the existing structure.
- Commissioner Talon-Jemison asked that details be added that would break up the long wall. Mr. Brock said they could use different colors and shades, and also use office windows at the endcaps to break up the solid wall.
- Commissioner Paul asked about storm service going to the pond. Mr. Brock said the storm water would go to the east end of the pond.
- Commissioner Glotfelty asked if any parking blocks would be installed to protect the landscaping and decorative fence. Mr. Brock said they were not planning on using parking blocks. There would be a curb in that area, along with a 15-foot landscape strip. The concrete dolly pads would also limit the trucks from backing all the way in, since the trucks would have to set their landing gear down.
- In response to a further question from Commission Glotfelty, Mr. Brock said there would be no additional fuel storage other than what was existing at the north end of the property.
- Commissioner Glotfelty said he would also like to see the building materials. He was concerned about EIFS use. Also, the Commission had seen products that claimed to be masonry that weren't masonry.
- Mr. Brock said the building would not use EIFS. The building would look very similar to the existing structure, and would use either masonry block or panels.
- City Planner Maise showed a picture of the existing building. While the proposed building was larger than the existing one, the goal was for the new building to be consistent in appearance with the existing one. This could be made a condition of approval: either the applicant had to come back with material samples, or the building materials could be approved administratively, as directed by the Commission.
- City Planner Maise said the applicants were proposing tilt-up panels.
- Mr. Brock said they had used tilt-up panels before, and had been very pleased with their appearance and durability. Tilt-up panels could be painted to match colors, and had different stamped patterns. If the applicants did use this product, they could provide a very close match to the original building.
- Chair Freitag suggested administrative approval of materials, with the caveat that should the materials appear significantly different than explained or if City staff had significant concerns, the applicants would need to return to the Commission for further review and approval.
- Commissioner McAnally noted that the applicant was requesting a waiver to the greenbelt requirement along Pennsylvania Road, in order to utilize existing vegetation, subject to verification by the Planning Commission. Perhaps that should be changed to be subject to administrative review and approval, including any new plantings that might be required.
- Commissioner Paul agreed. He pointed out that there were some openings in that vegetation, and some of the vegetation appeared to be dead.
- In response to a question from Chair Freitag, Mr. Brock said they would like to leave all the vegetation on Pennsylvania Road south of the pond.
- Commissioner Frederick said that roof-top equipment needed to be noted on the elevations.
- In response to a question from Chair Freitag, City Planner Maise said if a lot split did occur in the future, a cross-access easement would be needed as well as a shared detention agreement.

Seeing that discussion had ended, Chair Freitag indicated she was ready to entertain a motion.

**MOTION by Paul, support by Glotfelty**, that the Planning Commission approve the site plan for **SPR-2019-003; Logos Logistics – Phase II**, 16500 Wahrman Road (Parcel ID #80-128-99-0011-701), for the construction of a 200,200 square foot warehouse distribution building, with the following conditions:

- A waiver to the sidewalk requirement along Pennsylvania Road and payment in lieu of construction of sidewalk in the amount of \$17,825 to be paid to the Planning Department prior to issuance of any building permits,
- If any trucks or trailers are visible upon final inspection of the property, supplemental landscaping is required,
- A cross access easement agreement for the connection on the west side of the property be provided if the parcel is split.
- Any fencing visible from the roadway must be black.
- A waiver to the greenbelt requirement along Pennsylvania Road is subject to verification by City staff that the landscaping is acceptable, and new plantings added if required.
- A revised landscape plan be submitted and reviewed administratively.
- The proposed building materials, including screening for any roof-top mechanical equipment, be reviewed administratively, subject to final determination by the Planning Commission if necessary.
- Modifications be made to the Phase 1 site plan regarding emergency exits, in order to add the sidewalk next to the exit doors, and to relocate any landscaping as necessary.

**Roll Call Vote:** Ayes – Paul, Glotfelty, Frederick, Talon-Jemison, McAnally, Roscoe, Workman, Zilka and Freitag. Nays – none. **Motion Carried 9-0.**

**B. Master Plan of Land Use Amendment (Downtown and Vining Road Development District)**  
– Preliminary Draft Distribution

The preliminary draft plan must be approved for distribution to allow the outside municipal and agency review period to commence.

(Action required: Make recommendation to City Council on distribution of Preliminary Draft Plan).

City Planner Maise explained that the Planning Commission was being asked to make a recommendation to City Council to allow the distribution of the Preliminary Draft of the amended Master Plan. As the Commission may recall, the Master Plan update adopted in 2017 did not include the Downtown and Vining Road subareas. The Downtown Strategic Plan has since been updated by the DDA, and the Vining Road Subarea Overlay Ordinance has recently been completed and adopted by City Council. The Master Plan of Land Use amendment for both areas is now ready for distribution.

The distribution would allow 42 days for a response from the surrounding municipalities. Comments from the Planning Commission on the draft are encouraged and once all the comments are received, the drafts will be revised. A public hearing will then be scheduled, likely in June.

Discussion included:

- City Planner Maise would research whether the single family homes in the Downtown subarea (school property) would have attached or detached garages.

- Townhouses were proposed close to the railroad tracks on the north side of Goddard Road, The use was questioned by some Commissioners. The DDA had encouraged that development on the City-owned property, and there was an RFP out currently for the development.
- The area zoned Mobile Home north of the railroad tracks, south of I-94, had no real access, and this issue needed to be resolved. There were other areas in the City designated and built as Mobile Home communities.

Seeing that discussion had ended, Chair Freitag indicated she would entertain a motion.

**MOTION by McAnally, support by Talon-Jemison, that the Planning Commission recommend to City Council approval of the Preliminary Draft Distribution for the Master Plan of Land Use Amendment (Downtown and Vining Road Development District) to allow for the 42-day municipal and agency review period.**

**Roll Call Vote:** Ayes – McAnally, Talon-Jemison, Frederick, Roscoe, Workman, Paul, Zilka, Glotfelty, and Freitag. Nays – none. **Motion Carried 9-0.**

**9. PC – Cases Involving Advice or Input from the Planning Commission:** None.

## **10. Reports**

### **A. Chairperson**

- Chair Freitag wished everyone a happy holiday with family and friends.

### **B. City Planner**

(1) Development Status Report was in the Commissioners' packets.

- City Planner Maise pointed out the Mid-Michigan Crushing and Recycling submittal for Ecorse Road, and the Kennedy Site Condominium project for Merriman Road.
- For those who used email, City Planner Maise encouraged the Commissioners to check their email during the week prior to meetings.

In response to questions from the Commissioners, City Planner Maise said that:

- The issues with the brick facades at Avalon Meadows had been resolved through the Building Department.
- The Concentra construction was moving forward; the old Burcroff building had been demolished.
- The light pollution at the Amazon building at Northline and Hannan was being addressed. Commissioner Glotfelty said he had been by the building last Saturday night, and the lights were very bright.

## **11. Reports on Interest Designation**

Commissioner Roscoe gave the following announcements:

- Yard waste pick up had started.
- The free dump service, located at the DPW building on Wayne Road, would be Friday May 10, 8 a.m. to 4 p.m., and Saturday May 11, 8 a.m. to 2 p.m. Users must have proof of residency. No commercial or hazardous items would be accepted, and bulky items were limited to 3 per household. Tires would be accepted. Questions could be directed to 734-942-7579.

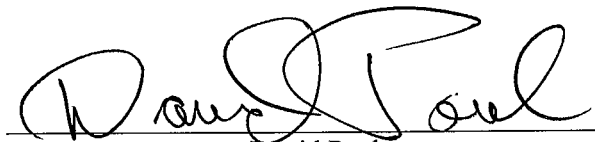
- The City wide yard sale would be May 16 – 19. If anyone wanted their sale listed, they should contact the Clerk's office by the beginning of May.

**12. Communications:** None.

**13. Adjournment**

**MOTION by Roscoe, support by Workman,** to adjourn the meeting at 7:55 p.m.

**Roll Call Vote:** Ayes – Roscoe, Workman, McAnally, Zilka, Talon-Jemison, Frederick, Paul, Glotfelty, and Freitag. Nays – none. **Motion Carried 9-0.**



David Paul

City of Romulus Planning Commission

/cem