

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, DECEMBER 21, 2015**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Jerry Frederick, Daniel McAnally, David Paul, Mike Glotfelty, Melvin Zilka, Michael Prybyla, Celeste Roscoe, Edna Talon-Jemison, & Cathy Freitag

Also in attendance: Carol Maise, City Planner and Christina Wilson, Secretary

3. Motion by Zilka supported by Glotfelty to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Glotfelty, Paul, Frederick, Talon-Jemison, McAnally, Roscoe, Prybyla & Freitag. 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 Planning Commission held on Monday, November 16, 2015.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
 - A. PC-2014-011/012; **HD Supply Outdoor Storage Lot**, requesting site plan extension for an accessory outdoor storage lot for equipment supplies at 38000 Jay Kay Drive Parcel # 80-021-99-0006-713 and 80-021-99-0006-716. Zoning – M-2, General Industrial District.
8. New Business
 - A. **PC-2015-023; BLS Airport - Sabadash**, requesting site plan approval for an expansion of the crushed asphalt truck storage area for Carter Express at 28666 Hildebrandt. Parcel # 80-050-99-0009-006. Zoning M-T, Industrial Transport District.
9. PC-Cases Involving Advice or Input from the Planning Commission
10. Reports
 - A. Chairperson
 - B. City Planner - Planning Department Status Report
11. Reports on Interest Designation
 - A. Assignment to Industry & Commerce and Recreation Designations.
12. Communications

13. Adjournment

4. Motion by McAnally supported by Roscoe to approve the minutes of the regular meeting of the Planning Commission held on Monday, November 16, 2015. Roll Call Vote: Ayes – McAnally, Roscoe, Talon-Jemison, Frederick, Paul, Prybyla & Freitag. Abstain – Glotfelty and Zilka. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings
7. Old Business
 - A. PC-2014-011/012; **HD Supply Outdoor Storage Lot**, requesting site extension for an accessory outdoor storage lot for equipment supplies at 38000 Jay Kay Drive. Parcel #80-021-99-0006-713 and #80-021-99-0006-716. Zoning – M-2, General Industrial District.

Neal MacLean stepped forward as petitioner for HD Supply

- Mr. MacLean stated that the work from DTE is taking longer than anticipated and has the tenants delayed.
- Ms. Freitag commented that she thought there was a delay in the plans from the tenants,
- Mr. MacLean replied that it was the contract with DTE and the tenants are working with DTE and that the contract is moving forward.

Chairman Freitag asked if there were any questions or comments from the commissioners.

Motion by Zilka supported by Glotfelty to extend PC-2014-011/012 for an accessory outdoor storage lot for equipment supplies at 38000 Jay Kay Drive. Parcel #80-021-99-0006-713 and #80-021-99-0006-716. Extension is for 1 year and will expire January 21, 2017.

Roll Call Vote: Ayes – Zilka, Glotfelty, Frederick, Paul, Talon-Jemison, McAnally, Roscoe, Prybyla and Freitag. Nays – None. Motion Carried.

8. New Business

- A. PC-2015-023; **BLS Airport – Sabadash**, requesting site plan approval for an expansion of the crushed asphalt truck storage area for Cater Express at 28666 Hildebrandt. Parcel # 80-050-99-0009-006. Zoning – M-T, Industrial Transport District.

Let the record show an affidavit of first class mail is on file.

Charles Sabadash, 18850 Churchill Dr., Riverview, MI 48193 stepped forward as petitioner for HD Supply

- Mr. Sabadash stated that he would like to get variances, instead of using asphalt he would like to leave the site as-is with crushed aggregate.
- Ms. Freitag asked Ms. Maise if there was anything she would like to add.

- Ms. Maise replied that the site is a developed site. The use is an expanded use of a storage lot from where the building is, spilled over to the other lot.
- Mr. Sabadash stated that Carter Express is located across the street from city hall. They are using the facility on 2 acres to store 60 tractors. What Carter Express does is bring the tractors in and plug them up to electrical outlets overnight and return to use them the next day for operations.
- Mr. Sabadash explained that it is a fenced in area with an electric sliding gate, it is an existing facility.
- Mr. Sabadash pointed out that Carter Express did not come in under a proper lease agreement by obtaining permits and a certificate of occupancy and that he understands that is a violation of the City of Romulus Ordinances.
- Mr. Sabadash explained that one reason for Carter Express not obtaining proper approval was because there was not a restroom on the premises.
- Mr. Sabadash remarked that he told Carter Express he would lease them the building next door. That would give them 10,400 sq. feet of space, an additional 2 acres to use to park their trailers. A total of 4 acres on an existing area with a ground up aggregate base material to park trailers overnight.
- Ms. Freitag asked if they were moving next door.
- Mr. Sabadash stated that it was connecting properties. It's the same land.
- Ms. Freitag asked Mr. Sabadash if Carter Express only leased a part of the property.
- Mr. Sabadash replied that they had half and now they would like to lease they whole property.
- Ms. Maise commented that this is why Mr. Sabadash has asked for the request. This is now an accessory building.
- Ms. Maise also commented that at one time she thought Mr. Sabadash had entertained splitting the lot. Now that Carter Express is requesting the other portion of the land, this now becomes accessory.
- Ms. Maise referred the commissioners to her review. There are a few things that Mr. Sabadash will need to address.
 1. Variances from the BZA to allow the crushed asphalt to remain in the 10-foot side yard setback and to allow lot coverage to exceed 75%.
 2. Waivers to:
 - a. Section 11.17(b)(8) to allow crushed asphalt/asphalt millings in lieu of a hard surface.
 - b. Section 13.06 to waive the dumpster requirement.
 3. A truck and emergency vehicle circulation plan showing all turning maneuvers to be provided during engineering review for review by the Fire Chief and City Engineer. Any postings will be as determined by the Fire Chief.
 4. Review the diesel fuel tank during engineering review by the Fire Chief.
 5. A shared access easement for the existing easterly driveway being provide during engineering review.
 6. Payment in lieu of construction of sidewalks in the amount of \$5,375 to be paid to the Planning Department.
- Ms. Maise pointed out to the commissioners that Mr. Sabadash would like the waiver for the dumpster, they would like to keep the waste inside.
- Ms. Maise also stated that there was not a lot of engineering as part of this submittal. The engineers are very confident that it can all be handled during review but, if the commissioners would like to see more engineering like drainage and circulation, it can be provided.
- Ms. Freitag asked Ms. Maise if there were issues with landscaping.
- Ms. Maise commented that they are adding landscaping and that most of the issues were information needed from Mr. Sabadash.
- Mr. Sabadash noted that item #5; the shared access easement, shows on the plans.

- Ms. Maise stated to Mr. Sabadash that during engineering review he will have to provide paperwork on the easement so that it can be recorded.

Chairman Freitag closed the public comment portion of the meeting and opened it for questions and comments from the commissioners.

- Mr. Paul asked Mr. Sabadash who brought all the asphalt into the site.
- Mr. Sabadash replied that they have been bringing in the asphalt for quite a while. The building was built in 1984 and it's been that way ever since.
- Mr. Paul asked Mr. Sabadash if he owns the building to the east or west of the site.
- Mr. Sabadash replied that he sold the property to the east to George F Alger Trucking and the property to the west and north belongs to US Park.
- Mr. Paul asked Mr. Sabadash if he was planning to grade the asphalt for sheet drainage.
- Mr. Sabadash replied that as of now there is a very large ditch on the west side of the property and he also installed a large ditch to the north side of the property, extending it down the full length of 4 acres.
- Mr. Paul mentioned that there appears to be a catch basin at the rear of the property.
- Mr. Sabadash responded that there is a catch basin by the loading dock area. The sheet drainage on the property; the water has been graded to run off toward the back of the property. He believes that if a catch basin was inserted there it wouldn't have any function at all.
- Mr. Paul pointed out that there is a catch basin at the rear of the property already.
- Mr. Sabadash replied that the catch basin was not his, it belongs to US Park.
- Mr. Paul asked Mr. Sabadash if he can work with the engineers going forward on this site.
- Mr. Sabadash replied that he is very confident that he can and that there will be no standing water on the property with the existing ditch system.
- Mr. Paul noted that he was not in favor of chipped asphalt but, if Mr. Sabadash feels he can drain it so that the water goes to the west...
- Mr. Sabadash replied that the drainage goes to the northwest.
- Mr. Paul asked Mr. Sabadash where it goes from there.
- Mr. Sabadash replied that it goes to a ditch on the north end of the property, from there it runs due west to the large ditch on the west side; which is an even larger ditch and runs to the front of the property which is the main ditch.
- Mr. Paul asked Mr. Sabadash if that ditch was the main ditch along Hildebrandt Road.
- Mr. Sabadash replied yes.
- Mr. Sabadash remarked that there was no standing water anywhere on the property.
- Mr. Prybyla asked Mr. Sabadash to explain why he feels that there is not a need for a dumpster.
- Mr. Sabadash replied that he asked Carter Express specifically if they wanted a dumpster; he was going to put one enclosed on the property and their response was that they would not need a dumpster at all. If Carter Express does need one in the future he will require them to construct one but, they told him that they will not be putting a dumpster on this property.
- Mr. Prybyla asked Mr. Sabadash how thick the asphalt is going to be.
- Mr. Sabadash replied that it is 12 inches thick.
- Mr. Prybyla asked Mr. Sabadash if this will better help with the parking of the trailers as shown on the plans compared to what is place now.
- Mr. Sabadash replied that Lucas Trucking did the grading and they brought in the asphalt millings that they got from the airport and he believes they did a superb job on it and the drainage is very good.

- Mr. Prybyla remarked that he wasn't concerned about the drainage but, the trailers are shown parked in one picture and scattered in another.
- Mr. Sabadash commented that there are no trailers on the site and when Mr. Prybyla seen the pictures it was when Pronto Trucking was on the site and they are no longer there; they moved out on November 1st. There are no trailers at all on the back of the property and he will not have any trailers on the property from Carter Express until he has approval from the Planning Commission and the BZA because of the requirement of the 10 foot setback of the concrete curb and gutter around the perimeter. He also noted that he was going before the BZA on January 6th.
- M. Prybyla stated that Mr. Sabadash answered his questions but, that he just wasn't satisfied with his reply on the dumpsters; because Carter Express doesn't want it.
- Mr. Sabadash stated that he asked Carter Express specifically where they would want their dumpster and they replied that they are not going to have a dumpster, they don't want one.
- Ms. Freitag asked Mr. Sabadash what Carter Express plan on doing with their trash.
- Mr. Sabadash replied that he honestly didn't know what they were planning to do with it. He planned on building them a dumpster but, they told him that they were not going to be using one.
- Mr. Paul asked Mr. Sabadash if Cater Express plan on using the building.

- Mr. Sabadash stated that they are going to lease the building and they have absolutely no use for the building at all right now but they want the room for parking the trailers. They are getting such a good lease agreement from me that they could care less about using the building.
- Mr. Prybyla asked Mr. Sabadash if Carter Express does use the building in the future, can Mr. Sabadash require them to have a dumpster.
- Mr. Sabadash replied that he would absolutely make it a requirement.
- Mr. Prybyla stated that if the building is empty they wouldn't require a dumpster but, if in the future Carter Express occupies the building it will require a dumpster.
- Mr. Sabadash agreed with Mr. Prybyla.
- Mr. Sabadash reiterated that Carter Express does not plan to use a dumpster, their main goal is to use the property for parking around 40 trailers but, if they occupy the building they will be required to have a dumpster.
- Mr. Glotfelty commented that he stopped by Mr. Sabadash's property the day before and the guard let him tour the property. He stated that he went to the northeast corner of the property with his 3400 lb. car and the ground felt very soft. He also commented that you can see where the old and fresh millings have been placed and he would rather see 21AA in that location; he is not a fan of millings.
- Mr. Glotfelty stated that he was concerned about the drainage, he wouldn't want to see the water go onto the neighbor's property. He would like to see some storm drains.
- Mr. Glotfelty also stated that if there was a fuel tank on the property, he didn't see one when he visited.
- Mr. Sabadash replied that there is no longer a fuel tank on the property.
- Mr. Sabadash asked Mr. Glotfelty when he visited the site.
- Mr. Glotfelty replied that he was there the day before at around 1:30-2:00 p.m., he stopped and spoke with the guard who let him tour the facility after showing him his city badge.
- Mr. Glotfelty stated that he is not a fan of asphalt millings, you can clearly see where the new millings have been placed and his car felt soft riding on the millings in the northeast corner.
- Mr. Sabadash commented that he has a facility located in Taylor on Inkster Road called Logos Logistics, they have about 2 acres with asphalt millings and the surface is as hard as a rock. A compactor was used on the millings when it was installed in November, when it was slightly moist and didn't have a good chance to drive on the property.

- Mr. Glotfelty noted that he was looking at the dimensional requirements and was very confused, the front yard setback says 40 feet and there are a lot of question marks on the plans and he would like to know what all the question marks mean. He also reiterated that he was not a fan of asphalt millings, he would rather see 21AA on the site. He was also concerned about the trucks dripping oil. He asked Mr. Sabadash where the oil was going to go. The oil will seep into the millings.
 - Mr. Sabadash replied that Mr. Glotfelty is entitled to his own opinion.
 - Mr. Glotfelty stated that he has worked in a lot of cities in Wayne County and most of them will not allow asphalt millings, one day we will get to the bottom of it.
 - Mr. Sabadash replied that he believes that asphalt millings should be allowed, he believes that he is grandfathered into it. He also stated that this facility is not a newly built facility, it's been there since 1984 and has always been that way.
 - Mr. Glotfelty stated that he is not comfortable with engineering handling this, he would not want to see someone else's water on his property, and he would like to see some storm sewers on the site.
 - Mr. Sabadash asked Mr. Glotfelty where he would like to see the storm sewers.
 - Mr. Glotfelty replied that he would replace the open ditches with storm sewers. He has seen the ditches on the north, east, etc. He knows what he has seen and he is not crazy about it. He seen the storm frame cover in the back on one of the blocks and he'd much rather see the manhole cover on the ground and bring the water out to Hildebrandt or elsewhere.
 - Mr. Sabadash replied that the water does come out to Hildebrandt.
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- Mr. Glotfelty stated that if it goes through the ditch it does but, back in the corner he could see where the asphalt millings were rolled in with a roller and the ground was very soft. If it was soft with his car, how would it be with a semi-truck? It will probably sink.
 - Mr. Sabadash again stated that Mr. Glotfelty is entitled to his opinion.
 - Mr. Glotfelty stated that they can agree to disagree. He has a lot of experience moving dirt and stone.
 - Mr. Zilka disagreed with Mr. Glotfelty.
 - Mr. Zilka stated that he is a fan of asphalt millings. He has been around them for years and with the recent rain, he believes it would eventually dry up.
 - Mr. Zilka mentioned that he was not able to visit the property like Mr. Glotfelty but, what he seen through the gate he was able to see where the water is going towards the ditch on the west side. He couldn't see what was happening in the back of the property but, he is a fan if the millings and they have been in place for many years. He couldn't see doing anything else, maybe add millings where needed. It should be kept graded and if the trucks leak a little oil, what's it going to hurt?
 - Mr. Sabadash stated that one problem with aggregate base parking lot is that if you put catch basins in, the water somehow has to be directed to those specific areas. You could put 4-6 catch basins in and the problem is if it's asphalt, that's fine, it will go right to the catch basins. But, when there is asphalt millings or gravel, it doesn't matter, with the slope, it goes right to the back fence.
 - Mr. Sabadash explained that even with very heavy rains there is no standing water on the site.
 - Mr. Sabadash commented that as a landlord, he does not want any problems on his properties. The building was built quite some time ago and there hasn't been any issues, absolutely none.
 - Mr. Sabadash noted that the trucking company next door; George F Alger, have a gravel parking lot and the building next to that; a company he sold at 28510 Hildebrandt, a trucking company also has a gravel parking lot. And the property next to that has an aggregate base parking lot.

- Mr. Sabadash commented that if you asphalt these parking lots there will be a problem with water retention. With asphalt millings/aggregate base, the water dissipates into the ground and slowly goes away.
- Mr. Sabadash acknowledged that he could understand that a new parking lot would be required if he was constructing a new building but, if he is required to asphalt the existing parking lot at this site, he won't be able to do it. He stated that he would have to abandon the site and file it as a site that's been there since 1984.
- Mr. McAnally noted that Mr. Sabadash explained that there were going to be 40 trailers on site and asked how many cabs would be there as well.
- Mr. Sabadash replied that as of now Carter Express parks approximately 60 tractors and installed electrical plugs along the west property line and down the center of the property. So, what they do is pull the trucks in and plug them in at night so that the oil doesn't coagulate. They only park tractors on the west side of the property and on the east side of the property they will park only trailers.
- Mr. McAnally asked Mr. Sabadash if they are already parking their tractors and trailers on site now.
- Mr. Sabadash replied that they are, they have been in there for over a year.
- Mr. McAnally asked Mr. Sabadash if the trailers were going to the new area, the extended lot.
- Mr. Sabadash replied that they are.
- Mr. Paul asked Mr. Sabadash if they are going to wait for approval to move all the trailers on site.
- Mr. Sabadash replied yes, they will wait until they receive approval. Carter Express will not sign a new lease agreement on the 2 acres with Mr. Sabadash until approval. If they do not sign a new lease agreement then the Planning Commission will say they are not allowed on the prior 2 acres because they do not have a restroom facility.
- Mr. Paul asked what Carter Express planned to do for a restroom facility. Will they be using the one in the building?
- Mr. Sabadash replied that he wasn't sure what their system is on it but that there is a restroom in the building.

- Mr. Paul asked if they will be using the restrooms across the street.
- Mr. Sabadash replied that there is a Burger King across the street and they have a large facility they use for a cross dock.

Ms. Freitag closed the commenting portion of the meeting and requested a motion from the commissioners.

Motion by Paul supported by Zilka to approve PC-2015-023; BLS Airport Sabadash, at 28666 Hildebrandt subject to the following conditions:

1. Variances from the BZA to allow the crushed asphalt to remain in the 10-foot side yard setback and to allow lot coverage to exceed 75%.
2. Waivers to:
 - a. Section 11.17(b)(8) to allow crushed asphalt/asphalt millings in lieu of a hard surface.
 - b. Section 13.06 to waive the dumpster. When the building is occupied a dumpster will be required with an enclosure.
3. A truck and emergency vehicle circulation plan showing all turning maneuvers to be provided during engineering review for review by the Fire Chief and City Engineer. Any postings will be as determined by the Fire Chief.
4. There will not be a diesel fuel tank on the site.

5. A shared access easement for the existing easterly driveway being provide during engineering review.
6. Payment in lieu of construction of sidewalks in the amount of \$5,375 to be paid to the Planning Department.

Roll Call Vote: Ayes – Paul, Zilka, Prybyla, Roscoe, McAnally, Talon-Jemison, Frederick & Freitag. Nays – Glotfelty. Motion Carried.

- Mr. Sabadash mentioned to the Planning Commission about obtaining a temporary certificate of occupancy and was referred to the Building Department.
- Ms. Freitag mentioned to Mr. Sabadash that he is a very conscientious landlord and that she appreciated all of his comments and she believes he will follow through with all of the requirements for this site.
- Mr. Sabadash humbly thanked Ms. Freitag for her comment and went on to say that he has really enjoyed being in the City of Romulus and what he likes so much about the community is that is a community of the local people vs. other cities where transit is in and out, where you don't feel like you are a part of a real community. But, here in Romulus you really feel like it is a city, very unique, with a great barber shop.
- Mr. Sabadash asked Ms. Maise if the payment in lieu of construction of sidewalks has to be paid now.
- Ms. Maise replied that it would have to be paid soon as part of the approval for a temporary certificate of occupancy.

9. PC-Cases Involving Advice from the Planning Commission – None.

10. Reports

A. Chairperson

- Ms. Freitag wished everyone a Merry Christmas and a healthy, safe and prosperous New Year.
- Ms. Freitag welcomed back Mr. Zilka.
- Ms. Freitag wished Planning Secretary Linda McNeil well and Merry Christmas.

B. City Planner – Planning Department Status Report

- Ms. Maise presented a copy of her report with all the development activity.
- Ms. Maise commented that she was excited that Jimmy John's was approved by the City Council for special land use.
- Ms. Maise stated that the Planning Department has processed 117 applications of some sort in 2015 compared to 74 in 2014 and 45 in 2013.

11. Reports on Interest Designation

A. Assignment to Industry & Commerce and Recreation Designations

1. Industry & Commerce – Jerry Frederick

2. Recreation – Edna Talon-Jemison

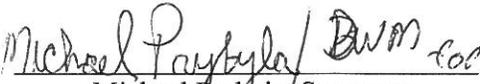
- Ms. Roscoe wished everyone a Merry Christmas and a Happy New Year
- Ms. Roscoe announced the upcoming New Year's Eve event, all proceeds to benefit the movies in the park
- Ms. Roscoe also announce that Mayor Burcroff will be having his State of the City Address on Tuesday, January 12, 2016 at 4:00 p.m. at the RAC. Cost is \$20.00 per person and proceeds to benefit the Romulus Sounds in Downtown.
- Mr. Paul announced that the City of Romulus approved a 25 million dollar bond for the purpose of residents to vote on road issues, strictly for subdivisions, on the next ballot. Anyone wishing to be notified of meetings or anyone looking to have a meeting on the roads should contact Julie Wojtylko at 734-955-4500.
- Mr. Paul noted that there have been several meetings to date with the APA and council and they plan to have several more.

12. Communications

13. Adjournment

Motion by Prybyla supported by Roscoe to adjourn the meeting at 7:55 p.m. Roll Call Vote: Ayes –Prybyla, Roscoe, McAnally, Talon-Jemison, Frederick, Paul, & Freitag. Nays – None. Motion Carried.

cw


Michael Prybyla/Secretary
City of Romulus Planning Commission