

City of Romulus
PLANNING COMMISSION AGENDA
Regular Meeting
Monday, August 15, 2016
7:00 P.M.



1. Pledge of Allegiance
2. Roll Call – Frederick, Glotfelty, McAnally, Paul, Prybyla, Roscoe, Talon-Jemison, Zilka and Freitag
3. Approval of Agenda
4. Approval of Minutes
 - A. Approval of the minutes of the regular Planning Commission meeting held on July 18, 2016.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. RZ-2016-002; **Waste Management** requesting the rezoning of 5.810 acres of property located at 5980 Inkster from M-1, Light Industrial to M-T, Industrial Transportation for the expansion of an employee parking lot on 2.4 acres on Inkster and Van Born. Parcel #80-001-99-0008-703. (Action required: recommend to the City Council approval, approval with conditions, or denial of the rezoning request.)
7. Old Business
 - A. SLU-2016-002/SPR-2016-005; **Paradise Gas Station** requesting special land use and site plan approval for a gas station and 2,851-sq. ft. convenience store with drive-thru fast food and carry-out restaurants on 0.614 acres at 10885 Middlebelt Road. Parcel #80-020-02-379-001. Zoning – C-3, Highway Business District. (Request was postponed on May 16th, June 20th and July 18th. Action required: postpone action on special land use and site plan per request of applicant.)
 - B. PC-2015-004; **Outlets of Michigan** requesting SPR approval for a 406,346-sq. ft. outlet mall on 35.71+ acres located at 33151 Wick. Parcel # 80-058-99-0002-704. Zoning – RC-Regional Center District. (Request was approved on February 18, 2015. (Action Required: 12 month site plan extension per request of the applicant.)
8. New Business
 - A. SPR-2016-018; **Waste Management Employee Parking Lot** requesting SPR approval for a 132-space employee parking lot on 2.4 acres located at 5980 Inkster. Parcel #80-001-99-0008-703. Zoning – M-1, Light industrial District. (Action required: approve, approve with conditions, deny or postpone action on site plan.)
 - B. SPR-2016-014; **Special Tree Parking** requesting SPR to replace the existing parking lot, relocate the driveway and add a second driveway located at 39010 Wabash. Parcel # 80-075-99-0012-000. Zoning – R1B/Overlay, M-2-General Industrial District. (Action required: approve, approve with conditions, deny or postpone action on site plan.)

- C. SPR-2016-020; **McLane Food Service** requesting SPR approval for 241,379-sq. ft. warehouse located at 15670 Wahrman. Parcel #80-125-99-0008-700. Zoning – M-2-General Industrial District. (Action required: approve, approve with conditions, deny or postpone action on site plan.)
 - D. SPR-2016-022; **Cypress Properties** requesting SPR approval for the construction of a 102-space trailer storage lot located at 30500 Cypress. Parcel #80-007-99-0001-000. Zoning – M-1-Light Industrial District. (Action required: approve, approve with conditions, deny or postpone action on site plan.)
- 9. PC-Cases Involving Advice or Input from the Planning Commission
 - 10. Reports
 - A. Chairperson
 - B. City Planner
 - (1) Planning Department Status Report
 - 11. Reports on Interest Designation
 - 12. Communications
 - 13. Adjournment

The meeting will be held in the City Council Chambers at Romulus City Hall, 11111 South Wayne Road, Romulus, MI 48174
Note: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Secretary (734-955-4530) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.