

City of Romulus  
**PLANNING COMMISSION AGENDA**  
Regular Meeting  
**Monday, December 18, 2017**  
**7:00 P.M.**



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 joint DDA/Planning Commission meeting and regular Planning Commission meeting held on November 20, 2017, and the special meeting held on December 6, 2017

5. Comments from Public on Non Agenda Items

6. Public Hearings

A. RZ-2017-005/SLU-2017-002; **Hamdan Gas Station**

- Applicant: Randy Hamdan, 29387 Airport LLC  
Marsha Horning, Jeffery A. Scott Architects, P.C.
- Request: Conditional rezoning of 0.93 acres of property from C-2, Local Business to C-3, Highway Business
- Request: Special land use for a gas station
- Location: 29387 Airport, Parcel #80-050-02-0017-302.
- Project: Redevelopment of the former Denny's restaurant to a gas station and convenience store with restaurant

(Action required: hold a public hearing on the conditional rezoning and special land use requests and then recommend approval, approval with conditions, or denial to City Council of the conditional rezoning and conditional rezoning agreement and special land use or postpone action)

7. Old Business

A. PC-2016-020; **McLane Food Service**

- Applicant: Jose Restrepo, Director Construction & Real Estate, McLane  
Tom Sovel, Spalding DeDecker
- Request: Site plan approval extension #1
- Location: 15670 Wahrman
- Project: Development of a 241,379-sq. ft. warehouse distribution building

(Action required: Approve, approve with conditions, postpone or deny request for site plan extension)

B. PC-2015-029/030; **Michigan Components**

- Applicant: David McGee, Michigan Components  
Alan Cruz, Hennessey Engineers
- Request: Site plan and special land use approval extension #1
- Location: 28111 Northline
- Project: Contractor's storage yard

(Action required: Approve, approve with conditions, postpone or deny request for special land use and site plan extension)

8. New Business

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

Applicant: Randy Hamdan, 29387 Airport LLC  
Marsha Horning, Jeffery A. Scott Architects, P.C.  
Request: Site plan approval  
Location: 29387 Airport, Parcel #80-050-02-0017-302.  
Project: Redevelopment of the former Denny's restaurant to a gas station and convenience store with restaurant

(Action required: Approval, approval with conditions or denial of the site plan or postpone action)

B. SPR-2017-032; **34<sup>th</sup> District Court**

Applicant: Fred Meinberg, Partners in Architecture  
Tina Brooks Green, 34<sup>th</sup> District Court  
Request: Site plan approval  
Location: 11129 Wayne Road  
Project: Development of a 50,455-sq. ft. courthouse building on the City of Romulus Municipal Complex

(Action required: Approval, approval with conditions or denial of the site plan or postpone action)

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

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  
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.