

City of Romulus  
**PLANNING COMMISSION AGENDA**  
Regular Meeting  
**Monday, May 16, 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 April 18, 2016.
5. Comments from Public on Non Agenda Items
6. Public Hearings
  - A. PC-2015-029/030; **Michigan Components** requesting special land use and site plan approval for a contractor's storage yard on 6.95 acres at 28111 Northline. Parcel #80-097-99-0001-002, 80-097-99-0002-001, and 80-097-99-0003-001. Zoning – M-1, Light Industrial District. (Action required: recommend approval, approval with conditions, denial or postponement of the special and use request to the City Council and approval, approval with conditions, denial or postponement of the site plan.)
  - B. 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. (Action required: recommend approval, approval with conditions, denial or postponement of the special land use request to the City Council and approval, approval with conditions, denial or postponement of the site plan.)
7. Old Business
  - A. RZ-2016-001/SPR-2016-003; **M & M Express Trucking** requesting conditional rezoning from M-1, Light Industrial to M-T, Industrial Transportation to allow truck repair, tractor/trailer storage and outdoor contractor storage on 4.70 acres at 27732 Ecorse. Parcel #80-004-02-0839-000. Zoning – M-1, Light Industrial District. (Action required: recommend approval, approval with conditions, denial or postponement of the conditional rezoning request to the City Council)
  - B. **Master Plan of Land Use Update** – 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).
8. New Business
  - A. SPR-2016-008; **GMA Building Addition** requesting site plan approval for a 9,052-sq. ft. building addition on 4.6 acres at 38127 Ecorse. Parcel #80-025-99-0008-001. Zoning – M-1, Light Industrial District. (Action required: approval, approval with conditions, denial or postpone of the 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.