

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, APRIL 16, 2018**

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

Excused: Jessica Workman and Celeste Roscoe

Also in attendance: Carol Maise, City Planner; Brad Strader, MKSK Studios; Jessica Katers and Robert Maynes, OHM Advisors; and Christina Wilson, Planning 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 Freitag. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Comments from Public on Non Agenda Items
6. Public Hearings

A. RZ-2018-002; Medline Industries

Applicant: Dimitri Dukhan, Medline Industries

Request: To conditionally rezone 60.18 acres of property from the current designation of RC, Regional Center District to M-1, Light Industrial

Location: 33000 Smith (Parcel #80-038-99-0002-702)

Project: Construction of an 813,450-sq. ft. cross dock warehouse distribution building

(Action required: Recommend to City Council to approve, approve with conditions, deny or postpone action on the conditional rezoning request)

B. SLU-2018-002; Medline Industries

Applicant: Dimitri Dukhan, Medline Industries

Request: Special land use approval for a warehouse building that is greater than 80,000 sq. ft.

Location: 33000 Smith (Parcel #80-038-99-0002-702)

Project: Construction of an 813,450-sq. ft. cross dock warehouse distribution building

(Action required: Recommend to City Council to approve, approve with conditions, deny or postpone action on the special land use request)

7. Old Business
 8. New Business
 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
4. Approval of Minutes
- A. Motion by Glotfelty supported by McAnally, with comment, to approve the minutes of the regular Planning Commission meeting held on March 19, 2018.
 - Mr. McAnally commented that there was a correction made on item #1 to the draft minutes dated March 19, 2018.
- Roll Call Vote: Ayes – Glotfelty, McAnally, Paul, Talon-Jemison, Frederick, and Zilka, Abstain – Freitag. Nays – None. Motion Carried.
- Kent Early, OHM Advisors, stepped forward to introduce Jessica Katers, OHM Advisors, as the new city engineer replacing Marcus McNamara, who worked for the City and OHM Advisors for 16 years. Mr. Early commented that Jessica Katers has worked for OHM for 19 years as a partner and will be working with the Planning Department and Planning Commission. He noted that Ms. Katers is very familiar with policies and procedures and has done many plan reviews over the years and has represented multiple communities for OHM and their Planning Commissions.
 - The Planning Commission welcomed Ms. Katers.
 - Ms. Maise asked Mr. Early to introduce Robert Maynes from OHM Advisors as well. She commented that Mr. Maynes has been behind the scenes with Marcus and looks like he will be behind the scenes with Ms. Katers as well.
 - Mr. Early agreed, introduced him to the commissioners and added that Mr. Maynes had been working with Marcus for the past 4 years and has been involved with a lot of the plan reviews that Marcus has done. He commented that besides the face changes, there is a lot of the same knowledge with the city's policies and procedures and experience as before and will continue with Jessica Katers and Robert Maynes.
 - Ms. Maise thanked Ms. Katers and Mr. Maynes for their input with the cases on the agenda. She noted that the timing and complexity of the cases combined with the status of Marcus's departure made things challenging but their help is very much appreciated.

5. Comments from Public on Non Agenda Items

6. Public Hearings

- A. RZ-2018-002; **Medline Industries**, 33000 Smith, requesting to conditionally rezone 60.18 acres of property from the current designation of RC, Regional Center District to M-1, Light Industrial. DP #80-038-99-0002-702.

Tony Antone, Kojaian Companies, owner of the property stated that Medline is a current tenant of Romulus and are looking to own and invest in a big way in the city. He introduced his team; Dimitri Dukhan, Medline; Justin Muller and Jim Butler, Civil Engineers; Julie Kroll, Traffic Engineer; Brad Viergever, Signature Realty; Rob Luce, Detroit Region Aerotropolis; Dave Schreiber, Wayne County; Justin Robinson, Detroit Regional Chamber; and Alan Greene, Dykema Gossett.

- Mr. Antone commented that his team is basically the same team that they assembled for the Amazon project. He noted that he had the honor of participating in the Vining Road Development Committee. He stated that Thomas Miller had put together a study of Vining Road, still in draft form, which will be presented to the Planning Commission in the coming weeks. He also stated that it was a real eye-opening experience to gather all of the input to really truly see what is to come in this region, what the market is demanding and also, what the city has wanted for a long time.
- Mr. Antone gave a few brief highlights to the commissioners. He stated that the project would back up to Amazon, north of Smith Road leaving hundreds of acres between Smith Road and the freeway. Medline can take great advantage of the infrastructure that the city put in place. He tells people all the time that when you build it they actually do come and this is one of those instances.
- Mr. Antone explained that Medline is a company that is hoping to bring 500 jobs to the City of Romulus and they will make an over \$63 million investment. They are a quality company who is all over the world. He noted that they are competing with Indiana and Ohio for this facility.
- Mr. Antone introduced Dimitri Dukhan.

Dimitri Dukhan, Real Estate Operations, Medline Industries, Three Lakes Drive, Northfield. IL 60093 stepped forward to speak.

- Mr. Dukhan thanked everyone for giving them the opportunity to come and present their project.
- Mr. Dukhan explained that Medline Industries is a Chicago based family ran firm and they do about \$11 billion in sales. They are debt free and employ about 18,000 people. They do business in about 40 countries worldwide. They have about 27 million sq. ft. of space worldwide including 12 manufacturing plants and 54 distribution centers across the world, with 40 distribution centers in the United States.
- Mr. Dukhan stated that 605 of their sales are healthcare for hospital providers. For the last 18 years they have been the top hundred healthcare provider and the best employer in the United States. He also stated that the business began in 1910 and is Chicago based.
- Mr. Dukhan commented that they are extremely excited to be a part of the Romulus community and looking forward to growing from their current 100,000-sq. ft. distribution center that they lease, to an 800,000-sq. ft. facility that they will own free and clear with no debt. He noted that at full capacity they will have over 500 jobs. They are excited and proud that they do their own distribution, fleet, customer service, they essentially don't outsource anything. They do everything in-house and that has been their own moto for 4 generations by the Mills family in Chicago.

- Mr. Dukhan stated that the investment will be \$63 million. They are in the process of doing all of their due diligence on the site and as mentioned they are they own distributor so this site will service the needs of the entire state of Michigan, a portion of Illinois, half of Indiana and about three fourths of Ohio. This is the reason for looking at opportunities in the state of Michigan, northwestern Ohio and northern Indiana. This is their primary region of search.
- Mr. Dukhan stated that they would like to have an opportunity to grow in the great city of Romulus. He also stated that this is an exciting facility for them at a great location. Most of their distribution centers, 90% of the heart comes from the community and they are an active member with healthcare providers; 60% of sales are hospitals; and they do a lot of training with community colleges with people that are in their facilities, with drivers, fork lift operators, customers service as well as homeland security, police and fire. In the case of any kind of emergency, they are the first stop. They have to maintain safety stock for the healthcare providers and homeland security.
- Mr. Dukhan stated that they are the least truck intensive entity and this facility will have the least amount of trucks compared to most warehouses this size. Since they will own the facility they are LEED certified facilities so they are environmentally friendly. They know how to build right and they know how to treat their employee's right.
- Mr. Dukhan ended his presentation by stating that they hope the Planning Commission gives them the opportunity to work with them to allow them to be a continued part of the community.
- Renderings of the proposed building design and site were displayed on the screen for viewing by the commissioners.
- Mr. Dukhan explained the proposed building design commenting that the facility will have an office corner at the northeast portion of the building. The entire building shows about 814,000-sq. ft. of space. It is a LEED certified facility with a metal roof, reinforced for future solar panels. He showed the dock side of the building and also explained that the office area will have a lot of windows with different architectural elements to make sure that the building looks beautiful. He showed the elevations of the side of the building without landscaping to show changes in profile and architectural design, with various colors and elements to make it exciting. He showed the commissioners the view from Smith Road highlighting the landscaping features added including the 6-ft. berm with 10-ft. trees, bushes and fencing. The idea was to make it as a non-warehouse view as possible, even though they are proud of their facility, they wanted to maintain a beautiful and exciting look for the city from the Smith Road perspective.

Chairperson Freitag opened up the public hearing portion of the meeting for questions and comments from the public. She asked that if anyone wishes to speak to please step forward.

Let the record show that an affidavit of first class mail has been shown and is on file.

Rob Luce, Executive Director, Detroit Region Aerotropolis, 11895 Wayne Rd., Suite #101a, Romulus, MI 48174 stepped forward to speak.

- Mr. Luce explained that they are a 4 community, 2 county public/private economic development partnership that is charged with driving corporate investment and new expansion in the city of Romulus and surrounding communities that encompass Detroit Metropolitan Airport.
- Mr. Luce stated that he was in attendance to express support for the Medline project. There has been a large consortium of economic development organizations across the state from Michigan, Wayne County, Aerotropolis and a host of other partners like The Detroit Regional Chamber. They have been working on this project on a day-to-day basis since October but, the project has been in the region since March of 2017. The Aerotropolis has responded to the first site request and Medline has been in the market for quite some time.

- Mr. Luce explained that this is an exciting project, exactly the type of project that the Aerotropolis was designed to attract to this region, transportation/distribution/logistics. He reiterated that it would mean \$63 million in capital investment, a 800,000-sq. ft., LEED certified building, and it would supply 3-4 states in the Midwest. It would also create 300 jobs over 5 years but more importantly, 500 jobs over the next 10 years.
- Mr. Luce commented that he has gotten to know Medline and Dimitri pretty well over the past six months and he can tell the commissioners unequivocally that they want to be in Michigan, despite the state of Indiana dangling the carrot of free land in front of them. There are some internal pressures within Medline to explore those options a little bit further but, Dimitri has assured him that Michigan is the place for them.
- Mr. Luce stated that Medline has made a lot of architectural adjustments to the building elevations to help accommodate some of the things that the City of Romulus would like in that Metro World site north of Smith Road. He thinks that this project perfectly complements what Amazon did on the north side off of Ecorse and would ask that the commissioners would consider rezoning this area and bringing Medline into this community.

Justin Robinson, Vice President for Business Attraction, Detroit Regional Chamber, 1 Woodward Ave., Detroit, MI 48226 stepped forward to speak.

- Mr. Robinson explained that he is responsible for marketing Southeast Michigan to global companies to help them understand the advantages that exist in our communities and physically help them explore and invest in the market.
- Mr. Robinson reiterated that the project goes back for more than a year and there has been a really strong effort from the Michigan Economic Development Corporation, Wayne County, City of Romulus and Van Buren Township early on in the process to really help Medline the advantages of investing here. So, they have had hundreds of hours of time and investment into this project positioning Michigan as the best option for Medline's investment. This day has been a long time coming and they would really like the support in approving this project for Michigan. As Mr. Luce commented, this is the only option for Michigan at this time. If they are not able to accommodate the needs of Romulus at this site they will unfortunately lose this project to Indiana and investments and jobs will flow to another market.
- Mr. Robinson addressed his personal interaction with Medline and Dimitri. He commented that it has been more than a year of discussions with himself, Rob Luce, and Jeff Mason, CEO of the MEDC who visited them at their headquarters in Chicago and they really got the opportunity to understand the values and commitment of this company to the employees and to the communities that they invest in. From his personal experience, he has helped more than a thousand companies explore and invest in Southeast Michigan and he can say that Medline is among the very best. Their transparency, in terms of communication with them in this process, the consideration of their team's time and of Romulus has really been exceptional and they firmly believe that they are the ideal corporate citizen. They are committed to not only finding success in their own company, but the people and the communities that work within it. He politely asked that the City of Romulus support this project and plan as proposed today.

Dave Schreiber, Business Development Manager, Wayne County Economic Development Corporation, 600 Randolph Street, Detroit, MI 48226 stepped forward to speak.

- Mr. Schreiber commented that he was in attendance to share his enthusiastic support for Medline. He focuses on attraction, expansion and retention of businesses in Wayne County. Of the three, it's retention that he has always considered the most important. It's always nice to attract a company like Amazon and he's glad that they are coming to Michigan and growing in our state,

in our community and in Romulus but, keeping existing businesses to him has always been the most important thing. And this is what Medline is doing, keeping their existing workforce and growing their workforce and their investment in our community.

- One of the reasons for his support in particular for Medline, is because they represent diversification within our community and that's so important as our economy goes up and down over time. While you can't stop recessions, you can be recession resistant. That is what a company like Medline will help us to do because they are in the healthcare/medical field. That tends to be counter cyclical to some of the other industries that we have here so he looks forward to the support of the commissioners and to the continued future growth of Medline within our community.

Chairperson Freitag closed the public speaking portion of the meeting and opened it up for questions and comments from the commissioners

Brad Strader, MKSK Studios, 4219 Woodward, Suite 305, Detroit, MI 48201 spoke to the commissioners.

- Mr. Strader gave some background and helped guide the commissioners through the many reports that they have in front of them. He commented that this is a 60-acre site for Medline with a 813,000-sq. ft. medical warehousing and in an area that the Planning Commission is familiar with. It has been long planned and zoned Regional Center with a vision of businesses, restaurants, hotels, retail, with possibly some housing, research and development, offices however not really industrial. That was kind of the long-term vision with the area south, east and northeast of the airport really more directed to have the warehousing and trucking uses. The interchange at Vining Road has sat vacant for many years and so when Amazon came before the Planning Commission and City Council they looked at the current market and thought that maybe there's too big of an area of regional commercial. There were previous discussions on the Master Plan where some area for research and development and light industrial in the northern part of the Regional Center District was contemplated and at that point the Planning Commission was still sort of resistant to that concept. When Amazon came, after a lot of discussion, the Planning Commission and City Council conditionally approved the rezoning of Amazon to M-1, Light Industrial District with some distinct findings. One finding was that the regional/commercial because of ecommerce and the market in Romulus today and market conditions overall were too large and that seemed to be a good site because it was on the edge of the Regional Center area because it seemed to have a different type of land use. The Amazon site also had direct access to Ecorse Road, which is a truck route and a Class A County Road. This is not true of Vining or Smith Road. Some of the Planning Commissioners felt that Amazon could be a catalyst for other types of desired development or maybe more desired development in the rest of the Regional Center with the idea that Amazon would be at the higher end of intensity and you would have a gradual transition down in intensity and still have some commercial development around the interchange.
- Mr. Strader commented that now Medline has come in with the property immediately south of Amazon an also requesting M-1 rezoning as a conditional rezoning. A conditional rezoning is where the applicant makes a voluntary offer to reduce the intensity or go above the minimums of a typical M-1 use to help meet the zoning criteria. Rezoning criteria includes: is it consistent with the Master Plan? Industrial really isn't consistent with the Master Plan and Future land Use Map so you look at the goals of the Master Plan, trends and other things, just like the commissioners did with Amazon. The conditional rezoning is one way to try to improve the compatibility with the planned land uses and so forth. A distinction between Medline and Amazon is that Medline has a lot of dock doors that face onto Smith Road which is typically more an M-2 use. This is not permitted in the M-1 district and therefore they would need to go to the Board of Zoning Appeals to get a variance to allow that. That would be a consideration. They are asking for a conditional

rezoning and they would be asking for a height variance and in concert with a conditional rezoning would be a special land use. The special land use criteria are very similar to the conditional rezoning criteria. A distinction to keep in mind when you are talking to the applicant about the elements about the plan that are liked and the commissioners might want to be improved. With a conditional rezoning things have to be offered by the applicant; they've offered deeper setbacks and in the agreement they say that they will do larger landscaping but that is not yet reflected on the site plan. With a special land use, the commissioners can require conditions to bring the site into greater conformance with their vision for the area.

- Mr. Strader stated that in some of the reports that he and Ms. Maise put together and the briefing packet with OHM's reports point out that the special land use standards that would need to be considered are larger landscaping, maybe varying the landscaping size and other things to improve the buffer along Smith and Vining. Another consideration would be changes to building architecture. These are 2 things that would be appropriate to talk about as part of special land use. Conditional rezoning will need to address the compatibility and the consistency with the Master Plan and what can be done to make it more consistent and special land use, which is again compatibility, architecture and landscaping. With regard to the site plan, there's been a couple of meetings with the applicant and an exchange of letters and there are a lot of comments on the site plan that are details that have not been addressed. It was at our direction that the applicant come before Planning Commission with the rezoning and special land use and sort of a conceptual plan to have a good discussion, get direction and dialog with the commissioners and come back with a more detailed site plan. He also stated that the applicant had an initial site plan that had a different circulation pattern and OHM, MKSK and city staff made comments to this. The applicant made changes to address that. There were comments on traffic impacts and crossovers and they revised the traffic study and have largely addressed those things. He believes that for now the commissioners need to focus on the appropriateness of the use, the landscaping, and the building architecture. These are some of the main issues.
- Mr. McAnally commented that he remembers that Mr. Strader originally came to the commissioners with a sample of the proposed Master Plan/Future Land Use Map and the commissioners discussed it and kind of said no, this wasn't really what they were seeing and this spawned a meeting with City Council where it was further discussed and that spawned off into a stakeholders mission that was to go over proposed uses within the city. He noted that the commission has yet to have back a follow-up on those findings, nor have we had a presentation of the Future Land Use proposals to come at this point.
- Ms. Maise commented that what prompted all of that was a conditional rezoning application from the property owner. We did not randomly start with a subarea and start changing land uses. What prompted it was a conditional rezoning request for three 300,000-sq. ft. buildings in the general location where Amazon is and this is what led to the Master Plan amendment.
- Mr. Strader presented a map showing industrial and light industrial that was passed around to the commissioners. He commented that the Planning Commission and City Council had a meeting and decided not to make a decision on it yet and wanted a more detailed market analysis of the area. So, the city hires a consultant to look at the Vining Road Economic Development Strategy, which has concluded that there is not a market for some of the larger regional/commercial that was envisioned or large an area that there is still a market for some of that but, things like advanced manufacturing, logistics, warehousing; it talks about the type of uses but, it hasn't yet taken those concepts and put it on a map. He understands that there is going to be a joint meeting with Planning Commission and City Council and the representatives that worked on that project to talk about how that translates to the Master Plan. Right now it's a draft study that is a market study but, it's not an official policy of the city.
- Chairperson Freitag asked Mr. Dukhan if they anticipate starting with 200 employees and going to about 500 employees within 10 years.

- Mr. Dukhan replied yes.
- Chairperson Freitag asked Mr. Dukhan if they are closing three facilities and how many will come to the new location.
- Mr. Dukhan replied yes they are closing three facilities and none of the Romulus employees are coming to the new facility. It will be the employees of Indiana and Ohio that are coming to Romulus.
- Chairperson Freitag asked Mr. Dukhan if he plans to keep the current facility in Romulus.
- Mr. Dukhan replied yes.
- Chairperson Freitag asked Mr. Dukhan what they do at the current Romulus facility.
- Mr. Dukhan stated that the current facility is limited medical distribution, mostly hospital and nursing homes.
- Mr. Dukhan commented that the new facility will be much bigger and they currently only carry about 5,000 SKU's and this new facility will carry 60,000 SKU's.
- Chairperson Freitag wanted more clarification on the 60% of the business that comes from healthcare. She wondered what the remaining 40% of the business is.
- Mr. Dukhan stated that it's all healthcare but, 60% is all hospitals, large medical systems, nursing homes, hospitals emergency rooms, military bases, army, prisons; anyone that needs medical supplies. They have 400 types of medical supplies that they deliver to the marketplace. They are also a large manufacturer as well, they have fifteen plants.
- Chairperson Freitag asked about the justification for the rezoning according to their application, and wondered what their justification is. She doesn't see anywhere on the application explaining what they believe that their justification is. It is just because there is a vacant piece of property and they want to use it?
- Mr. Dukhan replied that it was a great question and they love the location. He runs real estate for Medline and he's put up 30 distribution centers for their company and this is a phenomenal, logistic location for their company. It has great access to workforce and great location to their facilities with the airport. They also believe that it has great long-term value preservation and because they are the owners, not the tenants and they will pay cash for the facility. They want to preserve value and it's a combination of safety, security, access to workforce, proximity to their customers and there really isn't a lot of great locations for the size that they need with the value that they found so, in his opinion it is one of the best facilities within the 30 mile radius that they have found, and they have looked for 12 months. They have been looking at many different sites and in the state of Michigan, in the area that they want to be for most healthcare systems in the market that they are attracted to. This is a phenomenal site and they love it.
- Chairperson Freitag asked Mr. Dukhan if there were another locations that they liked perhaps on the south side of Eureka.
- Mr. Dukhan replied that there are probably 7-8 other sites but they all have various types of issues that they are not willing to deal with. Either an environmental issue, which will take 2-3 years to get over such. For example, there was another location that they looked at that has an oil pipe going underneath the site and there are certain conditions that they have to have as a healthcare provider. They have to have two ins and two outs on the site and they have to operate 24/7 for their customers in case they have to deliver emergency packages. Some sites work and others won't because they can't be near a site that will impact the air quality. So, say next to a big plant, they can't be next to it. If they omit something in the air and it gets into their site it will contaminate their products and 50% of their products are sterile for surgery use and medical use. He mentioned that he could bore the commissioners with the 20,000 types of limitations that they have but this is just a great site for them.
- Chairperson Freitag asked Mr. Dukhan how many trucks they average in and out daily.

- Mr. Dukhan replied that they estimate that they will have 100-150 trucks per day, 75 in and 75 out. Seventy percent (70%) of the trucks are their trucks and their drivers. Typically they average 1 truck per day per customer and sometimes it's once per week with medical supplies. There are other trucks, such as FEDEX trucks but, for the most part it's up to 150 trucks per day.
- Chairperson Freitag asked Mr. Dukhan about the cross-docking that they are proposing. Since this is not allowed in the M-1 District she wondered why they wouldn't ask for an M-2 rezoning.
- Mr. Dukhan stated that a cross-dock operation is a must for them and they love the site, even though it's not allowed they are asking the commissioners to allow it. Their whole model for how they run their facilities is based on receiving on one side and shipping on the other. All of the technology and the people that are going between are based on the free flow of product. So, a single load does not work for them, it works for Amazon but, not Medline.
- Ms. Maise noted that the cross docking would be permitted in an M-1 district if the docks didn't face the street.
- Mr. Dukhan added that over the last 60 days they worked very closely with the city and he believes that Medline went above and beyond what was required of them like pushing the building back, making the berm much bigger, adding more mature trees from the start and improving the façade of the building. He stated that of all of their distribution centers across the country, this will be the most beautiful Medline facility that they will have.
- Ms. Maise asked Mr. Dukhan what size the trees on the rendering will be because what is shown is not starting size. She noted that 10-ft. is the starting size for evergreens and 2.5 – 3 inches on the deciduous, and she wondered how long it will take to get the trees to full maturity like they are showing on the PowerPoint site plan.
- Ms. Maise commented that the commissioners can visit Forward Air and see what the 2.5-inch trees look like that were just planted. This would give the commissioners a good reference as to what is being proposed.
- Mr. Dukhan replied that it was a good question and believes that it would take 10-15 years for the trees to reach full maturity.
- Mr. Strader commented that there are a lot of details and Ms. Katers from OHM may want to go over these but a couple of comments that came out of the meetings with Medline and some of the reports suggested that Medline provide a variety of sizes of trees and go above and beyond the minimum size. The commissioners could make this a requirement of special land use or maybe to vary the sizes of the trees so that it looks more natural. Also, to have some street trees so they revised the plan and it headed in the direction of some of the suggestions that were made but it didn't fully meet these that were given to them. The conditional rezoning does talk about increased sizes of trees but they are not reflected on the plans. He encouraged the commissioners to make this a condition of approval.
- Chairperson Freitag asked Ms. Katers if she had any additional information she would like to share.
- Ms. Katers commented that she could go into more detail on their landscaping comments if anyone has any questions.
- Chairperson Freitag asked if the Smith Road setback was 200 feet and wondered what the setback was for the dock doors.
- Ms. Maise commented that there isn't any dimensional requirement since they are not allowed in the M-1 district. If they were in an M-2 or M-T District they must be at least set back 200 feet, so this is where the number comes from. She know that the focus is on the setback number but docks facing the street can only be in an M-2 or M-T District. This is one of the struggles with the variance since practical difficulty must be proven. With a large vacant piece of property that could be developed with smaller buildings, the docks could be oriented the other way.

- Mr. Strader commented that the reason that the applicant didn't ask for the M-2 rezoning was that they would need variances and he believes that there was an understanding that there was a transition that the city was expecting from Amazon moving south and there is a need to want something compatible. The applicant was trying to restrict the use to M-1 but, they still need the cross docks.
- Mr. Glotfelty commented that he was excited about the project but, he's not crazy about the building. He wondered if Medline has explored any other ideas, like decorative block.
- Mr. Dukhan replied that from the cost perspective this was their best looking building, most advanced and most expensive that they would have in their network. It's a precast facility, they made some changes in the parapet with glass and profiles are above and beyond what they have done on any of their projects and they do take pride in this beautiful facility. They had a lot of types of projects sent to them that the city thought looked good and he is very confident that this is superior to what can be found in the Detroit area. Once the landscape is mature you won't be able to see the building, except the top from Smith Road. The facility has a lot of windows, a lot of colors and he thinks it will look fantastic.
- Mr. Paul believes that if the applicant was in an M-1 or an M-2 District the commissioners would be welcoming them with open arms but, he has a concern that the RC District is getting chipped away at through conditional rezoning. This has to stop sometime or else we will be left with all cross docks and trucking companies. This is a big concern because the city and commissioners spent a lot of time and meetings developing that area for the purpose of RC Districts and he has a real problem with this.
- Mr. McAnally concurred with Mr. Paul and commented that the city's Master Plan is their document that they use for planning. They started down a long road in 2016 to try to work at what they can have in that area if they can't have the RC District and how they would want it laid out. They have come to the point where they are on the presuppose of having that explained to them. He doesn't want it all to be M-1, they could fill it up with thousands of buildings and trucks and nothing else. He stated that he doesn't want to do another conditional rezoning until the Planning Commission is finished with the city's Future Land Use Map and have that in front of them so that they can make some decisions based on the Master Plan. In his opinion, he would want to postpone this rezoning until they see what the city and administration has to offer and what they suggest and let us commissioners have our input back. When they came to us our input was that we don't want it all M-1, we want to break it up for others to have opportunities for other types of development.
- Chairperson Freitag commented that there is a meeting scheduled for a joint City Council and Planning Commission study session on the area May 14th.
- Mr. Frederick asked OHM and Ms. Maise about the report that the commissioners received dated April 11, 2018. He wondered about the report that deal with the site features item F. Environmental Impact. He is concerned with the 6 acre woodland lot that's in the southeast corner and wondered what the definition of the replacement of these trees would be.
- Ms. Maise commented that OHM did two reports, one on landscaping and site circulation and the other was on conditional rezoning and special land use.
- Ms. Maise commented that the information was in the big packet and this will get picked up during site plan review.
- Mr. Frederick asked how the large maple and oak, mature trees would be replaced with just ornamental trees.
- Ms. Maise commented that the ordinance has replacement requirements and is an aspect of this development that she encourages the commissioners to look at before approving this project. This would be a condition of special land use approval. This is something that the commissioners would

want to negotiate with the applicant to possibly save some of the trees and use as a buffer or something if practical.

- Mr. Frederick noted that's where the building footprint would be. He commented that he sees the area of land north of the building to the drainage ditch and this is just a grass area and wondered if something like this could be planted back.
- Ms. Maise commented that this is a requirement of the ordinance. The applicant has to preserve 10% of the trees on the site and if they don't do that, then they have to be replaced. The replacement trees can be planted wherever they are most appropriate.
- Mr. Frederick also commented that there was a comment that a wetland may no longer receive the same amount of storm water to sustain itself.
- Ms. Katers commented that the wetland that is on site, as the grading and the infrastructure is put into place for the building is, depending on what is directed to the wetland area, and how that wetland area is functioning right now, the health of the wetland area is something that would be looked at closer into the engineering review to make sure that the wetland can be sustained and better preserved. She noted that they haven't gotten into those details with the applicant yet.
- Mr. Frederick stated that he noticed a civic trail comment on the site plan.
- Ms. Katers commented that it was on the site features plan and she thought it was noted that there would be some sort of easement along the drainage course that runs between Amazon and Medline and thinking outside of the box about what kind of use could be used in that area that might be more of a public use along the preserved area and north of the building.
- Mr. Frederick commented that once the trees are gone, they are gone. It would not be a good exchange to only put back ornamental trees.

Motion by Paul supported by McAnally to postpone the conditional rezoning for **RZ-2018-002; Medline Industries** and special land use for **SLU-2018-002; Medline Industries** until the joint meeting with City Council on May 14, 2018 to determine what the final plan is to address the Master Plan and Future land Use for the area of Smith and Vining Roads.

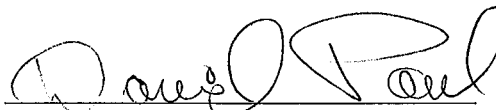
Roll Call Vote: Ayes – Paul, McAnally, Glotfelty, Frederick, Talon-Jemison, Zilka and Freitag. Nays – None. Motion Carried.

7. Old Business

- Ms. Maise presented the commissioners with 2 renderings of M&K Truck Center at Citrin and I-94 and commented that they submitted their application for a variance and are going before BZA for a special meeting on Monday, April 23, 2018. She noted that she was looking for direction from the commissioners.
- Ms. Maise commented that the commissioners approved the project with waivers and noted that if the landscaping didn't meet their expectations they have the ability to still talk with the applicant and have them make the changes necessary.
- Further discussion was had amongst the commissioners and Ms. Maise on the standards of the city's frontages and what they expect from applicants. They also discussed their recollection of the meeting for M&K Truck Center and what their expectations are from the applicant.
- Chairperson Freitag read aloud from the previous month's minutes and the commissioners asked Ms. Maise if they could ask that BZA condition any approval on M&K Truck Center coming back to the Planning Commission to discuss landscaping and the greenbelt along I-94.

- The commissioners, Mr. Strader and Ms. Maise discussed what was needed for the joint meeting with City Council and their ideas and recommendations for design standards for the area of Smith and Vining.
 - Mr. McAnally commented that the commissioners can fill that entire area but that isn't what is best for the community. He believes that other types of business will come once Amazon gets up and running.
8. New Business – None.
9. PC Cases Involving Advice or Input from the Planning Commission – None.
10. Reports
- A. Chairperson
- Chairperson Freitag commented that she believes that they made a good decision in postponing the application for Medline until the city can get all of their ducks in a row.
- B. City Planner
1. Planning Department Status Report
- Ms. Maise noted that there have been an influx of reoccupancies lately and the commissioners will be happy to see some clean-up of properties in the near future.
11. Reports on Interest Designation – None.
12. Communications – None.
13. Adjournment
- Motion by McAnally supported by Glotfelty to adjourn the meeting at 8:18 p.m. Roll Call Vote: Ayes – McAnally, Glotfelty, Paul, Talon-Jemison, Zilka, Frederick & Freitag. Nays – None. Motion Carried.

cw


David Paul, Secretary
City of Romulus Planning Commission