

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING  
COMMISSION HELD ON MONDAY, AUGUST 15, 2016**

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

Excused: Mike Glotfelty

Also in attendance: Carol Maise, City Planner, Marcus McNamara, OHM Engineering and Christina Wilson, Planning Secretary

3. Motion by Zilka supported by McAnally to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, McAnally, Paul, Frederick, Talon-Jemison, Roscoe, Prybyla and 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-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.
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 #80-020-02-0379-001. Zoning – C-3, Highway Business District. (Request was postponed on May 16<sup>th</sup>, June 20<sup>th</sup> and July 18, 2016. Action required: postpone action on special land use and site plan per request of applicant.)
  - B. PC-2015-004; **Outlets of Michigan** requesting a 12-month extension of site plan 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. (Site plan 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 site plan 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.
- B. SPR-2016-014; **Special Tree Parking** requesting site plan approval 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.
- C. SPR-2016-020; **McLane Food Service** requesting site plan approval for a 241,379-sq. ft. warehouse located at 15670 Wahrman. Parcel #80-125-99-0008-700. Zoning – M-2, General Industrial District.
- D. SPR-2016-022; **Cypress Properties** requesting site plan 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.

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 McAnally supported by Zilka to approve the minutes of the regular meeting of the Planning Commission held on Monday, July 18, 2016.

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

5. Comments from Public on Non Agenda Items – None.

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.

Rob Wagner, Midwestern Consulting, 3815 Plaza Drive, Ann Arbor, MI 48108 stepped forward on behalf of Keith Pine, applicant for Waste Management

- Mr. Wagner presented his case to the commissioners. The applicant is proposing the rezoning of the existing site to allow for an expansion of the employee parking lot.
- Ms. Maise stated the findings from the report of the consultant, LSL Planning, Inc.:
  - 1) The rezoning is compatible with the Future Land Use Map.
  - 2) The rezoning is compatible with the goals and objectives listed in the Master Plan.
  - 3) The rezoning is compatible with the adjacent zone districts and land uses.
  - 4) It would be challenging to develop the property under the current zone district, given the size of the property, its unique shape and the presence of wetlands and drain on-site.
  - 5) The rezoning can be supported by the existing infrastructure in place, including roads and utilities.

Chairman Freitag opened the meeting for questions and discussion by the commissioners

- Mr. Paul asked about the junkyard using part of the applicant's property for storage of material.
- Mr. Freitag questioned if there was a timeframe given for removal of junk from the property.
- Mr. Wagner replied that if the junk was not removed by the neighbor before construction, Waste Management will remove it.

Motion by McAnally supported by Prybyla to recommend **RZ-2016-002; Waste Management** to City Council for approval.

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

## 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 #80-020-02-0379-001. Zoning – C-3, Highway Business District. (Request was postponed on May 16<sup>th</sup>, June 20<sup>th</sup> and July 18, 2016. Action required: postpone action on special land use and site plan per request of applicant.)
  - Ghassan Khalaf, Engineer, on behalf of Abrar Ahmed, owner of Paradise Gas Station wrote a letter to the commissioners respectfully requesting a postponement of action since the applicant is out of the country.
  - No action was taken by the commissioners since at the last regular meeting held July 18, 2016 the project was postponed until further notice by the applicant.
- B. PC-2015-004; **Outlets of Michigan** requesting an extension of site plan 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. (Site plan approved on February 18, 2015. Action required: 12 month site plan extension per request of the applicant.)
  - Kelvin Antill, applicant for Outlets of Michigan wrote a letter to the commissioners asking for a 12 month site plan extension.

Motion by McAnally supported by Zilka to grant a 12 month site plan extension for **PC-2015-004; Outlets of Michigan** until August 15, 2017.

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

8. New Business

- A. SPR-2016-018; **Waste Management Employee Parking Lot** requesting site plan 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 (rezoning to M-T requested).

Rob Wagner, 3815 Plaza Drive, Ann Arbor, MI 48108 stepped forward on behalf of Keith Pine, applicant for Waste Management

- Mr. Wagner presented his case to the commissioners. The new parking lot will be accessed from the existing driveway on Inkster Road. There will not be a driveway on Van Born. The configuration of the parking lot is also based on wetlands that are on the site.
- Ms. Maise added that the ARC Committee finds support for the 3 waivers that are being requested based on some of the site constraints. Also, approval of a front setback variance needs to be added as part of the site plan approval. The variance is necessary so that the new parking lot aligns with the existing parking lot.
- Marcus McNamara, OHM Advisors, city engineer, commented that the applicant is further along with the site plan in regards to wetlands and the floodplain. The city does do their own floodplain review and we will work with the applicant through this process.
- Ms. Freitag questioned why only the parking area was being fenced in and not the whole property.
- Mr. Wagner replied that for security reasons Waste Management only intends to fence in the new area but, he will encourage them to fence in the location where the neighbor's debris is spilling over onto their property.
- Mr. Paul questioned how Waste Management will control the overflow from the Ecorse Drain onto their property.
- Mr. Wagner stated that they are not using the wetland for the detention basin and if the catch basin surcharges it won't do a lot of damage if it did. They will design the storm sewer per the city's and county's ordinance requirements.

Motion by Prybyla supported by McAnally to approve SPR-2016-018; **Waste Management Employee Parking Lot** subject to the following:

1. The rezoning of the Property from M-1, Light Industrial to M-T, Industrial Transportation.
2. A front yard setback variance.
3. Approval of the use of barbed wire fencing around the new parking lot conditioned upon it being black vinyl-coated fencing.
4. A waiver to the greenbelt requirement along Inkster Road to reduce the width and the amount of plant material since the setback is being reduced (Section 13.02(c)).
5. A waiver to the greenbelt requirement area along Van Born Road since that portion of property is not being developed (Section 13.02 (c)).
6. A waiver from the irrigation requirements of Section 13.02 (m)(2).

7. A property combination through the Assessor's Office is required prior to the issuance of ant permits.
8. Removal of the outdoor storage and debris on the north side of the property.
9. Redesign of the parking lot islands curbing for Fire Department access.
10. Review and approval from other applicable consultants, departments and agencies.

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

- B. SPR-2016-014; **Special Tree Parking** requesting site plan approval 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.

Jim Richert, 10909 Hannan, Romulus, MI applicant and owner of Special Tree stepped forward.

- Mr. Richert provided a PowerPoint presentation of his case to the commissioners. They are requesting to redevelop the existing parking lot for more efficient and safer traffic flow.
- Mr. Prybyla commented that he believes the improvements will be an asset to the neuro skills center.
- Mr. Frederick commented that the site plan was well thought out and he appreciates the upkeep of the property.

Motion by Paul supported by Zilka to approve SPR-2016-014; **Special Tree Parking** subject to the following:

1. Parking setback and parking space width variances being granted by the BZA.
2. A waiver to the curb requirements of Section 14.02(b).
3. A waiver to the driveway spacing requirements of Section 14.06(e).
4. Submittal of a revised site plan prior to placement on a BZA agenda noting:
  - a) The use statement must be added to the site plan.
  - b) Existing and proposed setbacks must be noted and any required variances must be referenced.
  - c) Parking space reference must be corrected.
  - d) Dedication of right-of-way per the Assessor's report must be noted.
5. Review and approval from other applicable consultants, departments and agencies.

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

- C. SPR-2016-020; **McLane Food Service** requesting site plan approval for a 241,379-sq. ft. warehouse located at 15670 Wahrman. Parcel #80-125-99-0008-700. Zoning – M-2, General Industrial District.

Jose Restopo, Director of Real Estate for McLane Company, 4747 McLane Parkway, Temple, Texas, 76504 and Tom Sovel, Spalding DeDecker, 905 South Boulevard East, Rochester Hills, MI 48307 stepped forward on behalf of McLane Food Service

- Mr. Restopo stated that McLane purchased the property in 2010 in hopes of obtaining approval for a distribution facility. They intended for a Phase I and Phase II development then but the

economy took a turn for the worse and they placed the project on hold until now. McLane Food Service now intends to complete the project as a whole and not in separate phases since the upsurge of the economy.

- Mr. Sovel presented the proposed development to the commissioners.
- Mr. McAnally questioned if Mr. Sovel had seen the Fire Chief's report regarding turning movements on site.
- Mr. Sovel stated that he believed the Fire Chief may have been referring to the previous submittal but, he intended on speaking with him.
- Mr. Paul and Mr. Sovel discussed removal of some fire hydrants as part of construction.
- There was discussion by Mr. Paul and the applicants regarding pipes sticking up out of the ground on site. The applicants will look into that when they begin the designing.
- Mr. Prybyla asked the applicants if there will be food preparation on site.
- The applicants stated that the site will be distribution only.
- Mr. Frederick inquired about the fuel tanks for the generators.
- Mr. Restopo explained that the generators have self-contained fuel tanks.

Motion by Paul supported by Prybyla to approve SPR-2016-020; **McLane Food Service** subject to the following:

1. Variances being granted by the BZA for the following:
  - a) Front yard building setbacks on Genron Ct.
  - b) Front parking setbacks/greenbelt on I-275 and Genron Ct.
  - c) Building height.
  - d) Fence encroachment into the front yards.
2. Waivers as follows:
  - a) To the screening requirements (Section 13.07) of the outdoor compactor.
  - b) To allow the use of barbed wire fencing (Section 13.03(c)(3)).
  - c) To reduce the amount of landscaping required due to space limitations (Section 13.02(u)).
  - d) To modify the building appearance standards of Section 13.01(f).
3. Since sidewalks will be provided on the east side of Wahrman, the sidewalk on the west side must be installed.
4. Additional landscaping must be installed at the city's discretion if the proposed landscaping proves to be insufficient for screening purposes.
5. Submittal of a quick claim deed for 43-foot wide right-of-way dedication to be reviewed by the City Engineer during engineering review.
6. A revised site plan indicating the following:
  - a. Building height.
  - b. Wetlands must be identified to determine if 25-foot setback requirement is met.
  - c. The waiver to the screening requirements of the compactor and building appearance standards of Section 13.01(f) must be noted on the site plan.
  - d. Anticipated truck and vehicular trips to and from the site.
  - e. A revised lighting plan complying with ordinance requirements of variances requested.
  - f. The addition of 9 more evergreens along the north end of the truck parking area for screening.

7. Due to the proximity of the Detroit Metropolitan Airport, all proposed development must be coordinated with the FAA. This is accomplished by submitting a Notice of Proposed Construction or Alteration, FAA Form 7460-1 to the FAA which the applicant has done.
8. Review and approval from other applicable consultants, departments and agencies.

D. SPR-2016-022; **Cypress Property Trailer Expansion** requesting site plan 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.

Alan Cruz, Hennessey Engineers, 13500 Reeck Rd, Southgate, MI 48195 and Neal MacLean; owner and Brian Devlin, Nagy Devlin Land Design, 31736 West Chicago Ave., Livonia, MI 48150 stepped forward as applicants to speak for Cypress Properties.

- The applicants presented their case to the commissioners.
- Alan Cruz informed the commissioners of the history of the site including that the former Cardinal Health building has been vacant for approximately 2½ years. The applicant is requesting a new parking lot for trailer storage for one of the “big three” automakers as part of a reoccupancy of the existing warehousing facility. The new tenant will require about 100 new trailer spaces which are proposed along the Beverly Road frontage. There will be two shifts running, each with about 40 employees. Mr. Cruz showed a plan of the site to the commissioners. There will be no utility work done however the repavement of the existing parking and loading areas, new lighting and new landscaping will be provided.
- Ms. Maise asked Mr. Cruz to explain access to the site with the commissioners.
- Several commissioners expressed concern about primary access and truck traffic on Beverly Road and about the condition of Brandt and Cypress Roads.
- Mr. MacLean stated that the original access to the site was going to be off of Beverly Road but it will now be rerouted to Brandt and Cypress. A non-primary access will be off of Beverly Road and it will be used for emergency purposes only and only when replacement of Brandt and Cypress is under construction. He noted that he is working with the other property owners in the industrial park to get these roads fixed.

Motion by McAnally supported by Zilka to approve **SPR-2016-022; Cypress Property Trailer Expansion** upon submittal of revised plans to the Planning Department for distribution. Revised plans must include the following:

1. The following variances being granted by the BZA:
  - a. A variance to the front 75-foot setback/greenbelt requirement.
  - b. A variance to the required number of parking spaces.
  - c. A variance to allow fencing in the front yard along Beverly Road.
2. The following waivers from the Planning Commission:
  - a. A waiver to allow non-primary access from Beverly Road.
  - b. A waiver to the driveway spacing requirements of Section 14.06(e).
  - c. A waiver to allow barbed wire fencing.
3. Taller arborvitae for complete screening.
4. Additional landscaping must be installed at the city’s discretion if the proposed landscaping proves to be insufficient for screening purposes.
5. A revised legal description and a quit claim deed for the dedication of 33 feet of Beverly Road right-of-way must be provided for review and approval by the City Engineer.
6. Lighting must be in compliance with ordinance requirements.

7. Submittal of revised site plan including:
  - a. Parking setback information
  - b. Corrected legal description
  - c. Increased starting sizes for plant material on the landscape plan
  - d. A revised lighting plan
8. Review and approval from other applicable consultants, departments, and agencies.

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

9. PC Cases involving Advice or Input from the Planning Commission – None.

10. Reports

A. Chairperson

B. City Planner

1. Planning Department Status Report –

- Ms. Maise informed the commissioners of a few projects that they may see soon.

11. Reports on Interest Designation

- Ms. Roscoe announced upcoming city events.

12. Communications

13. Adjournment

Motion by Prybyla supported by McAnally to adjourn the meeting at 8:50 p.m. Roll Call Vote: Ayes – Prybyla, McAnally, Talon-Jemison, Frederick, Paul, Roscoe, Zilka & Freitag. Nays – None. Motion Carried.

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Michael Prybyla, Secretary  
City of Romulus Planning Commission