

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, DECEMBER 17, 2018
COUNCIL CHAMBERS**

1. **The meeting was called to order** by Chairperson Freitag at 7:00 p.m.
2. **Roll Call Showing:** Jerry Frederick, Cathy Freitag, Mike Glotfelty, Daniel McAnally, Dave Paul, Celeste Roscoe, Edna Talon-Jemison, Jessica Workman (arrived 7:06 p.m.)

Excused: Melvin Zilka

Also in attendance: Carol Maise, City Planner; Jessica Katers, Engineering Consultant (OHM)

3. Approval of Agenda:

Motion by Glotfelty, support by McAnally, to approve the agenda as presented.

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

Agenda

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 regular Planning Commission meeting held on October 29, 2018
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business

A. **PC-2015-016; Storage of America**

Applicant: Thomas Fitzpatrick
Request: Site plan extension #3
Location: 11285 Middlebelt
DP# 80-094-99-0018-000

(Action required: take action on site plan extension)

8. New Business

A. **SPR-2018-028; Corry's Construction Parking Lot Expansion**

Applicant: Cornel Cociuba
Request: Parking lot expansion and use of gravel surface
Location: 29160 Northline
DP# 80-095-99-0011-000

(Action required: take action on waiver request to utilize gravel)

9. PC-Cases Involving Advice or Input from the Planning Commission

10. Reports

A. Chairperson

B. City Planner – Development Status Report

11. Reports on Interest Designation

12. Communications

13. Adjournment

4. Approval of Minutes

Motion by McAnally, support by Paul, to approve the minutes of the regular Planning Commission meeting held on October 29, 2018.

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

5. Comments from Public on Non Agenda Items:

Maybelline Williams, 31966 Augusta Drive, Romulus MI, resident of The Ponds at Gateway Condos, came forward to speak.

- Ms. Williams pointed out that here were several residents from The Ponds who had been here this evening to discuss the replanning of their Planned Development Area from condominiums to single family homes. While the applicant for that project (Infinity Homes) was not here this evening, Ms. Williams wanted to voice some concerns she and other residents had regarding that application. She asked that the Commission stand behind the residents, if this request went forward the residents did not want to be forgotten. Ms. Williams said that in the past and in other areas, Infinity Homes and their vendors had been very disrespectful to residents. Vendors had dumped on site, had parked on the curbs and then left them unrepaired, etc. Also, when construction started in another area, the residents there noticed an increase in their utility bills; residents of The Ponds did not want that to happen to them. Last, the residents did not want single family homes built in between The Greens and The Ponds.
- Chair Freitag noted that the matter brought forward by Ms. Williams was not an agenda item this evening. She encouraged Ms. Williams to watch the agendas as Infinity Homes would likely be on an agenda at a later date.

(Commissioner Workman arrived 7:06 p.m.)

6. Public Hearings:

7. Old Business:

A. PC-2015-016; **Storage of America**

Applicant: Thomas Fitzpatrick
Request: Site plan extension #3
Location: 11285 Middlebelt
DP# 80-094-99-0018-000

(Action required: take action on site plan extension)

Tom Fitzpatrick, Storage of America, 3014 Fox Hill Drive, Sterling Heights, said that they were seeking an extension of the site plan.

- Storage of America was currently seeking about 80,000 yards of material to bring in and their bank would not approve financing until they were able to lower some of the costs. Last year's bids came in higher than anticipated. They were hoping to overcome that this year, and they were requesting an extension of site plan approval.

Seeing that there was no discussion, Chair Freitag brought the matter back to the Commission for a motion.

MOTION by Paul, support by McAnally, that the Planning Commission approve a 12-month final extension to the site plan approval for PC-2015-016; Storage of America, until December 15, 2019.

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

8. **New Business:**

A. SPR-2018-028; **Corry's Construction Parking Lot Expansion**

Applicant: Cornel Cociuba
Request: Parking lot expansion and use of gravel surface
Location: 29160 Northline
DP# 80-095-99-0011-000

(Action required: take action on waiver request to utilize gravel)

Chair Freitag read the case and invited the applicant to make his presentation.

Daniel Mladin, Real Estate 1, 555 Briarwood Circle, Ann Arbor, MI was present on behalf of this application for a waiver request to utilize gravel. John Piatt, 20624 Waterloo Road, Chelsea, MI was also present.

- Mr. Mladin said they had provided an outline explaining why Corry's Construction would like to use gravel instead of asphalt. The parking lot had been gravel for decades. The application was to extend just beyond the driveway in the back, adding gravel in that area.
- City Planner Maise explained that if this request had not involved gravel, the applicant would not be appearing before the Commission; the change of use and re-occupancy would have been handled through normal administrative review, and the items in the OHM review letter would have been handled via the Engineering Department. Engineering Consultant Katers, OHM, was here to address any questions the Commission might have regarding engineering issues.

- Commissioner Glotfelty said he did not have an issue with gravel use on the site. However, he was concerned with millings that were there currently.
- Mr. Mladin said the millings would be removed and replaced with gravel.
- Commissioner Glotfelty reviewed good practice for the use of gravel, such as 1 x 3 stone with 22aa gravel on top of that; that construction would last a long time. Dust control was also important, and perhaps a calcium chloride dust suppressant would be necessary.
- Mr. Mladin pointed out that there were 2-3 pickup trucks per day at this location who left early in the morning and returned at night. There was no constant truck traffic.
- Commissioner Glotfelty said he had driven through the site and there was clean up that needed to be done there. Again, he did not have a problem with the gravel as long as it was maintained, and the millings were removed.
- Commissioner Paul asked what kind of equipment was used by Corry's Construction. When he visited the site, he had seen a pickup truck and large cable reels.
- Mr. Mladin said Corry's Construction had 4 pickup trucks; those were not large construction vehicles. The company was a sub-contractor for Comcast.
- Commissioner Paul said he would like to see asphalt at the rear of the building, although this would also bring drainage issues to the site.
- Commissioner Frederick said that toward the rear of the northwest corner of the property there was a building on the abutting property. Did Mr. Mladin know how far that building was from the property line?
- Mr. Piatt said the asphalt parking lot for that neighboring building encroached a small amount over the property line of the subject site. The building itself – an Ameritech Communications building – was probably 20 feet off the property line.
- Commissioner Frederick pointed out some clerical errors on the site plan.
- Commissioner Frederick asked if the existing tree in the center of the turning circle was to remain. Mr. Piatt said that tree did not interfere with the turning radius and was shown to remain. However, if necessary, that tree could be removed.
- City Planner Maise said that when they had met with the applicant, one of their concerns was the turning radius, especially with the tree there, and one of the conditions of approval listed in her December 10, 2018 review letter was that a truck circulation plan be overlaid on the site plan.
- City Planner Maise continued that there was a note on the plan about trailers being stored on the site. Another condition of approval was that a revised use statement be submitted that explained the relationship between the trailer storage and the contractor's establishment. If trailers were being brought in, the tree in the turning circle might need to be removed; that could be handled administratively. The tree was an unregulated cottonwood.
- Chair Freitag said that she had driven the site last week, and she agreed that it needed to be cleaned up and some landscaping added. Also, the current parking lot had a big hole in it. Mr. Mladin said that hole would be repaired.
- In response to questions from Commissioner Paul, Mr. Mladin said the trailers were to carry small equipment for cable installation. The applicants were not renting out the trailers; it was their own equipment.
- Commissioner Paul asked Engineering Consultant Katers how much of a flooding problem would result if the Commission required the driveway be paved to the rear of the building. Engineering Consultant Katers said grades had not been provided; OHM had requested that information. However, if the applicants paved the driveway, they would be adding a significant amount of impervious surface, increasing the storm water runoff for the site.

- Commissioner Paul asked for more information regarding what the applicants were planning for the area labeled *Restoration Area* on the site plan: the area between the proposed dumpster pad and the building, along with the area toward the back that now had broken concrete.
- Mr. Piatt said that area would be restored; it was wooded at one time. The turnaround was the only required improvement to the site. The rest of the site was going to be restored to woodland.
- Commissioner Paul noted that when he walked in that area, there were hundreds of carrots for deer feeding. Also, he believed that was just pure dirt back there.
- Mr. Piatt said one of the reasons the rut existed that was mentioned earlier was because there was no gravel sub-grade there. That was why a plan was being presented to remedy the issues on the site, to restore what they could, and to construct a turnaround not only for the applicant's equipment but also to provide a turnaround for emergency vehicles such as fire trucks, etc.
- In response to a question from Chair Freitag, Mr. Piatt said the proposed improved area was flat. The applicants could not improve the property until they received site plan approval. They would bring in a sub-grade for the gravel that would support 75,000-pound fire trucks.
- Commissioner Glotfelty said any motion should require gravel maintenance as well as dust control.

Chair Freitag said she was ready to entertain a motion.

MOTION by Glotfelty, support by McAnally, that SPR-2018-028, Corry's Construction Parking Lot Expansion, 29160 Northline, Romulus, MI, be approved, subject to:

1. A waiver request from Section 11.11(b) to allow the use of gravel per the conditions of the OHM Report.
2. A waiver for the concrete apron for the proposed trailer storage.
3. Payment in lieu of construction of sidewalk based on the amount of expansion to the property in the amount of \$225.00.
4. A revised site plan that addresses:
 - a. A revised use statement that explains the relationship between the trailer storage and the contractor's establishment.
 - b. Limits and dimensions of the trailer storage and associated outdoor storage calculations.
 - c. A truck circulation plan overlaid on the site plan.
 - d. A brick or split face block dumpster enclosure.
 - e. All above ground-, building-, and roof-mounted mechanical equipment and utilities shall be screened where practical.
 - f. Compliance with ordinance requirements (Section 17.11.B) regarding gravel maintenance and dust control noted on the plan.
5. Fire Department approval of the circulation.
6. A building permit for the front yard parking lot paving and dumpster enclosure.
7. Gravel be maintained per ordinance standards.
8. Dust control be provided per ordinance standards.
9. No millings allowed on site.

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

9. **PC-Cases Involving Advice or Input from the Planning Commission:** None.
10. **Reports**

A. Chairperson

- Chair Freitag wished Commissioner Zilka a speedy recovery.
- Chair Freitag wished everyone a Merry Christmas and a prosperous and peaceful New Year.

B. City Planner – Development Status Report

- Discussion was held regarding various projects in the City.
- The Planning Commission would meet January 23, 2019.

11. Reports on Interest Designation

- Commissioner Roscoe announced the Romulus Athletic Center would have a Christmas break kids' camp again this year. The camp was for ages 6-12, would run from 9 a.m. to 4 p.m. on Thursday December 27, Friday December 28, and also Wednesday January 2 through Friday January 4. Members were \$25.00 per day; non-members \$32 per day.

12. Communications

- Commissioner Frederick said that often when truck circulation was approved on site plans, trucks did not follow the truck routes and 18-wheelers were turning at Five Points; Amazon trucks seemed to come from every direction, etc.

After discussion, City Planner Maise said city staff would follow up on this issue.

- Commissioner Glotfelty asked for an update regarding the acceleration lane for the Penske development on Wahrman Road, in order to help handle the truck traffic there.

Engineering Consultant Katers said there were utility poles at that location that diminished the ability to put in a full-length acceleration lane; she would research this situation and get back to the Commission.

- Commissioner Frederick asked for an update regarding the sidewalk for that same Penske development.

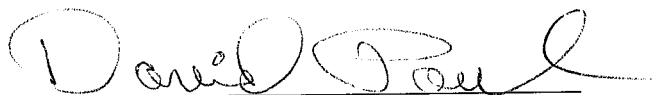
Engineering Consultant Katers said the plans for the sidewalk were moving forward; they had received the plans for that in fall 2018.

- In response to a question regarding M&M Express Trucking on Ecorse Road, City Planner Maise said that a code enforcement was issued and the Building Department was handling the case and she would follow up with Building Director McCraight.

13. Adjournment

MOTION by McAnally, support by Roscoe, to adjourn the meeting at 8:06 p.m.

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



David Paul
City of Romulus Planning Commission