

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON WEDNESDAY, FEBRUARY 17, 2016**

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

Excused: David Paul

Also in attendance: Carol Maise, City Planner and Christina Wilson, Secretary

3. Motion by Zilka supported by Glotfelty to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Glotfelty, McAnally, Prybyla, Roscoe, Talon-Jemison and Freitag. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of the minutes of the regular meeting of the Planning Commission held on Wednesday, January 20, 2016.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
8. New Business
 - A. SPR-2016-001; **BK Wahrman Industrial Buildings**, requesting site plan approval for 5 warehouse buildings on 78 acres on the east side of Wahrman, south of Eureka. Parcel #80-130-99-0014-000 and #80-130-99-0003-000. Zoning – M-2, General Industrial District.
9. PC-Cases Involving Advice or Input from the Planning Commission
 - A. Animal Ordinance
10. Reports
 - A. Chairperson
 - B. City Planner
 - 1) Planning Department Status Report
11. Reports on Interest Designation
12. Communications

- A. Brad Strader, LSL Planning, Inc.
- B. David Wilson, Van Buren Twp. Environmental Commission

13. Adjournment

- 4. Motion by McAnally supported by Roscoe to approve the minutes of the regular meeting of the Planning Commission held on Wednesday, January 20, 2016. Roll Call Vote: Ayes – McAnally, Roscoe, Talon-Jemison, Zilka, Frederick, and Freitag. Nays – None. Abstain – Glotfelty and Prybyla. Motion carried.
- 5. Comments from Public on Non Agenda Items – None.
- 6. Public Hearings – None.
- 7. Old Business .
- 8. New Business
 - A. SPR-2016-001; **BK Wahrman Industrial Buildings**, requesting site plan approval to construct 5 warehouse buildings on 78 acres on the east side of Wahrman, south of Eureka. The phased development will include a total of 838,006 sq. ft. of building space with 651 parking spaces (28 spaces land banked), 232 truck docks, 209 additional trailer parking spaces, compactors, sidewalks, and landscaping. Parcel #80-130-99-0014-000 and #80-130-99-0003-000. Zoning – M-2, General Industrial District.

Larry Goss; Partner for BKG Wahrman LLC and Burton-Katzman, LLC, 30100 Telegraph Rd., Suite #366, Bingham Farms, MI 48025; Jim Butler, PEA Engineers, 2430 Rochester Ct. #100, Troy, MI 48083; and Tim Melvin, Gillette Architects, 32969 Hamilton Ct., Farmington Hills, MI 48334 stepped forward as petitioners on behalf of BK Wahrman Industrial Buildings.

- Mr. Goss explained that there is a lot of activity in the marketplace and he was very excited to be a part of this project proposed by BKG Wahrman, LLC and that they have been looking at other communities but, Romulus was one that has done some very smart things in modifying the Zoning Ordinance from M-1 to M-2; which has opened the door for some opportunities and that created this opportunity. He noted that turning Wahrman Road into a Class A Road has created a stimulus for BKG Wahrman, LLC to bring this project to the Planning Commission. This proposed project is on 78 acres with 838,000 sq. ft. of buildings.
- Mr. Goss commented that during the planning stages BKG Wahrman, LLC has received interest from very large corporations who are interested in the location and being a part of the Romulus community. They are hoping that a large corporation will take most of the space but if that doesn't happen they are prepared to start speculative buildings on the site. He introduced Jim Butler from PEA Engineering and Tim Melvin from Gillette Architects to go over the site plan with the Planning Commission.
- Mr. Butler stated that he was present to represent Burton-Katzman on this project and their roll in this project is to be the civil engineer, landscape architect and surveyor. He showed a slideshow showing the site plan with 5 proposed buildings. Building #1 has 142,000 sq. ft. of space, building #2 has 233,000 sq. ft. of space, buildings #3 and #4 have 204,000 sq., ft. of space and building #5 will have 55,000 sq. ft. of space. There will be 2 driveways for the bulk of buildings #1 - #4 with a

separate driveway for building #5. They have met with MDEQ regarding wetlands and are in the process of preparing the permit application. Mr. Butler pointed out the small wetlands on site, noting that the drain on site was a farm drain from the previous owner and the remainder is part of a drain on the north side of the property known as the Carter Drain. He believes there is a total of just over one half of an acre of wetlands. BKG Wahrman LLC is being asked to pay into a wetland bank for the areas that they are going to fill.

- Mr. Butler informed the Planning Commission that they have met with the Wayne County Department of Public Services. He pointed out on the site plan the storm water management basin and the center for storm water detention, with the two sides east and west for pretreatment of storm water. The water from the basin will discharge into the existing Carter Drain, which will also require a permit from MDEQ.
- Mr. Butler continued and noted that they are proposing some very significant landscaping, pursuant to the Romulus Ordinance, along Wahrman Road including a very sizeable greenbelt along Wahrman Rd. containing 2 berms with plantings.
- Mr. Butler explained that they are asking for 3 waivers from the Planning Commission and a variance from the Board Zoning of Appeals. The waivers will include spacing on the driveways not being aligned with existing drives to the east, the other 2 are to align the approach with the existing culvert at the drives. There is a slight encroachment where the driveways goes off site. This will provide the best opportunity for a site line because of the curvature of Wahrman Rd.
- Mr. Butler reiterated Mr. Goss's statement about there being a lot of activity in the marketplace and that there may be 1 large corporation that may utilize the bulk of the proposed space but, if not, they are willing to go speculative and this plan shows what would represent Phase I of the development. He pointed out on the site plan what would be considered Phase I; buildings #1, 142,000 sq. ft. and building #2, 233,000 sq. ft.
- Mr. Melvin, Gillette Associates, architect, commented that these proposed buildings are the third in a series of prototypes. Gillette Architects have one prototype started in Wixom and one in Auburn Hills. He explained that the buildings are of precast concrete construction, which represents the investor's intent for a durable structure. The building will be approximately 35 feet in height, the overall height of the walls, depending on how the walls are accented, are about 36-40 feet of precast parapet. The structure is conventional, it was designed to be flexible for the current marketplace, looking at a lot of different projects with logistics, R & D companies and light manufacturing because the zoning is perfect for these types. The layout was designed to accommodate future bridge cranes to give them the flexibility needed for the clients.
- Mr. Melvin explained that they have gone with green tinted glazing with aluminum frames for the windows. The concrete will be stained with a durable staining that won't fade and is easy to maintain. The overall footprint is designed so that the façade on Wahrman Rd. will meet the materials and requirements of the ordinance and setbacks. He stated that the accents at the entryways are being kept flexible to accommodate a single tenant or more, up to 4 if necessary. They believe that there will be a tenant, maybe 2 per building because of demand and there not being a lot out there to accommodate the need for these businesses.
- Mr. Melvin continued and said that the height clearance of 30 feet has been set up for fire suppression. They have met with all of the necessary departments and feel that they have all of their bases covered to provide a long term building that will appeal to the marketplace and be able to lease easily. He noted that the dock area will be at the rear of the buildings with the front designed to look like high-tech office buildings, or manufacturing and logistics.

- Ms. Freitag asked Mr. Melvin, Mr. Butler and Mr. Goss if they had received copies of the Planner's report. They replied yes.

Ms. Freitag opened the meeting for questions by the commissioners.

- Mr. McAnally questioned the petitioners on their intent for clearing the property and asked if it will be done in phases.
- Mr. Goss replied that their intent was to clear the site all at once and make the site ready for development.
- Mr. McAnally asked Mr. Goss if all of the landscaping will be done after the land is cleared.
- Mr. Goss answered that all of the landscaping along Wahrman Rd. will be in place.
- Mr. Goss wanted to point out that all of the material for the buildings will be institutional grade so, in general these are the kinds of buildings that are being built in major marketplaces around the country, funded by REETS, insurance companies and so forth. It's a more high quality building and a little more expensive to build but it attracts a certain level of client that is looking for that institutional grade building.
- Mr. Glotfelty welcomed Mr. Goss to Romulus and asked Mr. Goss if they have future plans to build a drive to Wayne Rd.
- Mr. Goss explained that they have looked at it and that it is possible but, it is not on the plans at this time. It would involve greater disruption of the wetland area and something that would delay their project and not something immediately necessary but, it is an option in the future.
- Mr. Glotfelty asked Ms. Maise if it would be necessary to have a deceleration lane on Wahrman Rd. for this project.
- Ms. Maise replied that Wahrman is a City road and that the DPW and the City engineer, OHM have reviewed this project and have not determined that it was an issue. She asked Mr. Butler if a deceleration lane had come up in any discussions with Marcus McNamara from OHM or the DPW.
- Mr. Butler replied that it had not.
- Ms. Maise stated that as part of the engineering review a deceleration lane can be addressed however she believes that it would have been brought up during site plan review had it been something required.
- Mr. Glotfelty commented that even though Wahrman Rd. is a Class A road, he is still very concerned that having a deceleration lane was not a part of this project.
- Mr. Frederick stated that the petitioners commented that the 20 ton crane bays are for any potential future business and that 20 ton (40,000 lbs.) goes over M-2 and he believes that it would then be considered Heavy Industry.
- Mr. Melvin replied that no, he has another client that does 10 ton cranes and they have already designed the building for them. That client is realizing what a mistake it was to only go 10 ton. In a research and development district you need to move in your equipment so you really need a heavier crane. Some of these pieces of small equipment for research and development are 10-15 tons.
- Mr. Frederick asked the petitioners if it would need to go up that high to 20 tons.

- Mr. Melvin replied that they are not putting the cranes in at the time of construction because the current market in this area has been more logistics and that is what they are prepping it for but potentially the largest crane that they can handle would be 20 tons.
- Mr. Frederick stated to the petitioners that he only noticed 2 ground level doors on building 1 and asked how they would get anything through a dock door if it was offloaded with an overhead crane.
- Mr. Melvin replied that was why he stated they would only have a maximum of 2 tenants occupy the buildings. They do a lot of buildings for other clients and normally they just want 1 grade door and it's rare that they would do anything more for this type of facility. They have the door situated so that the trucks could back in and enter multiple bays.
- Mr. Frederick commented that he understands that the petitioners are going for more of a warehouse use and asked if their tenant was in that line of work.
- Mr. Melvin stated that they have a couple of proposals out to some tenants now and one tenant is strictly research and development, which that type would ideally be great for buildings 1 and 5. The buildings at the rear of the property would be for logistics.
- Mr. Frederick indicated that the first thing that popped into his head when seeing 20 ton cranes were coils of steel.
- Mr. Melvin commented that they have actually done a couple of buildings like that in Warren and Huron Twp.
- Mr. Frederick stated that he used to work at Lear Corporation, just across the road from this proposed project and that they had overlapping shifts and would run out of employee parking spaces. He asked the petitioners if they had a tenant with light industry, how they would expand the parking for the employees.
- Mr. Melvin explained that this is one issue that they are going through in a couple of other communities. They have been in business since 1955 and have designed quite a few similar buildings. The manufacturing companies just don't have the head count that they used to have years ago and that's why a lot of communities have backed down from the higher parking requirements.
- Mr. Frederick stated that looking at the site plan he just doesn't see the room for expansion in the parking lot.
- Mr. Butler referenced the site plan and explained that buildings 1 and 5 have a significant amount of more parking. Building 1, along Wahrman Rd. has a double row of parking and each building going back loses more parking spaces because you're looking at true logistics, not industrial type uses. The parking is geared more for the front of the site.
- Mr. Frederick explicated that he was thinking in terms of future tenants and when he worked at the Lear Corporation and a third shift was brought in, parking was a problem.
- Mr. Zilka asked the petitioners if the size of the detention basins were determined by them or the Wayne County Drain Commission.
- Mr. Butler replied that Wayne County Department of Public Services determine the size of the detention basin management through their ordinance and are required to receive a permit from them. They do a review and regulate the detention basins.

- Mr. Zilka asked Mr. Butler if there have been any discussion with Wayne County Department of Public Services yet on the drains.
- Mr. Butler replied that they have had a pre-application meeting with them and discussed what they intended to do and it was accepted.
- Mr. Zilka stated that he has some concerns once all of the buildings are developed. Once all the water leaves the Carter Drain it goes into the Halecreek Drain, going east, and from there it goes into that subdivision off of Eureka Rd., west of Middlebelt, and from there it goes into the Blakely Drain, which is south of Pennsylvania Rd. Those drains are in pretty bad condition where there are woods. It's difficult to see any water draining and so there is concern. If there was a 2-3 inch rainfall at one time and all of these buildings are developed, will all of the detention basins be able to handle that much water?
- Mr. Butler explained that these detention basins are sized to handle a 100-year storm event. There is additional storage above and beyond that because of the way that they are designed. This doesn't have a gravity outlet, it's actually pumped and it's a restricted pump so there is only so much water that it can restrict and that much water that can go out. This is regulated pursuant to the requirements of the Wayne County Department of Public Services.
- Mr. Zilka indicated that when there is a good rain, the Blakely Drain goes over its banks and also the Halecreek Drain in some spots and that makes him skeptical. The Cater Drain is also in bad condition.
- Mr. Butler stated that when Wahrman Road was improved the Carter Drain was cleaned out and the Wayne County Department of Public Services did do some improvements to as well. They put a culvert crossing in. The drain is not necessary all that deep so that is why there is a pump for the storm water. The basin needs to be kept dry because of the proximity to the airfield and there is a significant amount of storage space in that basin.
- Ms. Freitag asked the petitioners if this project was a speculative project at this time.
- Mr. Goss replied yes.
- Ms. Freitag asked the petitioners if they plan to still go ahead with building 1 even if there is no tenant.
- Mr. Goss replied that is the plan, building 1 and 2.
- Mr. Zilka asked Mr. Goss if they intend to start the project this year.
- Mr. Goss replied that they hope to start this project late summer.
- Mr. Prybyla commented that this is a great place for this type of facility and it will be good for the City of Romulus. He asked the petitioners if this operation will be 24 hours.
- Mr. Goss replied that since they don't have a tenant yet they really don't know if the operation will be 24 hours but some operations are 24 hours.
- Mr. Prybyla asked if they intend to store vehicles, trucks, or trailers on the property.
- Mr. Goss replied that the zoning does allow for some storage.
- Mr. Prybyla commented that since Wahrman Rd. is starting to buildup, like Mr. Glotfelty, he thinks that a deceleration lane is a good idea. The only way to the expressway if you are south of Pennsylvania Rd., is Eureka Rd. and believes that this is going to be a pretty good traffic area. He

suggested to the petitioners that since they are asking for a few waivers, they should consider a deceleration lane as well. If not then the City Planner, Ms. Maise, should look into this to see if it is necessary.

- Ms. Maise commented that she will run it by the City Engineer.
- Ms. Freitag stated that once the buildings are fully occupied that there will be a lot of traffic going in and out. She asked the petitioners if they are constructing the buildings in a way so that they could be used by smaller tenants, if necessary.
- Mr. Goss replied yes.
- Ms. Freitag asked Mr. Goss when they intended to start construction of buildings 3 - 5.
- Mr. Goss replied that it is subject to the marketplace. The demand right now is very encouraging and it wouldn't be a surprise to them if they construct in sequence. They could possibly be completely built out in the next three years.
- Ms. Freitag commented that the commission and the residents would like that very much.
- Mr. Goss responded that they too would like to see that happen.
- Mr. Frederick commented to the petitioners that the site plans they submitted were very well put together plans and very much appreciated.
- Mr. Goss stated that they have good team.

Motion by Glotfelty supported by Talon-Jemison to approve **SPR-2016-001; BK Wahrman Industrial Buildings** subject to:

1. The following waivers:
 - A. A waiver from the *driveway spacing standards* of *Section 14.06(e)* since the new driveways cannot be aligned with the existing driveways on the west side of Wahrman Road.
 - B. A waiver to allow the radius encroachments into the properties to the north and south conditioned upon written approval from the property owners prior to engineering review.
2. A variance from the BZA from the side yard setback (30 feet is required, 15 feet proposed).
3. A recorded quick claim to be submitted for the conveyance of 27 feet of right-of-way along Wahrman Road prior to issuance of any occupancy permits.
4. A site inspection will be done upon completion of construction and prior to occupancy to determine if additional landscaping is needed in the Wahrman Road greenbelt to screen the truck/trailer storage areas.
5. A revised landscape to be provided prior to issuance of any building permits that includes foundation plantings and a revised note stating that irrigation will be in-ground, automatic irrigation.
6. Investigating the necessity of a deceleration lane.

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

9. PC-Cases Involving Advice from the Planning Commission

A. Animal Ordinance

- Ms. Maise stated that the Animal Ordinance is more for informational purposes and that she, the city attorney and the city clerk have been working on getting Zoning Ordinance language inconsistent with the Code of Ordinances. She noted that the Animal Ordinance will be going before City Council for a study session and if the Planning Commission had any questions she could take their questions or concerns back to the Ordinance Department, City Attorney and Clerk.
- Ms. Maise asked the Planning Commission for direction concerning the land use and zoning on pet daycare. Pet daycare has been a very popular use lately and the Planning Department has been receiving calls regarding a mix of long term parking and kennels/boarding. There were some great business ideas but nothing has come to fruition. Lately there has been more interest for a service of that nature; where you may be going on a trip and you have to go to the airport and drop your car and dog off. Currently pet daycare and kennels are not allowed in the Regional Center District.
- Ms. Maise also asked the Planning Commission for direction on urban farming (Section 11.15, Animal/Agricultural), to see if there may be more regulations needed for the ordinance. We do want to encourage urban farming but, for example: we need to make sure that whoever is doing it owns the property, making sure that they are not buying the properties and doing some kind of operations that could have some kind of negative impact on our community. She touched on the subject of chickens as pets. The ordinance allows chickens but, not the number one can have or a limit. There has been some inquiries over the last few years on horse stables and in particular boarding and riding commercial establishments.
- Ms. Maise reiterated that she would like any input from the commissioners on these subjects and the language to amend these in the ordinance. A public hearing could then be scheduled.
- Ms. Freitag stated that she likes what she has seen so far in some of the language changes provided in the commissioner's packets.
- Mr. Frederick noted that the City of Ann Arbor passed an ordinance where the residents are allowed to have chickens but, not roosters.
- Mr. Prybyla stated that he was surprised that cats do not need to be licensed in Romulus. There are a lot of cats running around outside without tags. He asked Ms. Maise if kennels that are harboring a dogs will have runs for exercise and if those runs will be connected to sewers.
- Ms. Maise responded that it was a good question and something that could be added into the ordinance.
- Mr. Prybyla commented that there should be something in the ordinance that states how to sanitarly remove waste from the dog runs. He noted that the City of Romulus has a good team at the animal shelter and if he finds a stray cat, all he has to do is call the animal control and they will come and pick the cat up on their route.
- Mr. McAnally questioned if there were any guidelines on the animal ordinance under *Sec. 6-156; Disposal of Animals: The bodies of all animals that have been destroyed under and according to the provisions of this division shall be disposed of in such a manner as shall be prescribed by the mayor.*

- Mr. Zilka suggested that a comment be inserted into the animal ordinance that deceased animals be cremated.
- Mr. McAnally stated that at that point there are some costs associated with cremation and/or burials, then city council will need to put some budgetary aside for that and the way the ordinance is now it leaves it open.

10. Reports

A. Chairperson

1. Ms. Freitag recognized that we lost a very valuable person from of our community and Planning Commission with the passing of Linda McNeil. Linda was a great person with so much charisma and she had a way of drawing you in. Linda will be missed and we will continue to pray for her family.

B. City Planner

1. Development Activity Report –

- Ms. Maise noted that the Planning Department has a new numbering system with the implementation of PZE, through the city's program, BS&A.
- Ms. Maise noted that there will be a March meeting.

11. Reports on Interest Designation

- Mr. Frederick commented on the building improvements made by PackSpec on Smith and Middlebelt Roads. PackSpec has done an amazing job on the building and have really set the standards for anyone looking to revitalize a vacant building.
- Ms. Roscoe stated that that PackSpec has reached out to other businesses in the area to help in supporting other businesses and the community.
- Mr. Frederick noted that PackSpec has delivered on their promise to the community so far, they seem very happy to be a part of our community and we are very happy to have them here.
- Ms. Roscoe announced upcoming city events, including the annual animal inoculations, the RAC turning 8 years old, fundraiser for city employee, Bill Gibson and Black History Month. All of these events and much more can be found on the city's website or by calling city hall or the Romulus Library.

12. Communications

A. Brad Strader, LSL Planning

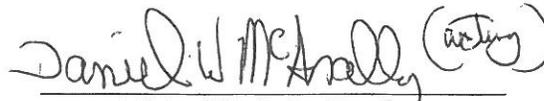
- Ms. Maise announced that Brad Strader will be leaving LSL Planning and hopes that Brad will still occasionally sub-consult on future projects.

B. David J. Wilson, Van Buren Twp. Environmental Commission

- The commissioners and Ms. Maise discussed information received about coal tar and the negative effects on the environment. The information will be passed on to our City Engineer and environmental commission for their input and recommendation.

13. Adjournment

Motion by Zilka supported by McAnally to adjourn the meeting at 8:02 p.m. Roll Call Vote: Ayes – Zilka, McAnally, Prybyla, Frederick, Glotfelty, Roscoe, Talon-Jemison & Freitag. Nays – None. Motion Carried.



Michael Prybyla, Secretary
City of Romulus Planning Commission

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