

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING  
COMMISSION HELD ON WEDNESDAY, JUNE 20, 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, Mike Glotfelty and Cathy Freitag  
  
Tardy (arriving at 7:20): Celeste Roscoe  
  
Excused: Edna Talon-Jemison, Daniel McAnally  
  
Also in attendance: Carol Maise, City Planner, Marcus McNamara, OHM Engineering and Christina Wilson, Planning Secretary
3. Motion by Glotfelty supported by Prybyla to approve the agenda as presented. Roll Call Vote: Ayes – Glotfelty, Prybyla, Frederick, Paul, Zilka 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
7. Old Business
  - A. RZ-2016-001/SPR-2016-003; **M&M Express Trucking** requesting conditional rezoning from M-1, Light Industrial to M-T, Industrial Transportation and site plan approval to allow truck repair, tractor/trailer storage on 4.70 acres at 27732 Ecorse. Parcel #80-004-02-0839-000. Zoning – M-1, Light Industrial District.
  - B. SLU-2016-002/SPR-2016-005; **Paradise Gas Station** requesting special land use and site plan approval for a gas station and 2,851-sq. ft. convenience store with drive-thru fast food and carry-out restaurants on 0.614 acres at 10885 Middlebelt Road. Parcel #80-020-02-0379-001. Zoning – C-3, Highway Business District.
  - C. PC-2015-029/030; **Michigan Components** requesting special land use and site plan approval for a contractor's storage yard on 6.95 acres at 28111 Northline. Parcel #80-097-99-0001-002, 80-097-99-0002-001, and 80-097-99-0003-001. Zoning – M-1, Light Industrial District.
8. New Business
  - A. SPR-2016-013; **Romulus Business Center Building #3 – Remote Trailer Staging** requesting site plan approval for the construction of a 162,910-sq. ft. trailer staging lot on

43.59 acres at 36663 Van Born. Parcel #80-018-99-0001-714. Zoning – M-2, General Industrial District.

9. Election of Officers
  10. PC-Cases Involving Advice or input from the Planning Commission
  11. Reports
    - A. Chairperson
    - B. City Planner
      - 1) Planning Department Status Report
  12. Reports on Interest Designation
  13. Communications
  14. Adjournment
4. Approval of Minutes
- A. Motion by Zilka supported by Prybyla to approve the minutes of the regular meeting of the Planning Commission held on Monday, May 16, 2016.  
  
Roll Call Vote: Ayes –Zilka, Prybyla, Frederick, Paul, and Freitag. Abstain – Glotfelty. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings
7. Old Business
- A. RZ-2016-001/SPR-2016-003; **M&M Express Trucking** requesting conditional rezoning from M-1, Light Industrial to M-T, Industrial Transportation and site plan approval to allow truck repair, tractor/trailer storage on 4.70 acres at 27732 Ecorse. Parcel #80-004-02-0839-000. Zoning – M-1, Light Industrial District.
    - Ms. Maise reminded the commissioners that this project was postponed April 18, 2016 and postponed again on May 16, 2016 because the rezoning agreement was being worked on by the City Attorney and the petitioner’s attorney.
- Dennis Krestel, Guido Architects, 23419 Ford Rd., Dearborn, MI 48128 stepped forward on behalf of M&M Express Trucking
- Mr. Krestel stated that he was excited to be before the commissioners once again with an updated site plan and conditional rezoning agreement.
  - Mr. Krestel reiterated that the site will be used only for indoor tractor/trailer repair and outdoor storage for trailer/tractor in que waiting for repair or already repaired. Truck drivers will leave

their vehicles on site for short-term storage while awaiting dispatch. This site will not be a truck terminal; there will be no loading/unloading of material from the trucks.

- Mr. Krestel explained the proposed site plan to the commissioners showing adjacent zoning and parking areas; on new asphalt and existing gravel. This new site plan shows new parking areas, not shown on the original site plan. This plan explains more clearly the site and the use of the 3 existing buildings. Two of the buildings will be used for tractor/trailer repair while the third will be used for general storage and storage of tires.
- Mr. Krestel also explained that the front of the storage building will be converted into a dispatch office space.
- Mr. Krestel stated that the improved entrance to the site off of Ecorse Road will require approval from Wayne County before construction of the entry drive.
- Mr. Krestel noted that the Planning Commissioners requested a more clear drainage pattern on the north and west property lines at the last meeting and this updated and revised plan shows that between the lot lines and the landscape berm. The run-off will end up in the Ecorse storm ditch or the storm ditch on the east property line. The intent of the swales is to relieve the ponding and run-off on the north side residential lots; partially created by the illegal filling by the previous land owner.
- Mr. Paul commented that the site has been cleaned up quite significantly but, a lawn mower is needed for tall grass.

David Landry, PC, 37000 Grand River, Suite 100, Farmington Hills, MI 48335 stepped forward to explain the conditional rezoning agreement on behalf of M&M Express Trucking

- Mr. Landry stated that he was representing M&M Express Trucking and seeking a recommendation from the Planning Commissioners to City Council for approval of a conditional rezoning from the existing M-1, Light Industrial Zoning to an M-T, Industrial Transport with conditions that are being volunteered.
- Mr. Landry also stated that M&M are seeking site plan approval from the Planning Commission.
- Mr. Landry explained that the current 4 tenants were a mish-mash of different businesses. One being a sign company that violated the height ordinance with equipment and they have and are being evicted. This site will be occupied by a single user. The conditional rezoning agreement shows that there will be a very limited potential uses for future occupancy. If business starts to pick up and we have the space to lease, we are aware that we would have to come back before Planning Commission for approval.
- Mr. Landry reiterated what Mr. Krestel explained; that the site will be used for tractor/trailer heavy engine repair and dispatch but, in no way is this a truck terminal. There will be no loading or unloading of trucks at this site. The trucks will be on site and dispatched to pick up a load and deliver the load. An empty truck will return and may stay on site until dispatched again. The driver's vehicle may also be on site overnight.
- Mr. Landry went on to explain the site improvements to the commissioners to include; underground storm detention, curbing and entry improvements, asphalt paving and striping and significant landscaping with a berm.
- Mr. Landry stated that M&M Express Trucking is complying with all dimensional requirements, improving the infrastructure, minimizing the impact on surrounding properties and enhancing the natural features with the berms to be installed on the property.
- Mr. Frederick asked Mr. Landry if the driver's will stay overnight in their trucks on site.
- Mr. Landry explained that they will not. Only the driver's vehicles or trucks will stay onsite overnight.

- Mr. Paul asked Mr. Landry about the time frame for site improvements.
- Mr. Landry specified that there are dates for deadlines outlined on the conditional zoning agreement for site improvements.
- Ms. Freitag asked Mr. Landry if there will be mechanics on site for repairs to the tractor/trailers.
- Mr. Landry replied that there will be mechanics indoors for repairs.
- Ms. Freitag asked Mr. Landry the hours for the mechanics.
- Mr. Landry replied that the mechanics will work 8:30 a.m. to 5:00 p.m. Monday – Friday.
- Ms. Freitag asked Mr. Landry if the tractor will be parked outside if awaiting repairs or parts for repairs.
- Mr. Landry explained that it would be parked outside until ready or in que for repair.
- Mr. Glotfelty asked Mr. Landry if there will be any fuel tanks on site.
- Mr. Landry replied that there will not be any fuel tanks on site.
- Mr. Glotfelty asked Mr. Landry if there will be any steam cleaning or power washing of the tractors and trailers on site.
- Mr. Alhussaini, owner of M&M Express Trucking stepped forward to explain that there will be a small power wash machine for dirt and mess clean up. There will be no generators or heavy duty power washing on site for steam cleaning the tractors or trailers.

Motion by Paul supported by Zilka to recommend approval to City Council for the conditional rezoning for RZ-2016-001/SPR-2016-003; **M&M Express Trucking** of 4.70 acres of property at 27732 Ecorse from M-1, Light Industrial District to M-T, Industrial Transportation District and the associated zoning agreement and site plan conditioned upon:

1. Payment in lieu of construction of sidewalk in the amount of \$8,080.25 to be paid to the Planning Department within 30 days of conditional rezoning approval;
2. A waiver to the hard surface and curb requirements of Section 11.17(b)(6) and (7); and
3. A waiver to the irrigation requirement if the applicant provides evidence of an adequate water source.”

Roll Call Vote: Ayes – Paul, Zilka, Glotfelty, Frederick, Roscoe, Prybyla, and Freitag. Nays – None.  
Motion Carried.

- B. SLU-2016-002/SPR-2016-005; **Paradise Gas Station** requesting special land use and site plan approval for a gas station and 2,851-sq. ft. convenience store with drive-thru fast food and carry-out restaurants on 0.614 acres at 10885 Middlebelt Road. Parcel #80-020-02-0379-001. Zoning – C-3, Highway Business District.

Ghassan Khalaf, 1636 N. Gulley, Dearborn, MI 48128 stepped forward on behalf of Paradise Gas Station

- Mr. Khalaf stated that he was the design engineer for Paradise Gas Station and that this was their second appearance before the Planning Commission and that they have revised the site plan to satisfy the comments from the last submittal and they are looking for site plan approval and special land use approval.
- Mr. Khalaf explained that they move the ordering board in the drive-thru to the back of the building and they have 5 stacking spaces before getting to the ordering menu. The gas meter was moved to the front of the building; as to not be in conflict with the drive-thru.

- Mr. Khalaf stated that the drive-thru was widened and the dumpster enclosure was moved further back to allow for the 22 feet for the drive-thru.
- Mr. McNamara stated that there was one item in his review that could not be verified on the revised plan was the standard trip expectation generated by the user. The petitioner was asking for a waiver for both the stacking and parking, however there was nothing provided supporting the reduction for these waivers.
- Mr. McNamara stated that the petitioner acknowledged that they require County approval and spacing on site for the drives and that a waiver is needed for both any they can support these.
- Ms. Freitag commented that the stacking and parking was a concern on the prior site plan and they seemed to overlap.
- Ms. Maise stated that in referring to the last months minutes; an ITE study was recommended and/or a traffic study from a traffic engineer. A response letter from the petitioner stated that these studies would be coming and addressed prior to tonight's meeting but, were not received.
- Ms. Maise commented that the stacking would require a waiver by the Planning Commission and the parking would require a variance but, practical difficulty has to be shown and wondered if we could process that variance request without supporting documentation explaining what was going on with the uses and site to ensure safety and that the site is non-problematic.
- Mr. Khalaf commented that part of the parking shown is for the sandwich shop that is not going to open until future development of the site.
- Mr. Khalaf stated that if once the gas station is open and parking becomes a problem they will hold off on opening the sandwich shop. The space will be used for storage.
- Ms. Freitag explained that an approval cannot be granted based on "if" parking becomes a problem. There is a problem with parking already with just the gas station and the donut shop. What is needed is clarification of exactly how many cars and traffic anticipated with the gas station, donut shop and convenience store. Based on the last submittal, it was determined that the building was too big for the site to allow for parking and drive-thru. A waiver cannot be granted unless we have some back-up showing anticipated traffic flow.
- Mr. McNamara commented that the IT study is based off of square footage and we would take in account the entire building size. If the uses were to operate on different shifts and it could be shown, than that may be a way to show that parking and stacking is sufficient. Any of this information would become part of a site plan approval.
- Ms. Freitag asked Mr. Khalaf if he understood what was being stated.
- Mr. Khalaf replied that the applicant would not apply for a sandwich shop now. The only approval requested now is just for the gas station and coffee shop. The additional space that was intended for a sandwich shop will be used for storage of the gas station and convenience store. If we notice that we don't have parking for the sandwich shop we will not open a sandwich shop.
- Ms. Freitag stated that documentation of parking and anticipated traffic will still need to be provided for the donut shop and gas station. We cannot approve the site plan without this information.
- Mr. McNamara commented that if there is X number of square feet on the property, they can do anything that is legal under that zoning as part of the site plan approval.
- Ms. Freitag reiterated that even without the sandwich shop there still has to be documentation of traffic flow and stacking in order to approve the site plan.
- Mr. Khalaf stated that without the sandwich shop only 8 spaces will be needed for parking; instead of the proposed 15 spaces.
- Ms. Maise asked Mr. Khalaf if the reduced parking spaces were recalculated on the site plan submitted and what will the parking spaces be used for.
- Mr. Khalaf replied that he had not revised the site plan to reflect these changes.

- Ms. Maise commented that the changes are what the commissioners will need to see. There is nothing on the plan explaining that the space will only be used for “dry storage.” A stacking waiver is also needed for the drive-thru and in order for the Planning Commission to waive the stacking, supporting documentation is needed.
- Ms. Freitag suggested to Mr. Khalaf that if a sandwich shop is not going to be explored than the building could be downsized.
- Mr. Khalaf stated that the space will be used for dry storage for the store.
- Ms. Freitag asked Mr., Khalaf what will happen to the dry storage if they reconfigure the sandwich shop into the plans.
- Mr. Khalaf replied that the dry storage would just be smaller.
- Mr. Paul asked Ms. Maise if there was information from the State of Michigan regarding the fuel pumps.
- Ms. Maise replied that the only information that was supplied was from the applicant’s consultant and nothing from the MDEQ.
- Mr. Paul commented to Mr., Khalaf that the plans show no back door on the building and suggested that he check with the Building Department in regards to having 2 egress doors.
- Mr. Abrar commented that there was an approval for the fuel tanks and that he had supplied the information.
- Ms. Maise pulled a letter from PCS Services that stated that Paradise Gas Station was all set to proceed.
- Mr. Abrar asked Ms. Maise if there was a second page with more information.
- Mr. McNamara commented that he understood Mr. Paul’s concern, that there hasn’t been any documentation since there has been activity on the site. Not necessarily that the tanks pressure tested and are rated and acceptable to MDEQ, but that there is activity on site.
- Mr. Paul stated that the site has been vacant for a number of years and who knows what is in those tanks.
- Ms. Maise informed the commissioners that there had in fact been some recent activity on site and it involved MDEQ, City Fire Department and the Police Department. We have not received any results from that visit and we don’t know the current status. But, we had asked the applicant for a recent status from the State of Michigan.
- Mr. Abrar stated that the Fire Department and DEQ cleared the tanks.
- Ms. Maise asked Mr. Abrar if he had something from DEQ showing that he has clearance.
- Mr. Abrar replied that since there was no violation there was no written statement from DEQ.
- Ms. Freitag advised Mr. Abrar to obtain something from DEQ stating that Paradise Gas Station has clearance.
- Mr. Abrar stated that he could apply for approval from DEQ.
- Mr. McNamara stated that there was a DEQ inspection on record from 2015 in the packet.
- Ms. Maise asked if the inspection passed.
- Mr. McNamara replied yes.
- Mr. Abrar commented that DEQ stated that as soon as he was ready for permitting to just pay the fee and submit the application, but he was awaiting site plan approval before applying for a permit from DEQ.
- Mr. McNamara asked Mr. Abrar what the frequency of the testing requirement was for the tanks.
- Mr. Abrar replied that they have yearly inspections.
- Mr. Paul asked if the testing was pressure tests.
- Mr. McNamara replied yes.

- Mr. Glotfelty stated that there was a letter from the Fire Chief that he has not seen the letter from DEQ.
- Ms. Maise commented that as part of the next submittal that information will be supplied to all interested parties.
- Ms. Freitag commented that the review letter from OHM Engineering references that due to time limitations, anticipated drive-thru volumes have not been provided and will be addresses prior to the June 20<sup>th</sup> meeting.
- Ms. Freitag asked Ms. Maise if it was provided by the applicant.
- Ms. Maise replied that the Planning Department did not receive any information regarding drive-thru anticipated volumes.
- Ms. Maise stated that there were a few things that were asked for from the applicant prior to resubmittal; parking demand study; as part of the ITE study and to justify the stacking spaces on the use and a traffic study. The response back was that they don't have that information.
- Ms. Freitag noted that all of the items requested from the applicant had not been supplied.
- Mr. Khalaf replied that he had started the study but, was unable to finish it. The city asked for 10 required stacking spaces but, it has jumped between 10 and 12 space for a coffee shop. The coffee shop was not part of the study when started.
- Mr. Khalaf went on to explain that as part of the gas station the customers will get gas and come inside to buy a snack or coffee and leave their car parked at the pump.
- Mr. Prybyla asked Mr. Khalaf if the Goddard driveway was moved on the site plan.
- Mr. Khalaf replied that it was moved on the new plan, made smaller and made to be a one-way entrance.
- Mr. Prybyla stated that he wasn't sure what the prime income source would be; coffee and donuts or gas but, once that is established there could be additions like a breakfast sandwich and so forth and there was some confusion as to why the petitioner would have started the sandwich shop.
- Mr. Prybyla commented that even McDonald's started with hamburgers and has expanded their menu and most gas stations start as a gas station and expand their business. This is a concern with regards to the traffic flow. As a business man, you would want to take a look at your gross income and try to increase it by adding other products to the gas station.
- Ms. Freitag stated that she could not recommend approval at this time based on lack of information.

Motion by Paul supported by Prybyla to postpone SLU-2016-002/SPR-2016-005; Paradise Gas Station until the next regularly scheduled meeting.

Roll Call Vote: Ayes – Paul, Prybyla, Glotfelty, Frederick, Roscoe, Zilka and Freitag. Nays – None. Motion Carried.

- C. PC-2015-029/030; **Michigan Components** requesting special land use and site plan approval for a contractor's storage yard on 6.95 acres at 28111 Northline. Parcel #80-097-99-0001-002, 80-097-99-0002-001, and 80-097-99-0003-001. Zoning – M-1, Light Industrial District.

Ray Parker, Hennessey Engineers, 13500 Reeck Road, Southgate, MI 48195 and David McGee; owner, P.O. Box 436, Flat Rock, MI 48134 stepped forward to speak regarding Michigan Components

- Ms. Maise commented that a lot of issues with the site have been tidied up since the last meeting that was postponed.
- Mr. McNamara mentioned that the only issue, from OHM's standpoint, was that one of the parcels on the legal description was incorrect and would need to be changed on the site plan.

- Mr. Parker replied that it will be illuminated, it was on the topo survey sheet and because it was from another engineer, they just incorporated it and used their own new legal description for the remainder. Please disregard CE-1 from the site plan.
- Mr. McNamara stated that all other concerns were addressed and they recommend approval at this time.
- Ms. Maise noted that another concern was the relationship of the property to the east and this arose from an application to condominiumize the building next door with this user as part of that, so we are still not really clear as to what that relationship is. If there is no relationship than we need to see some form of separation and setbacks restored, etc.
- Mr. McGee replied that the gentleman who owns the property to the east had someone that worked for him asked me that if they split that property if he would have an interest in it. Mr. McGee told them that he possible would and at that point he went to Ms. Maise in the Planning Department and told her that he wanted to condominiumize the property and do other things on the property. Since then, that employee has been let go and the building is no longer for sale.
- Mr. McGee stated that there is no relationship, as far as setbacks go; the property owner to the east agreed to a shared access agreement as to not have to tear anything out between the 2 buildings. He cannot access anything on my side without a shared access agreement. And also, there are 2-3 buried pipelines buried there under the pavement.
- Ms. Maise commented that it was good to know that information.
- Ms. Maise asked Mr. McGee if the property was occupied to the east.
- Mr. McGee commented that he was not sure and could only comment on 28111 Northline.
- Ms. Maise informed the commissioners that she will be looking into this as she believes there is a unauthorized tenant in the building and in our enforcement system. We were holding off until Michigan Components was resolved to see if there was indeed any relationship or if there was going to be some of Mr. McGee's things shared and using a percentage of the other building towards additional storage for Mr. McGee's use on both properties.
- Ms. Freitag asked Mr. McGee is he is storing any of his belongings on the adjacent property.
- Mr. McGee replied that he was not. They have moved it all to their side.

Ms. Freitag closed the petition portion of the meeting and opened the meeting to questions and comments from the commissioners.

- Mr. Paul commented that he had met with Mr. McGee on the property earlier in the day and went over several of his concerns. Mr. McGee told Mr. Paul what his intentions are as far as putting in a water main, landscaping, removing some trees, etc. Mr. McGee doesn't want to do too much of anything until granted approval.
- Mr. Paul commented to Mr. McGee that he had spoken with the City Assessor about the land description and she commented that she still hasn't received the correct one. She has been waiting since 2015 so, that should be a priority.
- Mr. Parker asked Ms. Maise if she has a copy of the land description from the Wayne County Register of Deeds.
- Ms. Maise replied that the City Assessor claims that it is not valid. The property combination has to happen here at the City of Romulus. The County is just recording but, it doesn't mean that land combination has been approved. It is just a matter of getting that application into the Assessor, getting the 3 parcels combined and having OHM review to make sure the legal description is ok and then that will be a condition of this approval with any associated cross-access easements agreements or shared parking with the property next door.

- Ms. Freitag asked Mr. McGee about the section of his property that is going to be landlocked. She asked if that section will be unused because the business is only using the front section of the property.
- Mr. McGee replied that yes, they are not going to be using that portion of the property where the Frank & Poet Drain runs across that section, along with pipe lines.
- Ms. Freitag asked Mr. McGee if he is storing anything in that portion at this time.
- Mr. McGee replied that he is not. There is storage to the west side of the property but, nothing beyond the Frank & Poet Drain.
- Ms. Freitag asked Mr. McGee if he intends to put something there in the future.
- Mr. McGee replied no.
- Mr. Parker stated that to get something beyond the drain would be a monumental task through Wayne County.
- Ms. Freitag asked Ms. Maise if the outdoor storage calculations of 136 percent for this property were based on Mr. McGee's building only.
- Ms. Maise replied yes and that was one reason why we needed to know the relationship with the building next door; if added in would have allowed more space. We are trying to minimize the amount needed for the variance request, which is a waiver for the Planning Commission. Some concern was that if the area for storage was much larger than that, if not restored or fenced off, it lends itself to going beyond what is being asked for by the petitioner.
- Ms. Freitag stated that as part of her concerns, she wondered how that portion could be segregated from the rest of the allotted area and going beyond that with the way everything is spread out.
- Ms. Maise commented that the staff's concern was the side where the trees are on the west side of the property that storage could spill over onto the adjacent property if there is not a fence installed between the two properties. If there is a relationship with the neighbor and Mr. McGee is leasing from the neighbor, this could be a good place for extra storage since that area is paved.
- Ms. Freitag asked Mr. McGee if he intended to put in a paved parking area.
- Mr. McGee replied yes, down the west side of the property. In order to do this, we will need to install a 12 inch water main with 3 fire hydrants and sprinklers to the building. To do all of this we will have to dig a trench. So, after the water main and sprinklers are installed we will replace the pavement in the parking area.
- Mr. Prybyla asked Mr. McGee if he is going to obtain an access easement agreement from the neighbor.
- Mr. McGee replied yes.
- Mr. Parker replied that it is an access agreement to the property.
- Ms. Freitag commented that the neighbor will need that to access his property, where his doors are.
- Ms. Maise noted that the fence/landscaping needed to separate the properties was further down on the site plan where the storage and pavement is together and cross access is needed. It is not counted in Mr. McGee's storage requirements and wonders what is going to happen with it.
- Ms. Freitag asked Ms. Maise if the storage is counted in the storage calculations.
- Ms. Maise suggested that she, the commissioners and the applicant figure out a way to get the site cleaned up or just deal with what it is. If Mr. McGee is going to use more area for storage than he needs to be honest and tell the commissioners what percentage he plans to use. The city doesn't want to have to be put in an enforcement situation where we have to out there all the time monitoring Mr. McGee.
- Ms. Maise commented to Mr. McGee that the city wants him to use his property but, if pavement is there he will want to use it.

- Mr. McGee replied that he has been honest all along. Their process is that they bring in raw material and build engineered products for housing. There may be times where there is 136 percent storage or more but, for the most part, the area on the east side of the building they no longer use. The product that was once there has been removed. There are pipe lines under the pavement and would rather not disturb all of that. A line can be painted down the concrete to say “No storage past this point,” or whatever it would take but, the storage fluctuates on the jobs that come in and out.
- Mr. Prybyla stated that he would like to see an agreement between Mr. McGee and the neighbor.
- Mr. McGee stated that it would not be an issue, he can provide that and it can be a condition of approval by the commissioners.
- Mr. McGee also stated that his attorney has already drawn up such agreement and it will be ready to go, if approved, to City Council.
- Mr. Glotfelty asked Mr. McGee if there will be just one driveway at the west side of the building.
- Mr. McGee replied that there will be 2 driveways; one-way traffic on 2 sides. If the driveway on the west side of the building was widened, it could be a two-way drive, as Ms. Maise and Mr. McNamara has suggested.
- Mr. Paul asked Mr. McGee if he will repair the broken concrete on the west side.
- Mr. McGee replied yes.
- Ms. Freitag commented that the big question was how to reign everything in on the property.
- Mr. McGee stated that he understands the commissioners concerns and while Mr. Paul was visiting his property, a dead tree fell and there are more dead trees that need to be removed. There are times when large branches fall and hit the trucks so, as soon as he can clear some of those things up it will be a nice improvement to the site.
- Ms. Maise acknowledged that Mr. McGee has submitted a nice landscape design on the site plan that will help tremendously with the views coming into the site, along with a new fence, fire suppression and new pavement. There has been some significant improvements proposed. There are just a few things that need clarification.
- Ms. Freitag asked the commissioners for their interpretations on what needed to be clarified.
- Mr. Paul stated that the legal description was one issue.
- Mr. Paul asked Mr. McGee how long he anticipates the project to be completed.
- Mr. McGee replied that he plans to install the water tap, and main, fire hydrant, lead into the building, approach at Northline and fire suppression done this year and finish the remainder next year. There will still be the landscape berm, fence, and sidewalks to do next year and it will be done by the November of 2017.
- Mr. Paul asked if Mr. McGee’s intent was to put the full water main in.
- Mr. McGee replied yes.

Motion by Prybyla supported by Glotfelty to recommend approval to City Council special land use for PC-2015-029; **Michigan Components** at 28111 Northline based upon the findings that the outdoor contractor storage yard is somewhat consistent with the Master Plan, for the most part compliant with the standards of the Zoning Ordinance, and compatible with adjacent land uses; and the proposed use will not negatively impact the environment, traffic or public services. This approval is subject to the review and approval of the site plan by the Planning Commission and:

1. Completion by November 2017.

Roll Call Vote: Ayes – Prybyla, Glotfelty, Paul, Frederick, Zilka, Roscoe and Freitag. Nays – None.  
Motion Carried.

Motion by Prybyla supported by Glotfelty to approve PC-2015-030; Michigan Components at 28111 Northline subject to:

1. Special Land Use approval by the City Council;
2. Waivers to the following sections:
  - Section 11.11(b)1 to allow the area of outdoor storage to exceed the 125% of the floor area of the building maximum requirement, 136% is proposed.
  - Section 11.11(b)3 to waive the screening along the east and south sides of the property since the adjacent parcels are industrial.
  - Section 11011(b)7 to allow a gravel surface for the outdoor storage area since the truck traffic is minimal.
  - Section 11.11(b)8 and 14.02(b)(2) to waive the curb requirement around the new parking and around the outdoor storage if the gravel surface is approved.
  - Section 13.02(m)(2) to waive the irrigation requirements.
3. A property combination is required through the City Assessor's Office and must include the portion of the property south of the drain.
4. Pavement markings and signs must be shown to delineate the circulation route; consideration should be given to providing two-way traffic.
5. The relationship with the property to the east must be explained and delineated on the site plan and a recorded shared parking easement and cross access easement must be provided.
6. The submittal of a revised site plan addressing the following for administrative review prior to consideration of the special land use by the City Council:
  - a. Correct acreage must be provided in all the legal descriptions;
  - b. Notations must be added to the site plan indicating that the outdoor storage shown on the plan will be removed;
  - c. All storage areas removed must be restored or striped as no outdoor storage;
  - d. Shared parking on 27991 Northline must be delineated;
  - e. Any storage on 27991 Northline must be identified as such;
  - f. An appropriate separation between 27991 Northline such as a fence, landscaping, etc. must be provided unless there is a shared arrangement between the property owners;
  - g. Correct setback and parking dimensions and lot coverage calculations must be added to the site plan;
  - h. Storage setbacks must be provided in the chart on Sheet CE2;
  - i. Correct parking calculations must be provided; and
  - j. The irrigation waiver request must be added to the list of waivers.
7. Completion by November 2017.

Roll Call Vote: Ayes – Prybyla, Glotfelty, Paul, Frederick, Zilka, Roscoe and Freitag. Nays – None.  
Motion Carried.

8. New Business

**SPR-2016-013; Romulus Business Center Building #3 – Remote Trailer Staging** requesting site plan approval for the construction of a 162,910-sq. ft. trailer staging lot on 43.59 acres at 36663 Van Born. Parcel #80-018-99-0001-714. Zoning – M-2, General Industrial District

Dennis Schultz, 40701 Crabtree Lane, Plymouth, MI 48170 stepped forward to speak on behalf of Ashley Romulus, LLC

- Mr. Schultz explained that they would like to build an additional trailer staging to the west of Romulus building Center Building #3; which is an existing warehouse. The trailer lot will assist in leasing the building when leasing comes due. The larger tenants require more trailer staging space.
- Ms. Freitag asked Mr. Schultz if the larger tenants have indicated that they will renew.
- Mr. Schultz replied there are 3 tenants that are coming up for renewal and there has yet to be negotiating started but, we are trying to anticipate the space needed.
- Mr. Glotfelty stated that he did visit the site and it was in really good shape.
- The commissioners collectively complimented Mr. Schultz on the property and the drawings submitted.

Motion by Glotfelty supported by Zilka to approve SPR-2016-013; **Romulus Business Center Building #3- Remote trailer Staging** subject to:

1. Submittal of 10 copies of the revised lighting plan for administrative review; and
2. Payment in lieu of construction of sidewalks in the amount of \$15,249.00 to be paid to the Planning Department during engineering review.

Roll Call Vote: Ayes –Glotfelty, Zilka, Prybyla, Roscoe, Frederick, Paul and Freitag. Nays – None. Motion Carried.

#### 9. Election of Officers

Motion by Zilka supported by Glotfelty to maintain the existing officers as follows: Cathy Freitag; Chairperson, Daniel McAnally; Vice Chairperson, and Michael Prybyla; Secretary.

Roll Call Vote: Ayes – Zilka, Glotfelty, Roscoe, Prybyla, Paul, Frederick and Freitag. Nays – None. Motion Carried.

#### 10. PC Cases involving Advice or Input from the Planning Commission

- Ms. Maise stated that there will be input needed from the commissioners on a site plan for InSite at I-275 and Pennsylvania.
- Ms. Maise commented that this latest review was a third submittal for InSite and that the city's consultants and ARC Committee has done a phenomenal job in turning very quickly and doing a very professional and thorough commentary, as usual. Brad Stader from MKSK, Marcus McNamara and Steve Deering from OHM have been instrumental in consulting, along with Chris Gruba from LSL Planning.
- Ms. Maise advised the commissioners that InSite has requested a special meeting and a date will be forthcoming.

#### 11. Reports

##### A. Chairperson

- Ms. Freitag thanked the commissioner's for their show of confidence and support for re-election as Chairperson for another year.
- Ms. Freitag wished everyone present a Happy Fourth of July Holiday.

B. City Planner

1. Planning Department Status Report –

- Ms. Maise informed the commissioners of a few projects that they may see soon.
- Ms. Maise advised the commissioners that the Planning Department will be taking a much more active role in reoccupancy from the Building Department which will result, in most, site plan review.

12. Reports on Interest Designation

- Mr. Prybyla commented that he had forgot to mentioned last month that the reason behind the airport not creating another runway was because the smaller planes are not going as far as direct flights. The smaller planes do not require larger runways.
- Ms. Roscoe announced upcoming city events.
- Mr. Zilka commented that Logos Logistics are building rapidly on Wahrman Road.

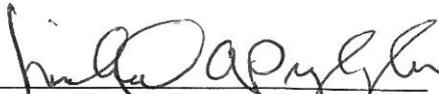
13. Communications

- Mr. Frederick announced that a life-long resident and former city and school employee; Rick Hadyniak passed away. He was a good guy with a million dollar smile and will be greatly missed.

14. Adjournment

Motion by Zilka supported by Roscoe to adjourn the meeting at 8:35 p.m. Roll Call Vote: Ayes – Zilka, Roscoe, Prybyla, Glotfelty, Paul, Frederick, & Freitag. Nays – None. Motion Carried.

cw

  
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Michael Prybyla, Secretary  
City of Romulus Planning Commission