

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON WEDNESDAY, MARCH 20, 2017**

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

Excused: Michael Prybyla and David Paul

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

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

Agenda

1. Pledge of Allegiance
 2. Roll Call
 3. Approval of Amended Agenda
 4. Approval of Minutes
 5. Comments from Public on Non Agenda Items
 6. Public Hearings
 - A. RZ-2017-001; **Top Shelf Rezoning**, requesting to rezone 1.17 acres of property from R-1A, Single Family Residential District to C-1, Local Business District since it includes a portion of the Top Shelf retail center. Parcel #82-80-141-99-0010-701 (will be known as 27427 Eureka).
 7. Old Business
 8. New Business
 9. PC-Cases Involving Advice or input from the Planning Commission
 10. Reports
 - A. Chairperson
 - B. City Planner
 - 1) Planning Department Status Report
 11. Reports on Interest Designation
 12. Communications
 13. Adjournment
4. Approval of Minutes

- A. Motion by Glotfelty supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Wednesday, February 22, 2017.

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

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

6. Public Hearings

- A. RZ-2017-001; **Top Shelf Rezoning**, requesting to rezone 1.17 acres of property from R-1A, Single Family Residential District to C-1, Local Business District since it includes a portion of the Top Shelf retail center. Parcel #82-80-141-99-0010-701 (will be known as 27427 Eureka).

Sam Kesto, 43103 Coralbean Ct., Sterling Heights, MI 48314, stepped forward as petitioner to speak.

- Mr. Kesto explained that he purchased the residential vacant lot behind the Top Shelf store so that he may rezone the property since a portion of the store was built on the vacant lot.
- Ms. Maise commented that the applicant submitted a reoccupancy application to open the liquor store and during the review process it was discovered that there were two separate parcels that made up the plaza. These parcels are the liquor store and the piece directly to the west that includes the remainder of the center. Another revelation of the review was that the liquor store and the adjacent parcel to the west encroached onto the vacant parcel to the south. Mr. Kesto purchased the vacant property and is now combining all three parcels together and rezoning the piece to the south so that there is not a split zoning district. Since the vacant property is master planned local business, he would like to make all three parcels the same zoning designation.
- Ms. Maise explained that there are still a few items that will need to be addressed as part of the reoccupancy.

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

Chairperson Freitag opened up the public hearing portion of the meeting for questions and comments from the public.

Burt Salisbury, 26415 Sibley Rd., Romulus, MI 48174 stepped forward to speak.

- Mr. Salisbury owns the property adjacent to the proposed rezoned Kesto property and was concerned about the petitioner would do with the property. He asked if it would be turned into a parking lot or if Mr. Kesto would be building on it.
- Mr. McAnally clarified that the Planning Commission was only considering a rezoning of the property. Mr. Kesto has not presented the Planning Commission with any site plans showing redevelopment at this time.
- Ms. Freitag also commented that any changes to the current site plan would require Planning Commission approval. At this time a rezoning is necessary for Mr. Kesto to open business.

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

- Mr. Glotfelty asked Mr. Kesto if he has any other tenants to fill the vacant strip mall.

- Mr. Kesto explained that there is a lot of work to be done to the inside and as part of the reoccupancy and city inspection. He will make necessary repairs and advertise for lease but, he does have two possible tenants now.

"Motion by McAnally supported by Roscoe to recommend approval to City Council for RZ-2017-001; Top Shelf Rezoning for the rezoning of parcel #82-80-141-99-0010-701 (27427 Eureka) conditioned upon:

1. Submittal of a quick claim deed for Inkster Road right-of-way dedication to Wayne County.
2. Reoccupancy and city certification approval by the Planning Department and Building & Safety Department.

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

7. Old Business – None.

8. New Business - None.

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 that there will be a big meeting in April.

11. Reports on Interest Designation

- Ms. Roscoe announced upcoming city events.

12. Communications

13. Adjournment

Motion by McAnally supported by Glotfelty to adjourn the meeting at 7:16 p.m. Roll Call Vote: Ayes – McAnally, Glotfelty, Talon-Jemison, Frederick, Roscoe and Freitag. Nays – None. Motion Carried.


Michael Prybyla, Secretary
City of Romulus Planning Commission