

**MNUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, MAY 16, 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, Mike Prybyla and Cathy Freitag

Excused: Mike Glotfelty

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

3. Motion by Zilka supported by McAnally to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, McAnally, Talon-Jemison, Frederick, Paul, Roscoe, Prybyla 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 Monday, April 18, 2016.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. **PC-2015-029/030; Michigan Components** is 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, 80-097-99-0003-001. 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 0885 Middlebelt Road. Parcel #80-020-02-0379-001. Zoning – C-3, Highway Business District.
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 Transport to allow truck repair, tractor/trailer storage and outdoor contractor storage on 4.70 acres at 27732 Ecorse. Parcel #80-004-02-0839-000. Zoning – M-1, Light Industrial District.

B. Master Plan of Land Use Update – Preliminary Draft Distribution

The preliminary draft plan must be approved for distribution to allow the outside municipal and agency review period to commence. (Action required: Make recommendation to City Council on distribution of Preliminary Draft Plan).

8. New Business

A. **SPR-2016-008; GMA Building Addition** requesting site plan approval for a 9,052 sq. ft. building addition on 4.6 acres at 38127 Ecorse. Parcel #80-025-99-0008-001. 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. Motion by Paul supported by Roscoe to approve the minutes of the regular meeting of the Planning Commission held on Monday, April 18, 2016. Roll Call Vote: Ayes – Paul, Roscoe, McAnally, Talon-Jemison, Frederick, Zilka and Freitag. Nays – None. Abstain – Prybyla.
Motion carried.

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

6. Public Hearings –

A. **PC-2015-029/030; Michigan Components** is 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, 80-097-99-0003-001. Zoning – M-1, Light Industrial District.

Ray Parker, Hennessey Engineers, 13500 Reeck Road, Southgate, Michigan 48195 stepped forward on behalf of petitioner for Michigan Components.

- Mr. Parker stated that the reason for the petition was that the building owner has an outdoor storage area at the back of the building and they would like to bring into conformance with necessary screening, drainage and material that the lumber is stored on.
- Mr. Parker explained that the facility creates wood panels for residential and commercial construction. These panels are 8-9 feet and stacked in pallets and stored in the outdoor storage area behind the building.
- Mr. Parker stated that the land is currently 21AA with 1x3 stone that the pallets are stored on, therefore Michigan Components is looking for a waiver for the stone instead of paving with asphalt or concrete, since the equipment used will tear up the paved surface quicker than the requested 1x3 stone.

- Mr. Parker stated that the location for the stone would be designated to a more defined area for access by the fire department and to better service.
- Mr. Parker explained that the owner is proposing to install water main from Northline Road due south to his property to allow for fire hydrants on the west side of the property and allow fire suppression to be added to the building, since the material used on site is wood.
- Mr. Parker noted that all of the materials on the east side of the building, panels are created and stored off into the back southwest corner of the property.
- Mr. Parker stated that the owner is looking to obtain a temporary certificate of occupancy so that he may start work on the items just mentioned in this petition.

Chairperson Freitag opened the meeting to anyone wishing to speak to please step forward. Seeing no one, Chairperson Freitag closed the public comment portion of the meeting and opened it for discussion by the commissioners.

Let the record show that an affidavit of first class mail is on file.

- Ms. Freitag asked Mr. Parker if David McGee was the owner of record for this property.
- Mr. Parker replied yes.
- Ms. Freitag asked Mr. Parker if Mr. McGee has ever been involved in other businesses like this.
- Mr. Parker replied that Mr. McGee had a similar business in Taylor, Michigan but, moved that operation to Romulus.
- Ms. Freitag asked Mr. Parker what the business was in Taylor.
- Mr. Parker replied that he believed that it was Michigan Components as well.
- Ms. Freitag asked if the name Gordon Components ring a bell.
- Mr. Parker replied that it did not.
- Ms. Freitag stated to Mr. Parker that the name Gordon Components is on his front door.
- Mr. Parker stated that he believed that it was a trust company but, was unsure if Mr. McGee supplies for Gordon Components.
- Ms. Freitag stated that she had drove by the location and it was a “hot mess”. He wants to combine 3 parcels and the building to the east of him appears to have a shared parking lot with Mr. McGee, it looks as though he is storing things back there.
- Mr. Parker replied that the owner of the property also owns the building that Mr. McGee occupies. Mr. McGee takes care of the maintenance of the snow and grass cutting in exchange for letting him park a few cars there.
- Ms. Freitag asked Mr. Parker if the property owner allows Mr. McGee to store merchandise on his property as well.
- Mr. Parker stated that there was some merchandise on the side of the property at one time but, since moved it.
- Mr. Zilka asked Mr. Parker how long Michigan Components has been at this location.
- Mr. Parker replied that he believed Mr. McGee has been at this location since 2014-2015.
- Mr. Zilka questioned if Michigan Components had a Certificate of Occupancy.
- Mr. Parker stated that was when Mr. McGee realized that special land use was required, when he applied for a certificate of occupancy.
- Mr. Zilka questioned why it has taken so long to apply for proper permitting.
- Mr. Parker stated that they have been working on the site plan but, yes it did take too long.
- Mr. Zilka stated that he also visited the site and it was a mess.

- Mr. Parker replied that he can't speak on why it was a mess but, he knew that the landscaping was going to be updated and maybe that is why Mr. McGee was waiting to tackle the front. Mr. McGee has a landscaping berm proposed along the west side of the property to screen the view from Northline Road and also, the landscape greenbelt along the sidewalk on Northline Road to match what was done further west on the other side of the property.
- Ms. Maise commented that the city was made aware of the situation in spring of 2014. One of the building inspectors noticed the building was vacant, tagged it for city inspection before reoccupancy and obtaining a C of O. There was some activity going on next door, and we still need more information on that relationship, in terms of who actually owns this property but, we had a petition from the property owner to the east to condominiumize that building into 3 units and one of the units was for Michigan Components. It was at this time that we decided that we can't go much further with condominiumizing the property to the east until we got this situation with Michigan Components taken care of.
- Ms. Maise stated that not only did Michigan Components/Mr. McGee occupy the building without occupancy permits but, he also expanded the outdoor storage area behind the building and off to the west without any approvals. He was made aware from the start by the Building Department that special land use was required and he opted not to come in and pursue it until the city got more aggressive and this item next door arose. She briefly summarized the enforcement proceeds for the commission.
- Ms. Freitag asked Mr. Parker if Mr. McGee had a certificate of occupancy in Taylor for his business.
- Mr. Parker replied that he's sure Mr. McGee had one.
- Ms. Freitag asked Mr. Parker how Mr. McGee could come to Romulus and not know he needed to obtain a certificate of occupancy here. It seems that he was trying to operate under the table.
- Mr. McGee replied that he wasn't aware of why. Hennessey was brought in after the fact and we have just been trying to comply and move forward.
- Mr. Frederick commented that he did a Google search on 28111 Northline and it popped up as Pro Carpentry under David McGee's name; closed. And then the next search uncovered Gordon Lumber out of Ohio associated with that address. This unauthorized occupancy has been going on for quite a while. Michigan Components didn't even pop up until further down the list.
- Mr. Prybyla commented that after visiting the site, on a scale of 1-10, it was a 2.5; the fence along the west side of the property is just weeds. That is not proper screening. I would not be able to vote in favor tonight, some type of screening would have to be installed. There was also a lot of standing water on the cement.
- Mr. Parker noted that the petitioner was planning on redoing the cement along the west side of the property and the front approach up to the building, including the parking and the back as well.
- Ms. Talon-Jemison stated that she had several concerns with this site. The site is not appealing at all. The east side of the buildings parking lot has dust and with the wind it was flying all over the place. Although the petitioner wants to maintain what they have and use some type of chemical spray, it's not working.
- Mr. Parker stated that the chemical is not being used yet.
- Ms. Talon-Jemison commented that another of her concerns was that a business owner would purchase a property without verifying zoning prior to. A business owner should do their due diligence before purchase to make sure that the business fits the zoning and then not occupy the building before proper occupancy permits are obtained and questioned Mr. McGee's

business sense. As a business woman herself, Ms. Talon-Jemison stated that there should be people in place, like stockholders and investor's that you have to account to before moving forward with a business properly. Since Mr. McGee was discovered in 2014 to have illegally occupied and operated, then the city had to use enforcement measures makes it appear that he just isn't interested too much in following City of Romulus's ordinances; which makes her concerned for his feelings of our city. It appears that Mr. McGee doesn't want to work well with the city. The city will work well with an applicant if they work with us. These things, along with the fact that he is not present to speak for himself, shows that he has no regard for our city, and that is a huge problem. This petition is laden with issues and therefore she would not vote yes on this.

- Mr. McAnally asked Ms. Maise if the Fire Department had reviewed this project.
- Ms. Maise replied that the Fire Chief has been out of town but, he is working with the applicant on the fire hydrant location.
- Mr. McAnally stated that his concern was that the applicant will be storing wood panels on the site and he would like to see a report from the Fire Department before he could vote on this.
- Ms. Maise noted that there was a meeting in March with the Fire Chief and some items got added to the plans in regards to a fire lane, fire suppression and hydrant.
- Mr. Parker stated that the Fire Marshall also asked for access to the wood pallets and we provided that as well.
- Mr. Paul expressed his dismay with the applicant moving into this building without any approvals and also the enforcement of almost taking him to court to get his attention. It appears that everyone has been moving slowly to get this taken care of.
- Mr. Paul commented to Mr. Parker that he had a lot of questions for Mr. McGee, ones that Mr. Parker cannot answer. Had Mr. McGee been at this meeting, maybe he could have answered some questions.
- Mr. Paul asked the commissioners if any of them had been to the site and wondered if there was stone under the pallets.
- Ms. Freitag commented that she couldn't tell because the area in question was covered with dirt.
- Mr. Parker replied that it has 6-10 inches of compacted stone.
- Mr. Paul asked Mr. Parker if he has spoken with the City Assessor.
- Mr. Parker replied that he did and in fact they have a new legal description. He then pointed out Mr. McGee's property on a site map and explained that the Carter Drain runs through the back and has not been disturbed. New saplings were planted there about a year or two ago.
- Mr. Paul asked Mr. Parker if Mr. McGee is purchasing this property.
- Mr. Parker replied that Mr. McGee owns the property.
- Mr. Paul questioned how the 2 parking areas were going to be differentiated between Mr. McGee's property and the property to the east and asked Mr. Parker if there will be a fence installed between the 2 properties.
- Mr. Parker stated that once Mr. McGee is allowed to have his additional 6 parking spaces there will not be a need for using the neighboring parking area and a fence will not be needed.
- Mr. Paul commented that there was a small pile of pallets behind the locked gate and trucks blocking the pallet.
- Mr. Parker stated that Mr. McGee puts those pallets out for anyone wishing to take them.
- Mr. Paul noted that the gates were locked and blocked with trucks and that he would have a hard time voting yes tonight on this site plan. There are just too many unanswered questions.
- Ms. Maise asked Mr. Parker when he had spoken to the Assessor.

- Mr. Parker replied that Mr. McGee had stated that he had received the forms from the Assessor and was in the process of having the legal description changed.
- Ms. Maise advised Mr. Parker that when she had spoken to the Assessor earlier that day she noted that she had reviewed the project 3 times and had the same comments because there had been no action taken by the applicant.
- Ms. Maise questioned Mr. Parker about the relationship between Mr. McGee, Michigan Components, Pro Carpentry, Gordon Components and the property to the east.
- Mr. Parker replied that Mr. McGee purchased the property from the owner, who owned all 4 parcels. Mr. McGee purchased 3 and 4, the owner still owns 1 and 2. And according to Mr. McGee he has no operations in 1 and 2.
- Ms. Maise asked who the owner is for parcels 1 and 2.
- Mr. Parker replied that he didn't know.
- Ms. Maise asked Mr. Parker if it was feasible to separate the 2 parcels from each other by way of a fence or pull the pavement off of the setback to assure that the outdoor storage will not spill over onto the next property if there is no relationship between the 2 parcels.
- Ms. Maise commented that shared access and parking is often encouraged. If Mr. McGee was picking up the third parcel as he stated before, now is the time to see that.
- Mr. Parker stated that Mr. McGee has spoken to the owner of the other parcel about it but, it's only been talk. There is a cross access agreement between them to the shared driveway coming in off of Northline, which is why they wouldn't want to block it off.
- Ms. Maise questioned how the Planning Commission can take action on this project when there is uncertainty between the properties.
- Mr. Parker replied that Mr. McGee's property is almost isolated and he was looking for special land use for the outdoor storage.
- Ms., Maise commented that it appears that Mr. McGee shares a considerable amount between the two, where his outdoor storage currently is located. She asked Mr. Parker whose outdoor storage it was.
- Mr. Parker replied that when he visited the site today that there wasn't any outdoor storage between the two parcels, everything of Mr. McGee's was moved back to his property until we can determine the area for the outdoor storage as to not exceed the 136% then he would no longer need ties with the other parcel.
- Ms. Maise asked Mr. Parker if Mr. McGee will dig that area up and restore it. What's the point in having pavement if you can't use it? These are the kind of things we need to see and hopefully it was clear in the reports. The Planning Commission was hoping to see clear plans with resolutions.
- Mr. McAnally stated to Mr. Parker that there is more definition needed in order to vote because as it is now, the majority will probably deny this request. We can postpone or table this until such time that the plans are at a satisfactory level and bring it back then.
- Mr. Parker asked that given the past history with the applicant, will changing the plans influence the judgement from the Planning Commission or are we refining the plan for nothing.
- Ms. Maise replied that it will absolutely change things. What will need to be on the plans are the restoration of the setbacks, getting rid of the pavement and restore to landscaped area, etc.
- Mr. Parker asked Ms. Maise if knowing the concrete belonged to the property owner, how can Mr. McGee do this?
- Ms. Maise replied that anything east if the line comes out, unless there is a shared relationship with the property owner and then the whole site could be reconfigured.

- Mr. Parker asked Ms. Maise if a letter of shared relationship would suffice.
- Ms. Maise replied that a shared access easement would need to be provided and the city would have to know what is going on there. This whole site would need to be defined at this point. When we discussed this property to the east with Mr. McGee, it sounded like it was going to be a big, overall development. A proposal needs to be given to the city showing the relationship with these two properties. If it's shared access and parking only, those limits need to be shown on the site plans.
- Ms. Freitag commented that Mr. Parker is the one here at this meeting, when the applicant needed to be there as well to answer these questions.
- Mr. Paul noted that there is 47 feet between the property line and the building and something needs to be defined, it's going to be critical. If later the 2 owner's feud over something this could become critical.
- Mr. Parker stated that he has asked for a shared access agreement from Mr. McGee and he says that he only has a verbal agreement from the property owner.
- Mr. Prybyla stated that if the commissioners deny this tonight that Mr. McGee will continue to operate as he has without approvals, so he believes that this project should be tabled until the site plan shows more definition.

Motion by Prybyla supported by McAnally to postpone **PC-2015-029/030; Michigan Components** until the next regularly scheduled meeting, Monday, June 20, 2016. Ayes – Prybyla, McAnally, Zilka, Roscoe, Paul, Frederick, Talon-Jemison 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 Kalaf, Engineer, 1636 N. Gulley Rd., Dearborn Heights, Michigan 48127 stepped forward as petitioner on behalf of Paradise Gas Station.

- Mr. Kalaf stated that this site was once a gas station and was abandoned. The petitioner would like to restore the site to its original status with some additions, such as a drive-thru coffee shop and future sandwich shop.
- Mr. Kalaf noted that the building would be 2,851 sq. ft., which is about 11% of the property.

Chairperson Freitag opened the meeting to anyone wishing to speak to please step forward.

Let the record show that an affidavit of first class mail is on file.

Ronald Fracassi, 6140 Blue Heron Drive, Howell, Michigan 48843 stepped forward

- Mr. Fracassi explained that he was not an engineer nor an attorney but, he had an interest in this property.
- Mr. Fracassi stated that there was a review through the State of Michigan Licensing and Regulatory Affairs that there was some contamination issues that date back to 1990. The property was red tagged in August of 2015 for underground tank storage and regulations.
- Mr. Fracassi also stated that there was a leak that took place in 1990 and there is no indication that the contamination was taken care of.

- Mr. Fracassi commented that the site appears to be too small to have a convenience store, restaurant and coffee shop.
- Mr. Fracassi noted that he has purchased the property located at 10043 Middlebelt Road and has an approved site plan for this location, which is over an acre. He recently got site plan approval after working with the city to get this site rezoned. He has been working on this site since 2007 and requests that the Planning Commission deny Paradise Gas Station's request for site plan approval.
- Mr. Prybyla asked Mr. Fracassi where he obtained the report from the State of Michigan on the property located at 10885 Middlebelt Road.
- Mr. Fracassi replied that he was under the impression that the Planning Commission had a copy of the report but, he obtained it through the MDEQ and LARA.
- Mr. Prybyla asked Mr. Fracassi if the commissioners could have a copy of the reports.
- Ms. Maise stated that the commissioners needed to keep in mind that this was not a local issue and is under the authority of the MDEQ. The applicant has a right to let the commissioners know where he is at with the site improvements.
- Ms. Freitag asked Mr. Fracassi if his property was contaminated.
- Mr. Fracassi replied that it was not.
- Mr. Fracassi distributed a copy of the reports to the commissioners.
- Ms. Freitag explained that the contamination is a non-issue at this point because the petitioner will have to clean up the property before it would be considered for approval.

Abrar Ahmad, petitioner, stepped forward to speak.

- Mr. Ahmad stated that he was the owner of the property at 10885 Middlebelt and that he did all of his due diligence when he purchased the property in 2015.
- Mr. Ahmad clarified that he has a report from the State of Michigan that the tanks are clear and also, the water test from inside the tanks came back today and provided to the City Planner. Those test are clear as well.
- Mr. Ahmad stated that he has been in the construction business for 26 years and he plans on putting a beautiful building on this site.

Hassan Ouza, H&R Property, owner of 10043 Middlebelt Road, stepped forward to speak.

- Mr. Ouza stated that his property is twice the size of Mr. Ahmad's property and he wanted to place diesel pumps at the rear of his property. He respected the city's ordinances and have decide not to do so. He has put a lot of money into his property and just because Mr. Ahmad claims that he is going to make a nice building doesn't justify his proposal of this site.
- Mr. Ouza asked respectfully for the Planning Commission to deny this proposal for Paradise Gas Station.

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

- Mr. Paul commented that he was not so much concerned about the contamination of the site because the State of Michigan will oversee that all regulations are met. His concern is with the size of the building and believes that the building is too large and the site is too small for all of the activities that Mr. Ahmad wants to have at this location and questions if the parking will be adequate.

- Mr. Kalaf stated that the size of the building is adequate enough for a carry-out coffee shop.
- Mr. Paul conveyed his concern for lack of stacking for the parking. He asked if the Fire Department was ok with the circulation.
- Mr. Kalaf replied that there was stacking in the back and that the Fire Department was ok with the circulation.
- Mr. Paul stated that he would have to have discussion with the Fire Department in regards to stacking.
- Mr. Paul asked Mr. Kalaf if there was concern with the review from the Department of Public Works stating that the sewer-sanitary lines will need to be replaced with PVC piping.
- Mr. Kalaf replied that they had no problems replacing the sewer-sanitary lines.
- Ms. Maise stated that the Ordinance requires 10-spaces for stacking and that the petitioner is asking for a waiver for this. The petitioner is also needing a variance on the parking. These are indicators that the use may be a little intense and the site may be too tight.
- Ms. Maise asked the petitioner to supply a parking study, using ITE standards, on the parking and intensity of what the uses of a coffee shop vs. a sandwich shop generate. Also a traffic study will need to be provided in order to support the waivers and variances.
- Ms. Maise stated that although the petitioner turned Goddard Road into an exit only, there is still concern of the traffic volumes and the intensity of the uses.
- Mr. McAnally asked Mr. Kalaf if the site will be open 24 hours.
- Mr. Kalaf replied 6:00 a.m. to 10:00 p.m.
- Mr. McAnally commented that he believes that the petitioner is over reaching and wanting to do too much on this site. There is no room for all of these things that the petitioner wants to do.
- Mr. McAnally asked where the fuel trucks would go when coming onto the site to fill the tanks.
- Mr. Kalaf replied that there is a loading and unloading zone for the fuel trucks on the south side if the lot.
- Mr. McAnally wondered how it would flow when the lot is full of patrons and a fuel truck tried to enter the site at peak operations.
- Mr. Kalaf replied that the fuel trucks will be coming after hours to fill the tanks.
- Mr. McAnally stated that he sees issues with this plan and is not comfortable with it.
- Mr. Frederick asked Mr. Kalaf about the fuel truck circulation and hours that will be open for refueling.
- Mr., Kalaf replied that there will be times before and after hours for refueling of the tanks.
- Mr. Frederick questioned where the menu board by-pass lane and stacking of drive-thru would be on the site plan.
- Mr. Frederick has concerns about motorist frustration with being blocked into a parking space at the pumps if stacking backups at the menu board become an issue.
- Mr. Frederick asked where the gas meter will be located.
- Mr. Kalaf replied that it was on the traffic side of the building but, it could be moved to the front.
- Mr. Frederick was concerned with Mr. Kalaf's answer and stated that the absent chairman would say that "if I can't see it, I can't vote on it". Mr. Frederick stated that it was a big issue with him and bad things happen fast with gas meters.
- Mr. Frederick explained that there was just insufficient stacking space for the activity of the drive-thru window.
- Ms. Maise stated that there is a by-pass and a pinch-point where the dumpster was to be located and wondered if the menu board could be moved to the back of the building to give more space for stacking. This is awkward configuration and can be reworked.

- Ms. Freitag was also concerned with the view from the cashier if a van of large truck was in the stacking lane. Also, the 8 spaces for parking during peak hours.
- Mr. Kalaf stated that the pumps are considered parking spaces as well.
- Ms. Freitag stated that when she first looked at this site plan she thought it was way too ambitious for this site. The concept was good but, way too big.
- Mr. Prybyla asked Mr. Kalaf if the drive-thru would be for the sandwich shop as well.
- Mr. Kalaf replied that the drive-thru would be for coffee only.
- Mr. Prybyla asked if the exit on Goddard road would be one-way only.
- Mr. Kalaf replied that he can make the radius of the curve so tight that it will be a one-way exit only onto Goddard Road with no entrance allowed.
- The Commissioners had more questions and concerns about the site plan and concluded that a revised site plan should be considered at this time.

Motion by McAnally supported by Zilka to postpone SLU-2016-002/SPR-2016-005; **Paradise Gas Station** until the next regularly scheduled meeting. Roll Call Vote: Ayes – McAnally, Zilka, Roscoe, Prybyla, Paul, Frederick, Talon-Jemison and Freitag. Nays – None. Motion Carried.

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 to allow truck repair, tractor/trailer storage and outdoor contractor storage on 4.70 acres at 27732 Ecorse. Parcel #80-004-02-0839-000. Zoning, M-1, Light Industrial District.

Chairperson Freitag noted that the petitioner was not present for the meeting and asked Ms. Maise for a status report.

- Ms., Maise confirmed that the petitioner was not present for the meeting and reported that the petitioner was waiting for an agreement between the city attorney and the petitioner's attorney and is requesting an additional 30 day postponement, or until the next regularly scheduled meeting.

Motion by Paul supported by Prybyla to Postpone RZ-2016-001/SPR-2016-003; **M&M Express Trucking** for an additional 30 days or until the next regularly scheduled Planning Commission meeting. Roll Call Vote: Ayes – Paul, Prybyla, Frederick, Talon-Jemison, McAnally, Zilka, Roscoe and Freitag. Nays – None. Motion Carried.

Motion by Paul supported by Prybyla to move agenda item 7B) Master Plan of Land Use Update to be heard after 8) New Business. Roll Call Vote: Ayes – Paul, Prybyla, Frederick, Talon-Jemison, McAnally, Roscoe, Zilka and Freitag. Nays – None. Motion Carried.

8. New Business

- A. SPR-2016-008; **GMA Building Addition** requesting site plan approval for a 9,052 sq. ft. building addition on 4.6 acres at 38127 Ecorse. Parcel #80-025-99-0008-001. Zoning – M-1, Light Industrial District.

Alan Cruz, Hennessey Engineers, 13500 Reeck Road, Southgate, Michigan 48195 along with Carl Stevens, owner of GMA and Joe Vig, contractor stepped forward to speak regarding GMA Building Addition.

- Mr. Cruz explained that Carl Stevens has owned and operated the business for over 34 years here in Romulus. They are proposing an addition of 9,052 sq. ft. to the existing building. The intent is to put the addition at the back to preserve the landscaping and add additional landscaping at the front along Ecorse to provide a more robust landscape to meet the current ordinance requirements.
- Mr. Cruz showed the petitioners the proposed landscape on the site plan.

Chairperson Freitag closed the petition portion of the meeting and opened the meeting to the commissioners for questions and comments.

- Mr. Paul complimented Mr. Cruz on the design of the proposed site and stated that it was nice to see the owner working well with the neighbor.
- Mr. Cruz thanked Mr. Paul and stated that the existing buffer between the business and neighbor was a mature set of trees and the neighbor would like to see those trees remain.
- Mr. Frederick thanked Mr. Stevens for staying in Romulus and noted that Mr. Stevens's business was 10,000 sq. ft. and originally from Detroit and moved to Romulus in 1986, where he is ironically 10,000 sq. ft. again.
- Mr. McAnally asked Ms. Maise about the mention of payment in lieu of construction of sidewalk in her report. He asked if it was for the short section of the property.
- Ms. Maise replied that it was the section to the east of the property with a short piece of sidewalk.
- Mr. McAnally stated that since there is already a section of sidewalk on the adjacent property it would be nice to tie those two together.
- Mr. Cruz commented that it would be no problem to do that. They will build the additional 22 feet of sidewalk along the east side, up to the property line.
- Ms. Maise stated that she can then get rid of the "payment in lieu of construction of sidewalk" comment from the recommendation requirements.
- Mr. Prybyla noticed that the sidewalk on the west side of the property was under water and asked if that can be leveled.
- Mr. Cruz stated that it would involve excavating the entire area to get it to drain right. That is a result of the way the land is. You can't just raise the sidewalk, it would create another flooding area. The woods would have to be cleared in order to remedy that situation. It's very difficult.
- Ms. Roscoe stated that she appreciates the good relationship with the neighboring homeowner and that it was nice to see a well put together site plan.

Motion by McAnally supported by Paul to approve SPR-2016-008; **GMA Building Addition** subject to the following conditions:

1. Waivers to the following:
 - a. Section 14.02(b)(2), to waive the curbing requirement since the remainder of the site is not paved.
 - b. Section 11.17(b)(3) to waive the outdoor storage screening requirements since there is vegetation that adequately screens the residential property to the east and new landscaping will be provided to screen the outdoor storage from Ecorse Road. A site inspection will be conducted upon completion of construction to verify that effective screening has been provided.

2. Payment in lieu of construction of sidewalk in the amount of \$2550.00 must be provided to the Planning Department prior to any issuance of building permits for the portion west of the driveway along Ecorse Road. The portion of sidewalk east should be installed so that it connects to the property to the east.
3. Information must be provided to determine if a variance from the natural features (regulated wetlands) setback requirement is needed.

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

7. B. Master Plan of Land Use Update – Preliminary Draft Distribution

The preliminary draft plan must be approved for distribution to allow the outside municipal and agency review period to commence.

- Ms. Maise stated that Kathleen Duffy from LSL Planning, will be at a follow-up meeting to go over the Master Plan once the public hearing is scheduled after this distribution period. She made note that during this 42 day period, which starts once it is approved by City Council, should start in June and finish in July or so; then it goes back to Planning Commission for a public hearing.
- Ms. Maise asked that the commissioners to go over the draft of the Master Plan and come back next month with any questions or comments for her or Kathleen Duffy. She also noted that other departments are looking at different sections of the Master Plan and will give input as needed.

Motion by Zilka supported by McAnally to recommend to City Council distribution of the Master Plan of Use Update preliminary draft. Ayes – Zilka, McAnally, Prybyla, Roscoe, Frederick, Talon-Jemison, Paul and Freitag. Nays – None. Motion Carried.

9. PC-Cases Involving Advice from the Planning Commission

- Discussion between the City Planner and the Planning Commission regarding applicants pushing to get on agendas when not prepared.

10. Reports

A. Chairperson

- Ms. Freitag reported that she attended the grand re-opening of Walter's Bar and that it was fun.

B. City Planner

1. Development Status Report –

- Ms. Maise reported that there are several administrative projects going on right now.
- Ms. Maise commented that it's wonderful that GMA is staying in Romulus and Special Tree on Wabash is being looked at for improvements. This site is nonconforming and Special Tree is bringing it closer to compliance.
- Ms. Maise updated the commissioners with other ongoing projects.

11. Reports on Interest Designation

- Mr. Prybyla stated that the runway along Wayne Road, which is about 15 years old, is being replaced due to an inferior mixture of materials being used; similar to what was used on Goddard Road.
- Mr. Prybyla reported that WCAA had a meeting at Wayne County Community College in Taylor and updated on their Master Plan objectives. They will not be adding any new runways or buying the homes in Oakbrook. They plan to have another public meeting in the near future.
- Mr. Zilka added that Michael Conroy, a top speaker for the WCAA, just retired.

12. Communications

- Me. Roscoe announced upcoming city events.

13. Adjournment

Motion by Prybyla supported by Roscoe to adjourn the meeting at 8:45 p.m. Roll Call Vote: Ayes – Prybyla, Roscoe, Zilka, McAnally, Talon-Jemison, Frederick, Paul & Freitag. Nays – None. Motion Carried.

cw



Michael Prybyla, Secretary
City of Romulus Planning Commission