

MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING COMMISSION HELD ON MONDAY, MAY 21, 2018

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

Excused: Jessica Workman and Melvin Zilka

Also in attendance: Carol Maise, City Planner; Brad Strader, MKSK Studios; Jessica Katers; OHM Advisors and Christina Wilson, Planning Secretary

3. Motion by Glotfelty supported by McAnally to amend the agenda and place old business before public hearings.
Roll Call Vote: Ayes – Glotfelty, McAnally, Paul, Frederick, Talon-Jemison, Roscoe 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
 - A. **SLU-2018-002/SPR-2017-027; Highway Maintenance & Construction Addition**
Applicant: Richard Bohl, Bohl Architects
Request: Special land use and site plan approval
Location: 12101 Wahrman (Parcel #80-080-99-0020-000)
Project: Construction of a 1,482-sq. ft. building addition, parking lot expansion, and driveway relocation for an existing contractor's establishment

(Action required: Hold a public hearing and make recommendation to the City Council on the special land use and approve, approve with conditions, deny, or postpone action on the site plan)
7. Old Business
 - A. **SLU-2016-003/SPR-2016-015; Gateway Park Phase III**
Applicant: Kenny Koza, Group 10 Management
Request: Site plan approval extension (1)
Location: 8300 Merriman (Parcel #80-040-99-0003-722)
Project: Construction of an 11,360-sq. ft. commercial building for retail and a drive-through restaurant

(Action required: approve, approve with conditions, deny, or postpone action on the site plan extension)

8. New Business

A. SPR-2017-007; **DST Building Addition**

Applicant: Harlan Davenport, Davenport Brothers Construction
Request: Site plan approval
Location: 34480 Goddard (34364 and 34450 Goddard)
Project: Construction of a 30,000-sq. ft. building addition for Building #3, new parking lot, paving of existing vehicle storage area and greenbelt redevelopment

(Action required: approve, approve with conditions, deny, or postpone action on the site plan)

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 Paul supported by Glotfelty to approve the minutes of the regular Planning Commission meeting held on April 16, 2018.

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

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

7. Old Business

A. SLU-2016-003/SPR-2016-015; **Gateway Park Phase III**, requesting special land use and site plan approval extension for construction of an 11,360-sq. ft. commercial building for retail and a drive-thru restaurant. DP #80-040-99-0003-722.

Scott Tousignant, Boss Engineering, 3121 E. Grand River Ave., Howell, MI 48843 stepped forward to speak on behalf of Group 10.

Mr. Tousignant stated that they are requesting an extension of the special land use and site plan approval. The reason they are asking for this and why construction has not begun is because Group

10 is seeking long-term tenants for their lease agreements. Once they have locked in their long-term clients they do plan on constructing, hopefully later this year.

Motion by Paul supported by Talon-Jemison to approve a 1 year extension for **SLU-2016-003/SPR-2016-015; Gateway Park Phase III** located at 8300 Merriman. Approval will expire on June 20, 2019.

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

6. Public Hearings

- A. SLU-2018-002/SPR-2017-027; **Highway Maintenance & Construction Addition**, requesting special land use and site plan approval for the construction of a 1,482-sq. ft. building addition, parking lot expansion and driveway relocation for an existing contractor's establishment located at 12101 Wahrman. DP# 82-80-080-99-0020-000.

Rick Bohl, Richard Bohl Architects, 29725 Bayview, Grosse Ile, MI 48138 stepped forward to speak on behalf of Highway Maintenance.

- Mr. Bohl stated that the project consists of an office addition at the south end of the existing office structure and a garage addition to the northeast corner of the garage. They intend to expand the office by about 1,000-sq. ft. and the shop by about 600-sq. ft.
- Mr. Bohl explained that it is a unique situation because the building was approved in 1986 with a C of O in 1988, he believes. There has been some work done subsequent to that and it was determined during the ARC review process that they needed to get a special land use approval.
- Mr. Bohl stated that they are asking for a recommendation of special land use approval to City Council that would include a number of waivers to the existing zoning ordinance. The ordinance specifies that a contractor yard can only have outdoor storage of up to 125% of the building area. The existing contractor's yard is significantly greater than that so they are asking for a waiver of this requirement since 125% of the building area is 9,000-sq. ft. and they have about 80,000-sq. ft. of existing outdoor storage. He cited that ordinance section.
- Mr. Bohl also noted that they are asking for a waiver of the front yard setback for the existing building that was built in 1986. It was built 30-ft. from the centerline of the road, which they believe at that time was the property line since subsequent that there has been a 30-ft. right-of-way that has been deeded. To extend the building in its current configuration would require a waiver from the 30-ft. setback requirement and they are building 26-ft. off the existing property line so it would be a waiver of about 4-ft.
- Mr. Bohl asked for a waiver to the outdoor storage screening requirement. The existing property is extremely deep. It is 900 feet deep and they are occupying about the first half of it so the contractor's yard is currently surrounded by a large amount of existing vegetation on the north and south property line and there are hundreds of feet of vegetation between the rear of the contractor's yard and the rear property line. The rear property line is the east property line so they are asking that the existing vegetation be considered as compliance with the screening requirement of the ordinance.
- Mr. Bohl stated that the next waiver that they are asking for is the utilization of gravel for the surfacing material rather than the ordinance specified asphalt. This is a contractor's yard that has been in existence since 1986 and the existing surface area is gravel and well compacted. Mr. Demek is actually in the industry of chip sealing and dust control so dust isn't an issue at all. Parallel to this is a waiver for concrete curbs and a waiver to the requirement for a concrete truck

apron. They are also asking for a waiver from greenbelt landscaping. The existing building that fronts along Wahrman Road is only about 30-ft. away from the pavement so there is not that much room to put a greenbelt in, as defined in the ordinance. There is an area south of the building that they have added the greenbelt requirements to and they have moved a number of trees that would normally be associated with truck parking into that area and are asking for a tradeoff for trees that are actually being built in a truck parking area moved to the front.

- Mr. Bohl stated that the last waiver that they are asking is for the dumpster enclosure. The current dumpster is located behind the building and behind a masonry screen wall and screened on the north and south property lines by existing vegetation.

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. She asked that if anyone wishes to speak to please step forward. Seeing no one, Chairperson Freitag closed that portion of the meeting and opened it up for questions and comments from the commissioners.

- Mr. McAnally asked for clarification from Mr. Bohl that the business over the years has grown without a site plan or any city involvement and now there are a lot of nonconformancies to our ordinance that have to be addressed along with the current site plan approval to try to accommodate those nonconformancies as they exist.
- Mr. Bohl replied that essentially Mr. McAnally was correct. Original approval did include a contractor's storage yard, office building and a maintenance facility but it has been expanded over the original use.
- Ms. Maise added that the more significant change has been the ordinance and the 125% outdoor storage requirement so there are a lot of things out there that need waivers and in particular, there is more outdoor storage than what could have been approved today.
- Mr. McAnally asked Mr. Bohl if the total yard space he mentioned of 79,819-sq. ft. is currently being utilized for the contractor's yard, not including the greenbelt area or the overgrown area in back.
- Mr. Bohl replied that it does not include the greenbelt area, they are not expanding the outdoor storage.
- Mr. Paul mentioned that he had visited the site and was escorted by an employee through the property and he wanted to make sure that it was placed on record. He noted that the trucks were all cleaned and lined up and the site looked relatively clean. He was astounded that the site had grown that much within a 20 year period. He was happy that the business is doing well. He feels that the landscaping can hide the trucks. He also mentioned that he had seen the dumpsters and suggested that the applicant keep the lids closed on them and they won't be seen if they do this.
- Mr. Glotfelty commented that he read the notes from the Fire Chief that are pretty significant and he does not recommend approval and is asking for a hard surface to turn the fire truck around. He also has a note about the knox box and access gate. He asked Mr. Bohl if the turnaround could be paved.
- Mr. Bohl stated that the owner currently operates vehicles about the same size as a fire truck and it is a hard compacted surface. It has to be maintained for operations and he believes that it would support the fire trucks. He believes it has been corrected as shown in a drawing that was submitted concerning the truck turning radius as well as adding a T-type turn around at the north driveway, which is also one of the items requested. They have also added a number of "No Parking Fire Lane" signs, which was a comment from the Fire Chief. There is also a knox box that will be installed on the building.

- Mr. Glotfelty read some concerns from the Fire Chief's review and noted that there was a comment that states that the drive shall be of asphalt or concrete only. He has to follow Mr. Allison's direction. He asked Mr. Bohl if it would be a problem to pave that area.
- Mr. Bohl referred to the property owner, Mr. Demek.
- Mr. Demek stated that he's not sure what the Fire Chief is worried about. His trucks are much heavier than any fire truck and hold 9 thousand gallons of liquid. There aren't fire trucks that big and he drives around his property every day and the road is hard surface. They made this road and it's hard. He is just having a hard time understanding that the Fire Chief wants asphalt or concrete because if his trucks can get around than there is no reason that the fire trucks can't get around.
- Mr. Glotfelty stated that he believes Mr. Demek but the commissioners have to go by what the Fire Chief notes in his reports.
- Ms. Maise added that she had spoken with the Fire Chief and some of the concern was that it's not necessarily because it can accommodate the fire truck and hold the owners heavy equipment. It was more about the ability to get the smaller vehicles back to the storage area if a fire truck or ambulance needed to get back there. The Fire Chief is concerned that he wants the fire lane open. This is not something that she talked directly about with the Chief but, his report did reflect those comments. She reminded the commissioners that if they are not comfortable about approving this waiver than she and the applicant can follow-up with the Fire Chief and deal with it before it goes to City Council so that it gets resolved. She recommended that the commissioners look at the cross sections of the existing gravel on site. The Fire Chief does required that the fire lane be maintained.
- Mr. Demek stated that he could hard surface the fire lane and around and he has the capabilities of putting a hard surface all the way around there. It's not a problem since that is what he does and it would probably hold up. In the parking area itself, with the trucks pulling in and backing up, it would get torn up but around the parking areas, he has no problem putting in a hard surface.
- Mr. Glotfelty commented that if the Fire Chief is happy with it than he's happy with it.
- Ms. Maise stated that the Chief did mention it in his report and maybe felt that because of the nature of the business. The plans were revised and reviewed very quickly and she had spoken with him before he wrote his report. She suggested following up with the Fire Chief.
- Chairperson Freitag stated that the issue can be handled administratively.
- Mr. McAnally commented that it could be approved to what is required with the option of whatever is agreeable with the Fire Chief at this point. He mentioned to Mr. Demek and Mr. Bohl that maybe they could come up with something that would be satisfactory to the Fire Chief perhaps that would be the best route to go.
- Mr. Demek commented to the commissioners that his company paved Wahrman Road on their own with no cost to the city. They have maintained it over the years as well. Again, there is no problem with putting in a hard surface and if the Chief wants lines they can do that too. Even though he believes that the surface is already hard he is still willing to work with the Fire Chief.
- Chairperson Freitag commented that rather than hold up the project she would suggest that the applicant work with the Fire Chief and the city to come to a resolution.
- Mr. Paul stated that he understands that they had a city inspection on the pole barn.
- Mr. Demek commented that they have done everything that the city has asked of them and they are waiting for final inspection.
- Ms. Maise commented that it was a priority since they are occupying the building.
- Mr. Glotfelty asked Mr. Bohl if they had a lighting plan to show the commissioners.
- Mr. Bohl stated that he had a single sheet and that they have revised it. He apologized that the one that the commissioners received in their packets are unreadable. He will include it in the revised plans submitted to the Planning Department. He changed the fixture because there was a concern with the cutoff angle.

- Ms. Maise commented that because it was a part of special land use, verification about the traffic that the proposed addition will not significantly increase traffic was needed and she doesn't believe that it will be a problem.
- Chairperson Freitag asked Mr. Demek if he anticipates more trucks and traffic.
- Mr. Demek replied no, his company is not getting any bigger. He's at the point where he has kids in the business and that's what the addition is for, so that his sons can have their own offices and they needed some higher space for truck repairs. They have grown and are proud to be a part of the Romulus community.
- Chairperson Freitag mentioned that she didn't notice any landscaping when she drove by the site. She wondered if there was any or had she not seen it.
- Mr. Bohl replied that there is foundation landscaping. There isn't any in the front of the building because of sewer, gas and overhead utility lines that run there.
- Chairperson Freitag noticed that there were cars parked on the north side of the building and 2-9 cars on the south side where the clearing stops and a few along the building. She wondered if this was normal parking practices.
- Mr. Demek replied that most of his crew park their cars and leave for the week to work out of town and they do park their cars along there. They line up the equipment and take it with them and the lot is mostly empty in the summer. This is mostly just parking for the week.

Motion by Glotfelty supported by Paul to recommend to City Council special land use approval for **SLU-2018-002; Highway Maintenance & Construction Addition** at 12101 Wahrman based on the findings that the contractor's storage yard is for the most part consistent with the Master Plan and the standards of the Zoning Ordinance, and the use has been compatible with adjacent land uses. The proposed use shall not negatively impact the environment, traffic or public services. The approval is conditioned upon the following:

1. Waivers from the requirements of Section 11.11(b) and 11.17(b), Contractor's Yards and Outdoor Storage since the development is existing as follows:
 - a. To allow the amount of outdoor storage to exceed 125% of the floor area of the buildings; 9,251 sq. ft. is allowed and 79,819 sq. ft. is existing/proposed;
 - b. To allow the building addition to encroach into the required front yard building setback;
 - c. To waive the screening requirements based on the new landscaping proposed and existing vegetation subject to the condition that if any outdoor storage is visible from the roadway or adjacent residences, additional landscaping will be provided;
 - d. To utilize gravel for the storage area instead of a hard surface subject to review of the fire lane surface by the Fire Department;
 - e. To waive the curb requirements since gravel is proposed;
 - f. To waive the 10-foot concrete apron requirement for the trailer storage;
2. Waiver from Section 13.02(h), for the greenbelt landscaping and irrigation requirements.
3. Waiver from Section 13.06 to the waste receptacle enclosure requirement since the dumpster is located behind the screen wall; and
4. Site plan approval by the Planning Commission.

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

- Mr. Paul asked Mr. Demek that if he plans to make any more improvements that he seek city approval first.
- Mr. Demek agreed.

Motion by Glotfelty supported by McAnally to approve **SPR-2017-027; Highway Maintenance & Construction** for site plan approval at 12101 Wahrman subject to the 7 items listed on the City Planners report pages 8-9 dated May 16, 2018 and below subject to the following:

1. Special land use approval by the City Council;
2. Verification from the applicant that the proposed additions will not significantly increase the amount or frequency of truck traffic in the area;
3. Maintenance provisions for the upkeep of the gravel must be noted on a revised site plan;
4. If any outdoor storage is visible from the roadway or adjacent residences, supplemental landscaping must be provided;
5. A legible lighting plan must be provided to verify footcandle level. A light fixture with full cut-off shield is required;
6. All items as noted by other agencies and departments must be addressed; and
7. Submittal of a revised site plan prior to consideration of the special land use by the City Council addressing the outstanding items noted and any others as noted by the Planning Commission

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

8. New Business

- A. **SPR-2017-007; DST Building Addition**, 34480 Goddard, requesting site plan approval for the construction of a 30,000-sq. ft. building addition for Building #3, new parking lot, paving of existing vehicle storage area and greenbelt redevelopment. DP#s 82-80-063-99-0023-000, 82-80-063-99-0024-000, 82-80-063-99-0025-000 and 82-80-063-99-0026-700.

- Chairperson Freitag commented that the applicant keeps the properties looking very nice.

Lance Warden, Davenport Brothers Construction, 3819 E. Pineview Drive, Dexter, MI 48130 stepped forward as petitioner on behalf of DST.

- Mr. Warden stated that they are proposing a 30,000-sq. ft. addition onto the north side of building #3, extensive landscaping along Goddard Road, parking lot improvements and work in the back for some existing storage area that is being paved, as well as a detention pond.
- Mr. Warden explained that the building will be a pre-engineered structure, much like the existing building that they are adding on to. It will be the same color and approximately the same height, about a foot taller so that they can flash into it. All of the heights are lower than what the ordinance allows.
- Mr. Warden also explained that they are doing a looped system with the water main coming around and through the site, providing hydrants throughout the storage areas and then going to the east and back up on the east side of building #1 to tie into the existing water mains on Goddard Road. There will be a considerable storm water system added to the site to get the drainage back to the proposed drainage detention pond.
- Ms. Maise commented that there was a lot of history with these properties that is pretty well documented. Since the ordinance changed, many aspects of the development are out of

compliance, particularly the amount of outdoor storage. The list of nonconforming items is noted in the charts in her review letter.

- Mr. Glotfelty mentioned that he read a note from OHM's report referring to the fire hydrant on building #1 and that the location doesn't appear to be accurate. He asked Mr. Warden to explain.
- Ms. Katers, OHM, City Engineer, stated that she made a visit to the site and as it existed to the east of the building, she is unsure if there is enough room to pass a truck and install a fire hydrant within the property limits so she asked Mr. Warden to explain if there is 25 feet of space and enough room to install a hydrant inside the bollards for protection.
- Mr. Warden pointed to the site plan and explained that they will certainly take a better look at the distance. There really aren't any other good options since if they placed it north, they wouldn't have the required coverage to get down to the other hydrant, per the requirements and regulations.
- Ms. Katers stated that this was their main concern.
- Mr. Glotfelty suggested that this be handled administratively.
- Ms. Maise asked if this needed to be handled administratively as part of the site plan review or something that could be addressed during engineering.
- Ms. Katers replied that she believes that it can be handled during engineering. She thinks that if the difference is split and it is moved further to the north, near the alcove where there is a wider area of pavement, more clearance, it should work.
- Mr. Warden commented that they would be more than happy to move it there.
- Mr. McAnally was wondering if they would need to come back to the Planning Commission if it needed to be revisited or if they need to make any adjustments.
- Ms. Maise stated that it sounds like it is not going to alter the layout of the site plan so it becomes an engineering issue. It appears that it can be resolved.
- Ms. Katers commented that it could be adjusted on the site plan.
- Mr. Paul noted that it appears that the water main and the storm sewer seem to be running in the same trench. He is unclear what the distance is between the water and the storm sewer is but they don't want one on top of the other.
- Mr. Warden agreed and stated that per engineering standards, there had to be a minimum 10 foot clearance between them and they are considerably over the 10 feet.
- Mr. Paul commented that where they tie in and the turning movement goes northwest it looks deceiving.
- Mr. Glotfelty was wondering what the applicant was going to do with the silo. He wondered if they were going to be able to maintain it. He likes it.
- Mr. Warden commented that the silo has become quite a bit of an issue. They have found that people were camping inside of it and also there is a problem with graffiti/vandalism. So, because it has become a liability issue, it is going to be removed.
- Mr. Paul stated for the record, that he went on site and met with an employee who took him on a walk-through. He commented that it is a clean operation and there is no shortage of cars and trucks.
- Chairperson Freitag commented that the Assessor noted that there are 4 parcels of land there and that they need to be combined.
- Mr. Warden replied that the parcels have been combined and the legal disruption has them all combined together as one.
- Ms. Maise asked Mr. Warden if he filed the paperwork with the Assessor.
- Mr. Hardy, the Civil Engineer, replied that it was submitted.
- Mr. Frederick asked for confirmation that the silo is being removed.
- Mr. Warden replied yes.

- Mr. McAnally asked Mr. Warden if there were any issues with the four recommendations from the City Planner's report.
- Mr. Warden replied that they do not have any issues and they will comply with all of them.
- Mr. Paul asked Mr. Warden about the use group for the fire, F1 and S1, since the Chief stated that the use group will be F2 and S2 so is it just a different requirement for the sprinkler system?
- Mr. Warden stated that it's more than just a different sprinkler system. When the occupancy group is switched, the F2 is more for a factory and S is typically more for storage. S1 is a moderate hazard storage and F2 is a moderate hazard factory. Typically with an F2 you are allowed more square footage than an S1, per the charts and the Michigan Building Code.
- Mr. Paul asked Mr. Warden if he had discussed it with the Fire Chief at all.
- Mr. Warden replied that he had not.
- Mr. Paul suggested that he discuss the matter with the Fire Chief.
- Mr. Warden replied that he will discuss it with the Fire Chief during engineering, as well as the fire sprinkler and the sub-contractor will be reviewing everything for the requirements for the building.

Motion by McAnally supported by Roscoe to approve the site plan for SPR-2017-007; DST Building Addition subject to the following:

1. A combination of the four parcels into one new 28.98-acre parcel;
2. If the nonconforming dismantling, recycling, and disposal uses or the outdoor storage (vehicles, trucks, trailers, materials, supplies, equipment, etc.) are expanded, approval from the BZA is required;
3. Any other items identified by the ARC committee must be addressed on a revised site plan; and
4. The submittal of 10 copies of a revised site plan for administrative review that addresses all outstanding items noted in the ARC report and those as identified by the Planning Commission.

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

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

- Ms. Maise mentioned that as a follow-up to the special meeting earlier that evening, there was a chart that Brad Strader had presented to the commissioners listing uses that could be considered in the Vining Road Development District and he asked them for their input. She noted that since the presentation was so focused on industrial, they also need to be mindful of other potential uses they'd want to consider including the commercial uses in the RC District. The mixed use section will need to be discussed more. She asked the commissioners to be thinking about it more and to take a look at the ordinance. Some of the bigger concerns are the vehicle repair and vehicle uses. This can be very significant. Also, long-term parking since this always comes up in the Regional Center is something that the Planning Department gets calls on all the time. They'll need to determine whether it is applicable and appropriate as part of a coordinated development in this area or not or whether there is a demand for it.
- Chairperson Freitag commented that she believes that there is enough long-term parking in that area already.

- Ms. Maise asked Mr. McAnally if he recalls if long-term parking was addressed in the strategic marketing study that he was involved in.
- Mr. McAnally replied that there really wasn't much on parking as much as there was really on two sides to it. The Merriman Road business owners would like to see more of hotel/restaurant and the rest was pretty much logistics. If the parking lot people were there, they weren't talking much.
- Mr. Paul asked Ms. Maise if Mid-Michigan Crushing and Recycling was going to continue on a permanent basis.
- Ms. Maise replied that they wanted to and that was what they submitted for but they haven't submitted any revised information. There are current issues out there with unapproved trailer storage.
- Mr. Paul inquired about Gateway Townhomes at Brandt and Eureka. He wondered if they needed to come back to the Planning Commission.
- Ms. Maise replied no, it was just a clubhouse/office addition and that it is being reviewed administratively.
- Mr. Glotfelty asked Ms. Maise what was being done about the Shell Gas Station at Eureka and Wahrman. He noticed that they were cleaning it up a bit but, that has stopped and there is more dirt and debris piled up there.
- Ms. Maise replied that she notified the Building & Safety Department and that he should follow-up with Robert McCraight on the status.
- Mr. Frederick mentioned that Ms. Maise had brought up the truck fueling stations, fueling only and right next to DST there is a piece of property along Vining and the railroad tracks. It has limited access because of the overpass and he suggested that this would be an ideal location for this use. This is on the south side of I-94 next to industry, railroad tracks, the airport and freeway and no one should mind it there.
- Ms. Maise commented that the Airport Authority owns that property and she understands that DST has been looking at it but she was not sure of the status.
- Mr. Frederick stated that he drives past there every day and that because of the limited access, trucks in and out of there, it could work. They would be bottled into the property and be forced to turn out left towards the freeway and wouldn't interfere with traffic until it was clear to pull out. He suggested that if anyone is looking for property for that use that they should be pointed in that direction. There is a pipeline there as well and you can't place a building over that. It would take the load off of the trucks across the street and quite possibly the Inkster/Ecorse Road chaos.
- Ms. Maise commented that she would have to take a look at the ordinance because she believes that it is zoned M-2; General Industrial and the Planning Commission approved the truck fueling use in the M-1; Light Industrial District. She isn't sure if truck fueling is allowed in the M-2 but it could be looked at if someone is interested in putting that there.

10. Reports

A. Chairperson

- Chairperson Freitag wished everyone a safe and healthy, happy and fun Memorial Day. She reminded everyone to remember their veterans and that the holiday was started to recognize and honor the civil war soldiers.
- Chairperson Freitag suggested that everyone say a prayer for Melvin Zilka that he is alright.

B. City Planner

1. Planning Department Status Report

- Ms. Maise noted that there will be a meeting in June. She mentioned that there will be an amendment to the very restrictive PDA agreement for Metro Airport Center on the agenda that will allow for more flexibility on uses that come in and reoccupancies.
- Ms. Maise stated that M&K Truck Center will be on the agenda as well. They received their approval from the BZA last month on the front yard setback but the landscaping and building architecture, which was a concern of Planning Commission, was directed back to the commission.
- Mr. Glotfelty asked about the status of the Hamdan Gas Station.
- Ms. Maise replied that she believed that they are going through engineering.

11. Reports on Interest Designation

- Ms. Roscoe announced upcoming city events.

12. Communications – None.

13. Adjournment

Motion by Roscoe supported by McAnally to adjourn the meeting at 8:17 p.m. Roll Call Vote: Ayes – Roscoe, McAnally, Talon-Jemison, Frederick, Glotfelty, Paul & Freitag. Nays – None. Motion Carried.

A handwritten signature in black ink that reads "David Paul". The signature is written in a cursive style with a large, looped "P" and "l".

David Paul, Secretary
City of Romulus Planning Commission

cw