

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, OCTOBER 19, 2015**

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, David Paul, Michael Prybyla, Celeste Roscoe, Edna Talon-Jemison, Melvin Zilka & Cathy Freitag

Also in attendance: Carol Maise, City Planner

3. Motion by Glotfelty supported by Zilka to approve the agenda as presented. Roll Call Vote: Ayes – Glotfelty, Zilka, Paul, Frederick, Talon-Jemison, McAnally, Roscoe, Prybyla & 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, September 21, 2015.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
 - A. PC-2010-010/011; **Upscale Warehouse**, requesting a third 12-month extension of Planning Commission approval of the site plan for a bar/lounge located on a .44+-acre parcel on the northwest corner of Wayne Road and Vinewood. The subject property is located at 6492 Wayne Road. Parcel #82-80-020-02-0009303. Zoning: C-1, Local business District. (Action Required: Take action on request for third site plan extension)
 - B. PC-2015-022; **Interstate Truck Source**, requesting site plan approval for a 109-space truck storage lot and 21-space employee parking lot that are ancillary to the truck dealership and repair facility at 29085 Smith Road. Parcel #82-80-046-99-0008-000. Zoning: M-T, Industrial Transport District. (Action required: remove from table and action on site plan).
8. New Business
 - A. PC-2015-027; **Logos Logistics**, requesting site plan approval to construct a 105,000-sq. ft. warehouse, cross-docking and distribution facility; 11,820-sq. ft. maintenance building; diesel fuel pumps; 12 loading docks; and 75 trailer and 54 tractor parking spaces at 16500 Wahrman Road. Parcel #82-80-128-99-0011-000. Zoning – M-2, general Industrial District. (Action required: action on 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. Motion by McAnally supported by Roscoe to approve the minutes of the regular meeting of the Planning Commission held on Monday, September 21, 2015. Roll Call Vote: Ayes – McAnally, Roscoe, Prybyla, Zilka, Talon-Jemison, Frederick, Paul, Glotfelty & Freitag. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings.
7. Old Business
 - A. PC-2010-010/011; **Upscale Warehouse, 6492 Wayne Rd.** Requesting a third 12 month extension of Planning Commission approval of the site plan for a bar lounge located on a .44 acre parcel on the northwest corner of Wayne Rd. and Vinewood.

Mr. Vincent and Mrs. Carol Lewis of 39150 Nottingham Drive, Romulus, MI 48174 stepped forward as petitioner on behalf of Upscale Warehouse.

- Mrs. Lewis stated that her and her husband; Mr. Lewis have been trying to establish the \$400,000.00 they need to finance the project.
- Mrs. Lewis also stated that they have been denied from a few banks but, Community Alliance Credit Union is intrigued by their project and supplied a letter for her to present to the board.
- Mrs. Lewis commented that she and her husband; Mr. Lewis continue to stay optimistic about getting the finances needed for their project. They continue to pay their taxes, as well as keeping the lot maintained. They are 100% committed.
- Ms. Freitag stated they she feels the Lewis's are very diligent about getting this project off the ground.

Ms. Freitag asked the commissioners if they had any questions.

- Mr. Prybyla asked Mr. and Mrs. Lewis where Community Alliance Credit Union was located.
- Mrs. Lewis replied that it was located in Livonia, Michigan.
- Mr. Prybyla asked the Lewis's if they wanted to bond for the sidewalks in lieu of putting sidewalks in on the property.

- Mrs. Lewis explained that it was a misunderstanding. The sidewalks are included in the \$400,000.00 loan from the credit union.
- Mr. Prybyla explained that it was in the proposal to pay the Planning Commission “payment in lieu of construction of sidewalks prior to issuance of a building permit”. So, the money will be set aside until sidewalks are ready to be placed?
- Mrs. Lewis explained that her understanding was that once they get approval, the money will be set aside for the city to hold in escrow until sidewalks are ready to be put in, then the city would release the money to the Lewis’s for placement of sidewalks.
- Mr. Prybyla was satisfied with the answer he got from the Lewis’s.
- Mr. McAnally asked Ms. Maise what the status was on the house next door.
- Ms. Maise replied that she had tried to call Bob McCraight regarding that property and will follow up tomorrow. She also stated that sometimes there seems to be someone at the house when driving by but, other times it seems no one is there.
- Mrs. Lewis commented that it seems that although there is no power at that residence and it is zoned commercial it hasn’t stopped someone from moving in and painting the window sills.
- Mr. McAnally replied that it appears someone is making it livable.
- Ms. Freitag commented that she has driven by as well and seen a couple of men sitting around on the property and noticed a couple of bicycles outside.
- Ms. Talon-Jemison asked the Lewis’s the likelihood of their loan being approved, seeing this was their third extension request.
- Mrs. Lewis replied that she feels 90% confident that the loan request will go through because they went through a credit union as opposed to a bank; who seem to be more restrictive than credit unions for obtaining loans.
- Ms. Talon-Jemison asked what the Lewis’s plan to do if the loan is denied?
- Mrs. Lewis stated that she doesn’t want to give up on their dream. It is not a matter of their credit, it’s just a matter of one financial institution saying yes.
- Mr. and Mrs. Lewis explained that they want to stay right here in Romulus.
- Ms. Freitag asked the Lewis’s if their liquor license will expire soon.
- Mrs. Lewis replied that the liquor license is not expired, they renew every year.
- Mr. Paul explained to the Lewis’s that this is the last extension that the Planning Commission can grant, per city ordinance, only three extensions are permitted.
- Mrs. Lewis stated that she was not aware of that stipulation.
- Ms. Freitag commented that three times is a charm.
- Ms. Maise explained to the Lewis’s that it doesn’t mean that they cannot reapply. They would just have to go through the site plan approval again and follow current codes a year from today.
- Ms. Freitag commented to the Lewis’s that it appears the credit union seems excited to work with them to accomplish the loan and proceed.

Ms. Freitag asked if anyone had any further questions or comments

Motion by Zilka, supported by McAnally to approve a final 12 month site plan extension (expires 7/21/2016) for PC-2010-010/011; Upscale Warehouse, for a bar/lounge located on the northwest corner of Wayne Rd. /Vinewood.

Roll Call Vote: Ayes – Zilka, McAnally, Roscoe, Talon-Jemison, Frederick, Paul, Glotfelty & Freitag. Nays – Prybyla. Motion Carried.

- B. PC-2015-022; **Interstate Truck Source**, requesting site plan approval for 109 space truck storage lot and 21 space employee parking lot that are ancillary to the truck dealership and repair facility located at 29085 Smith Rd.

Motion by Zilka, supported by Prybyla to remove from the table Interstate Truck Source, from the Planning Commission meeting of September 21, 2015. Ayes – Zilka, Prybyla, Roscoe, McAnally, Talon-Jemison, Frederick, Paul, Glotfelty. Nays – None. Motion Carried.

Mr. Alan Cruz; design engineer of Hennessey Engineers; located at 13500 Reeck Rd., Southgate, MI stepped forward as petitioner on behalf of Interstate Truck Source.

- Ms. Freitag asked Mr. Cruz if he received a copy of the reviews for this project.
- Mr. Cruz replied that he had.
- Ms. Freitag commented that it appears that the major problem with the plans has been removed.
- Mr. Cruz replied yes and that they are ready to get approved.
- Ms. Freitag recalled that there was an issue with the neighbor adjacent to the proposed site.
- Mr. Cruz replied that any issues from the last meeting were resolved with the neighbor. The owner bought the adjacent property so there are no issues with setbacks and screening.
- Mr. Cruz also stated that he had met with Carol Maise; the City Planner, and Marcus McNamara from OHM at the last ARC meeting to go over the proposed project and worked out an agreement with stipulations.
- Mr. Cruz commented that Interstate Truck Source could have gone to another city but choose to be in Romulus. They are excited that more jobs will be created by the expansion.
- Mr. Cruz mentioned that Ms. Maise, Marcus, and the ARC Committee have explained and outlined all the requirements and procedures for the expansion of Interstate Truck Source and they are ready to get started.
- Ms. Freitag expressed how supportive the ARC Committee has been.

Ms. Freitag asked the commissioners if there were any further questions or comments

- Mr. McAnally asked Mr. Cruz if they were in agreement with the removal of the home from the property by said date and bond posting as part of the stipulations.
- Mr. Cruz replied that they were and he believed it was to be removed by July 1st, 2016.
- Mr. Paul asked Mr. Cruz if seeing how the house has a fence now, would they keep the fence at the back west end of the property.
- Mr. Cruz replied that they have a black vinyl fence proposed to replace the existing fence.
- Ms. Freitag commented that she believed the commissioners did not have any problems with any of the waivers for this project.

Motion by McAnally, supported by Glotfelty to approve site plan PC-2015-022; Interstate Truck Source at 29090 Smith Rd. and 29030 Smith Rd. subject to the following conditions:

1. Waivers to the following:

- a. *Section 8.04(b)(1)* to allow the detention pond to be located in the front setback.
- b. *Section 11.12(c)(7)* to waive the screening requirements along the side and rear lot lines.
- c. *Section 13.02(h)(2)* to waive the required truck parking landscaping.
- d. *Section 14.06(e)* to reduce the spacing between driveways on Smith from 245 feet to 148 feet.

2. A development agreement or other acceptable documentation stating that the truck storage and employee parking lots are ancillary uses to the truck dealership and repair facility located at 29085 Smith Road must be provided.
3. A land combination of 29090 Smith and 29030 Smith prior to issuance of any building permits.
4. Discontinuance of 29030 Smith as a residence effective April 30, 2016. All structures including the driveway must be removed and the site restored by July 1, 2016. A bond to assure such demolition and site restoration may be required by the Building and Safety Department.
5. Payment in lieu of construction of sidewalks in the amount of \$6,600 must be paid to the Planning Department prior to issuance of any building permits.
6. Barbed wire fencing (black vinyl coated) is permitted to enclose the truck storage lot.
7. A recorded quit claim must be submitted for the conveyance of 43 feet of right-of-way along Smith Road prior to issuance of any occupancy permits.

Ayes – McAnally, Glotfelty, Paul, Frederick, Talon-Jemison, Roscoe, Prybyla, Zilka & Freitag.
Nays – None. Motion Carried.

8. New Business

- A. PC-2015-027; **Logos Logistics**; requesting site plan approval to construct a 105,000 sq. ft. warehouse, cross dock and distribution facility; 11,820 sq. ft. maintenance building; diesel fuel pumps; 12 loading docks; and 75 trailer and 54 tractor parking spaces at 16500 Wahrman Road. Parcel #80-128-99-0011-000. Zoning – M-2, General Industrial District.

James Kim; owner of Logos Logistics, stepped forward as petitioner and distributed a detail sheet to the Planning Commissioners and Ms. Maise to explain his business and expansion of Logos Logistics.

- Mr. Kim stated that he started his company in Toledo, Ohio in 2008 and relocated to Taylor, Michigan in 2010. When Logos Logistics moved to Michigan he started with a 20,000 sq. ft. warehouse with 20 tractors, 25 trailers, 20 employees, and 30 drivers. In 2013 they extended their lease in Taylor and expanded their warehouse to 80,000 sq. ft. The trucking capacity rose to 60 tractors.
- Mr. Kim explained that his company has outgrown the property at the Taylor location and that he needs additional space for expansion. After looking at several options, they made the decision to move Logos Logistics headquarters to Romulus.
- Ms. Maise noted that Logos Logistics has a presentation to show the commissioners on the proposed site plan.
- Ms. Maise stated that her report to the commissioners was different than in the past. Before a recommendation could be made, direction on 7 items was needed and therefore a summary of the items has been included.
- Ms. Freitag asked Mr. Kim if he had a presentation that he would like to show the commissioners.

Mike Brock of Hennessey Engineers stepped forward as petitioner on behalf of Logos Logistics

- Mr. Brock stated that he had a video to show the commissioners of the proposed development and landscaping.
- Mr. Brock explained that the proposed site is on 27.36 acres on the northwest corner of Pennsylvania and Wahrman Road; bounded by Pennsylvania on the south side, Wahrman on the east side, and I-275 on the west side. There is a wooded area on the north side with regulated wetlands that Logos is staying out of but plan to keep as a buffer. A County drain runs along the western side of the property line that would be between the building, new vehicle parking lot and I-275. The drain runs south into Huron Township.
- Mr. Brock noted that they are proposing 2 buildings on the site; a 105,000 sq. ft. distribution building with office space and 11,800 sq. ft. maintenance building. Both buildings are setback at minimum 75 feet from the property line and right-of-way lines. They also have a proposed fueling center to be used for their own trucks (more details to be presented at a later date).
- Mr. Brock also explained that the proposed site would have parking for passenger vehicles, trucks and trailers for the daily activities. A temporary emergency access gravel drive will be on the south side of the building because there will be a second phase, this is Phase 1 of this project, if approved.
- Mr. Brock continued to explain that if Phase 1 is approved that a future project (Phase 2) will be added to the south of the building, between the building and the detention pond; a similar size building with a parking lot in the rear.
- Mr. Brock noted that the site plans given to the Planning Department shows the future plans as well. Once the future development was in place the emergency gravel access drive would be eliminated and replaced with a permanent asphalt drive that will continue around the building.
- Mr. Brock told the commission that the site drains into a sedimentation pond that drains into a detention basin that would slowly be released into the Carr drain at a reduced agricultural rate. The pond as shown, has the ability to handle both the proposed development and the future development. The sanitary sewer would be tied into the existing sanitary lines on Wahrman Road, as well as the water main. They would loop the water main lines on both sides during construction on Wahrman Road to the building for fire protection.
- Mr. Brock explained that the proposed site would have extensive landscaping on the Wahrman Road side, mainly for screening of the truck and trailers in the parking lot. The side facing I-275 would have lighter landscaping for visibility of the building.
- Mr. Brock stated that the renderings in the packet show a heavily treed area south of the proposed building that they plan to keep to screen the rear parking lot where the truck and trailers will be kept, as not to be seen from I-275.

Matthew Madden; architect at Gillette Associates, located at 32969 Hamilton Court, Farmington Hills, MI stepped forward and presented the commissioners with a materials board for the proposed project.

Mr. Brock presented a video of the proposed site showing how the building, parking lots and landscaping would look for Phase 1.

- Mr. Madden explained to the commissioners the architectural panel materials to be used for the front of the building, similar to the Bosch building on M-14 and the Mercedes Benz building located in Bloomfield Hills on I-275. The rest of the building would be banded masonry with glazing.
- Ms. Freitag wondered what the view would be from I-275 going south. Would the truck and trailer parking lot be seen?

- Mr. Brock explained that although there was a spot of open vegetation at the southwest corner of the building, the only thing that would be visible from I-275 is grass during Phase 1.
- Ms. Freitag questioned the why a waiver was being asked of the commissioners in regards to the landscaping on the south side of the proposed building.
- Mr. Brock explained that the only waiver being asked of was that of the building materials on the south side of the building. They were not looking to add masonry until Phase 2 because that side of the building will be demolished to accommodate the addition.
- Ms. Freitag explained that a waiver would only be granted with a date of Phase 2 to begin, otherwise the construction could go on and on.
- Mr. Kim stated that they could not give an exact date of construction on Phase 2 but, given the company's past history and contracts with outside vendors, the record shows positive growth and expansion of Logos Logistics.
- Ms. Freitag asked if they would be asking for a tax abatement for Logos Logistics.
- Mr. Kim explained that yes, they would seek a tax abatement.
- Ms. Maise stated that if seeking a tax abatement they would need to apply before construction begins.

Mr. Gregg Loichinger of CBRE, 2000 Town Center #500, Southfield, MI stepped forward on behalf of Mr. Kim and Logos Logistics.

- Mr. Loichinger explained that in order to start the process, and they have, a public hearing and vote will take place during the third week in November, 2015 will determine if the property will be deemed an Industrial District and eligible for a tax abatement.
- Mr. McAnally asked Mr. Loichinger why then are they pushing the site plan through when they have a lot of open issues that need to be sorted out with the ARC committee before coming to Planning Commission. He therefore would have a hard time doing anything but tabling this project at this point.
- Ms. Freitag asked Mr. Loichinger if they were looking for direction from the Planning Commission.
- Mr. Brock replied that they were hopeful to start construction in the spring of 2016 and they were looking for direction and approvals so that they may submit to Wayne County, State of Michigan and DEQ for permits and that the process is very lengthy.
- Mr. McAnally commented that there is no difference for projects to the Planning Commission for approvals.
- Mr. Kim stated that they would like to know where they stand as soon as possible because they would like to start construction in April.
- Mr. Brock noted that there were 9 contingencies on the ARC Committee and Planner's review that they would agree with and adhere to.
- Ms. Freitag stated that it was unusual to have a site plan with a lot of items that need to be reconciled before coming to Planning Commission. Given the conditions of the site plan contingencies, she would have a hard time giving her approval.
- Mr. Brock asked Ms. Freitag if it would help going over the waivers.
- Ms. Maise commented that the summary items starting on page 10 require more information so that the commissioners can make decisions. For example; the maintenance facility being near the driveway - how would the flow of trucks be addressed with incoming traffic?
- Mr. Kim stated that with a 100,000+ sq. ft. building, the average truck traffic would be 2.5 per hour on the trucking side for A point to B point movement. Approximately 30% of the trucks

will be moving out of the site between 6:00 to 8:00 am traveling interstate and will not be affecting direct traffic in and out of the facility.

- Ms. Maise asked Mr. Brock if he could show the entrance off of Wahrman Road pointing out the proximity to the maintenance facility doors and how it could help in conjunction with the volume of traffic.
- Marcus McNamara from OHM commented that one of the main concerns was the volume of traffic coming from the maintenance and repair facility and how it would affect traffic during peak morning hours.
- Mr. Kim stated that the repair facility was for the company trailers and that they have a monthly maintenance schedule that they adhere to.
- Mr. McNamara asked Mr. Kim if they could quantify that schedule in writing and give some clarification to the Planning Commission and ARC Committee.
- Mr. Brock stated that the vehicles that will be maintained are low volume and will be placed back onto the site and would not affect traffic.
- Mr. Glotfelty stated that he welcomes Logos Logistics to Romulus and he wishes them good luck but, that he does not like the metal siding being proposed on the face of the building. He also stated that he would not want to see Logos wait too long to expand the building and was hoping to see a better landscaping plan. Therefore, he wouldn't be ready to vote for an approval at this time.
- Mr. Paul commented that he would like to see the front of the building on Wahrman Road, not the rear.
- Mr. Zilka stated that his concern was of the pond draining into the Blakely drain. He wondered how much water the pond would hold from both buildings.
- Mr. Brock replied that the pond was designed for a 100-year storm event and for future development. Wayne County will ensure that the pond is capable for the proposed development. The pond is designed to outlet as a farm field.
- Mr. Zilka asked Mr. Brock if there was going to be any screening of the pond.
- Mr. Brock replied that there is currently a lot of thick vegetation that would remain to screen the pond.
- Mr. McAnally asked Mr. Brock why there were no curbs around the site.
- Mr. Brock stated that they have curbs around the site except on the south side where the expansion would be for Phase 2.
- Mr. McAnally explained to the petitioners that the Planning Commission has had many petitioners come before them and say they were going to do something, which they may or may not have done but, that they have standards and an ordinance that they need to adhere to.
- Mr. McAnally asked Ms. Maise if the petitioners made some changes, could they get it back to the Planning Commission next month.
- Ms. Maise replied that she believes if changes were made to the site plan it could come back the following month.
- Mr. Prybyla commented to the petitioners that he liked the project and felt their presentation was good but he would like to know his fellow commissioners are satisfied with the site plan before moving forward.
- Ms. Freitag stated that she liked the project as well and never likes to turn down new business so, hopefully in a month or so they can come to an agreement for an approval on this project.
- Mr. Frederick asked the petitioners if the berm could continue down to Pennsylvania on the Phase 2 side of construction even before Phase 2 was started because it would help address the visibility concerns going south. He also stated that the same consideration should be taken for the back side of the property as they did for the front facing I-275.

- Ms. Talon-Jemison stated that she was reiterating the concerns of the other commissioners. Looking at the company's history showing a 2-3 year gap in growth and proposed temporary contingencies could mean an eyesore for the residents of Romulus.
- Ms. Freitag concluded that the Planning Commission would like to see revised plans without contingencies.
- Ms. Maise confirmed that the Planning Commission would like more information on the summary items listed.
- Ms. Freitag added that the commissioners would like to see a building and site that they and Logos Logistics would be proud of.
- Mr. Paul stated they the Planning Commission needed more definite information.

Motion by McAnally supported by Glotfelty to table PC-2015-027; Logos Logistics. Ayes – McAnally, Glotfelty, Paul, Frederick, Talon-Jamison, Roscoe, Prybyla, Zilka and Freitag. Nays – None. Motion Carried.

9. PC-Cases involving Advice or Input from the Planning Commission

10. Reports

A. Chairperson

B. City Planner

- Ms. Maise stated that the Planning Department has been very busy and received several submittals in the past couple of weeks.
- Next month's meeting will have a proposal for Jimmy John's at the corner of Wayne and Goddard Roads.

11. Reports on Interest Designation –

- Ms. Roscoe announced that the Good fellow's applications can be picked up at city hall with a deadline on return of November 30th, 2015.
- Ms. Roscoe announced upcoming City events for the months of November.

12. Communications – None.

13. Adjournment

Motion by Prybyla supported by Zilka to adjourn the meeting at 8:25 p.m. Roll Call Vote: Ayes –Prybyla, Zilka, Roscoe, McAnally, Talon-Jemison, Frederick, Paul, Glotfelty & Freitag. Nays – None. Motion Carried.

cw


Michael Prybyla, Secretary
City of Romulus Planning Commission