

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, APRIL 20, 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; Timothy Keyes, Economic Development Director; Bobbie Marcell, Secretary.

3. Motion by Zilka supported by Glotfelty to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Glotfelty, 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, March 16, 2015.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2014-014; **Southern Gateway Rezoning**, a city-initiated request to rezone approximately 948 acres of property located between Eureka, I-275, Pennsylvania and west of Merriman from M-1, Light Industrial District to M-2, General Industrial District. (Action required: recommendation to City Council).
 - B. PC-2015-012; **Middlebelt/Goddard/Northline Road (East Airport) Area Rezoning**, a city-initiated request to rezone approximately 98 acres of property on the south side of Goddard between Middlebelt and Harrison and the north side of Northline between Middlebelt and Harrison from M-1, Light Industrial District to M-2, General Industrial District. (Action required: recommendation to City Council).
 - C. PC-2015-01; **Zoning Ordinance Text Amendments – Industrial Districts and Uses**, a city-initiated request to amend Article 8, Industrial Districts; Article 11, Use Standards; Article 14, Parking Requirements; Article 24, Definitions; and Appendix
7. Old Business
 - A. PC-2015-010; **Northfield Trucking**, requesting site plan approval for a 30,000-sq. ft. trucking facility and truck and trailer repair facility with 40 trailer storage spaces located on the north side of Northline Road between Middlebelt and Harrison Roads. Parcels #80-095-99-0026-000 and #80-095-99-0027-000. Zoning - M-1, Light Industrial District. (Action required: Remove from table and action on site plan.)

8. New Business

- A. PC-2015-014; **Lindi Transportation Truck Maintenance Shop**, requesting site plan approval for a 14,000-sq. ft. truck maintenance/repair facility on the south side of Ecorse Road west of Inkster Road. Parcel #80-045-99-0008-007. Zoning – M-T, Industrial Transportation. (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. Election of Secretary

13. Communications

14. Adjournment

4. Motion by Glotfelty supported by Roscoe to approve the minutes of the regular meeting of the Planning Commission held on Monday, March 16, 2015. Roll Call Vote: Ayes – Glotfelty, Roscoe, Zilka, McAnally, Talon-Jemison, Frederick, & Freitag. Abstain – Prybyla, Paul. Nays – None. Motion carried.

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

Ms. Freitag asked for any comments from the public, seeing no one, closed that portion of the meeting.

Ms. Freitag requested that the new business portion of the meeting be addressed prior to public hearings.

6. New Business

- A. PC-2015-014; **Lindi Transportation Truck Maintenance Shop**, requesting site plan approval for a 14,000-sq. ft. truck maintenance/repair facility on the south side of Ecorse Road west of Inkster Road. Parcel #80-045-99-0008-007. Zoning – M-T, Industrial Transportation. (Action required: action on site plan).

Ibri Shehu Owner and Chuck Habeger, Construction Manager, stepped forward as petitioners.

A presentation was made by Mr. Habeger on behalf of Lindi Tansport noting that the facility will provide maintenance, which will include oil and lube changes to their own over the road trucks. There will be no heavy equipment or maintenance on any motors or engines. There will be an

alignment machine. Mr. Shehu also explained that the site will not store any semi truck trailers in the facility.

- Ms. Freitag asked if he owns another trucking transportation company somewhere else.
- Mr. Shehu responded yes and that it is in Romulus.
- Ms. Freitag wanted to clarify if he will be using this facility as a headquarters and the truck trailers are stored somewhere else.
- Mr. Shehu responded yes.
- Ms. Maise questioned the building elevations. She commented that there was a change since the last submittal and clarification on the front elevation is needed. The previous plan had split face and she asked if it was now metal on the front.
- Mr. Habeger stated that it was architectural metal and split faced masonry on the bottom all the way around.
- Ms. Maise asked if that would meet the 50% brick minimum requirement.
- Mr. Habeger stated it would.

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

- Mr. Zilka asked whether the office was on the north or south side of the building.
- Mr. Habeger responded that it is on the north side of the building facing Ecorse.
- Ms. Freitag asked if you walk into the offices off of Ecorse Road.
- Mr. Habeger responded yes, right off of Ecorse.
- Mr. Zilka pointed out that on the plans it shows the office being in the back of the building which is the south side of the building.
- Mr. Habeger replied that if you flip the building elevations over it should still be on the front.
- Ms. Maise asked if they were referring to the building elevations being reversed.

There was discussion as to where it was on the plans.

- Mr. Zilka responded that it was on two pages.
- Ms. Maise noted the pages and explained that it could be changed and verified administratively and said it was a good catch by Mr. Zilka.
- Mr. Paul asked if the facility was strictly for trucks or if autos would be repaired as well.
- Mr. Shehu responded that it is strictly for trucks.
- Mr. Paul stated that it is referenced on the plans as an auto repair shop.
- Mr. Shehu said there will be no auto repair it will strictly be repair of their trucking fleet.
- Mr. Paul stated that he knows they will have sanitary sewer but asked if they knew where it would be coming in at.
- Mr. Habeger replied that they have a 120 foot bore under Ecorse Road on the north side.
- Mr. Paul asked if they also have the water coming across there.
- Mr. Habeger stated that they have to be separated, the water and the sewer.
- Mr. Paul noted that he did not see sanitary sewer noted on the plans and wanted to make sure they knew they would have to bore under Ecorse Road.
- Mr. Zilka asked if all the fill that had been dumped there had been removed.
- Mr. Shehu responded that it had not, no site work had been done.
- Mr. Glotfelty asked if they would have any onsite diesel fuel.
- Mr. Shehu responded no.

- Mr. Glotfelty questioned if they had any issue with putting the dumpster on concrete as they had noted.
- Mr. Habeger responded that they usually do, that they are asking for a cement enclosure around the dumpster.

Motion by Paul, supported by Prybyla to approve site plan for PC-2015-014; **Lindi Transportation Truck Maintenance Shop**, for a 14,000-sq. ft. truck maintenance/repair facility on the south side of Ecorse Road west of Inkster Road. Parcel #80-045-99-0008-007. Zoning – M-T, Industrial Transportation subject to the following:

1. Waiver to *Section 14.06(d)* for the spacing between the new driveway and Birchdale. If any modifications to the site plan are required as a result of the Wayne County driveway approval, a revised site plan in accordance with *Section 17.06* must be provided.
2. If the overhead doors are visible from Ecorse Road upon a site inspection once construction is complete, screening must be provided.
3. Submission of ten (10) sets of a complete revised site plan to be reviewed administratively addressing the following:
 - a. The base of the waste receptacle must contain reinforced concrete.
 - b. Revised building elevations are required.
 - c. Correct setback information must be included.
 - d. Reference to the waiver to *Section 14.06(d)* must be noted.

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

7. Public Hearings

Ms. Freitag reopened the public hearings portion of the meeting stating that all three items would be read and discussed together but voted on separately.

- A. PC-2014-014; **Southern Gateway Rezoning**, a city-initiated request to rezone approximately 948 acres of property located between Eureka, I-275, Pennsylvania and west of Merriman from M-1, Light Industrial District to M-2, General Industrial District. (Action required: recommendation to City Council).
- B. PC-2015-012; **Middlebelt/Goddard/Northline Road (East Airport) Area Rezoning**, a city-initiated request to rezone approximately 98 acres of property on the south side of Goddard between Middlebelt and Harrison and the north side of Northline between Middlebelt and Harrison from M-1, Light Industrial District to M-2, General Industrial District. (Action required: recommendation to City Council).
- C. PC-2015-001; **Zoning Ordinance Text Amendments – Industrial Districts and Uses**, a city-initiated request to amend Article 8, Industrial Districts; Article 11, Use Standards; Article 14, Parking Requirements; Article 24, Definitions; and Appendix

Ms. Maise acted as petitioner on behalf of the City.

- Ms. Maise commented that two separate areas are being considered for rezoning and the comments included in the packet regarding the proposals were provided by Brad Strader of LSL Planning. Steve Hitchcock, City Attorney provided the summary regarding the proposed text amendments.

Ms. Maise presented a PowerPoint presentation on all three items.

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

Ms. Freitag requested any person wishing to speak on this matter to come forward and seeing no one, Ms. Freitag closed the public comment portion of the meeting and opened the meeting to discussion by the commissioners.

- Mr. Paul confirmed that the Goddard Road and Middlebelt Road area was being changed from M-1 to M-2 and he noted that it is a small area and he wondered if any M-2 uses would fit in that area.
- Ms. Maise responded that area does contain smaller sites however they can be combined to accommodate larger scale uses. Ms. Maise noted that Mr. Paul has a good point that if the long narrow parcels on Middlebelt Road were combined, a larger use could be provided.
- Ms. Maise mentioned that the commission will be reviewing a site plan for a self-storage facility on a 4 to 5 acre parcel in the next month or so.
- Mr. Paul responded that on paper it seems very small.
- Ms. Maise stated it does appear small because the map is small.
- Mr. Prybyla clarified, in regards to the dealership and sales, do they need to have licensing to be a dealership.
- Ms. Maise responded they will now have to have a dealer license from the State of Michigan.
- Mr. Prybyla said that Ms. Maise had previously stated that M-1 was not supposed to be in the flight path.
- Ms. Maise responded that the Southern Gateway area is right in the flight path.
- Mr. Prybyla asked if M-1 can't be there, what can be there.
- Ms. Maise answered that M-2 would allow for more intense uses like an assembly plant for example. Uses that generate more noise and possibly less employees.
- Ms. Maise asked Tim Keyes what other types of uses have been requested.
- Mr. Keyes responded that the inquiries have been for automotive manufacturing including plastic injection molding. There's been larger box logistics opportunities that have looked there. There are businesses that don't mind being in the flight path because of the noise they make or the type of use. The city is hoping to market a piece of property that has been vacant for years.
- Mr. McAnally asked if two licenses would be needed before occupancy was issued for someone that repairs trucks or trailers and then sells them.
- Ms. Maise responded yes, the State of Michigan uses a form with check boxes for the different types of licenses and some establishments include more than one type.
- Mr. McAnally confirmed that the city makes sure that they are licensed.
- Ms. Maise noted that many communities do not allow for the mixed uses like the sale of parts from a repair facility. We don't want to drastically change our ordinance to be like others necessarily, but we thought we could get it under control by requiring the state licenses. That way there is some regulation.

- Mr. Glotfelty made note that in the use standard on page 9 there is reference to Class A roads and he stated that there are a lot of Class B roads, particularly Inkster between Goddard and Northline. He mentioned that it is more of an ordinance enforcement issue and those roads are falling apart as no one is there to maintain it.
- Ms. Maise responded that the roads are falling apart in part because of the amount of truck traffic on them. Truck traffic on our roads was a consideration when establishing standards for a zoning district and she noted that the requirement for access from a Class A road has been a condition of the ordinance for quite some time.
- Mr. Glotfelty replied that it has been a standard but no one applies it or issues anything about it.
- Ms. Maise clarified that perhaps it's more of an enforcement issue.
- Mr. Glotfelty responded yes, from Goddard Road all the way to Huron River Drive into the other community, it's Class B all the way south. It used to be posted for many years however the signs are now gone. He has spoken with Wayne County personally about no signs at Middlebelt and Goddard, and no signs have been put back up, but in other communities they have.
- Ms. Maise stated she'd have Mr. Keyes look into it.
- Mr. Glotfelty noted there are other communities in Wayne County that do have signs posted.
- Ms. Freitag questioned the landscaping provisions for screening and asked if instead of the Planning Commission having to approve a waiver to the wall requirements, could they approve a berm or a fence.
- Ms. Maise responded exactly. The requirement is they have to screen from the road and the applicant has first chance to show screening on the plans and if it is not enough, the commission will make the determination as to what needs to be added.
- Mr. Paul stated he knows there was a concrete crushing operation that was shut down by the City and asked if they had been in to the Planning Department.
- Ms. Maise answered that they had been in and they will go to the BZA in the middle of May for a temporary use permit while they are working on putting their special land use application together. Per the new ordinance, special land use approval is required.
- Mr. Paul asked if since they were shut down, can they still go to the BZA.
- Ms. Maise responded that they argued that they needed to operate since they had contracts and they had all their equipment onsite needing to operate.
- Mr. Paul stated that they should have thought about that before they had to be shut down.
- Ms. Freitag agreed and she feels that they shouldn't give him a temporary use permit.
- Ms. Maise replied they have not been granted the temporary use yet and it is not known if conditions can be met. The city has dealt with crushing projects before, on a temporary use basis, like the one for the airport over on Vining Road.
- Mr. Paul noted that the project on Vining kept a very clean site.
- Ms. Maise agreed.
- The commission continued with a brief discussion about temporary use permits and their expirations not being followed up on.

Ms. Freitag closed the comment portion of the meeting and requested a motion to recommend to City Council.

Motion by Zilka, supported by Paul to recommend to the Romulus City Council for approval:

PC-2014-014; **Southern Gateway Rezoning**, a city-initiated request to rezone approximately 948 acres of property located between Eureka, I-275, Pennsylvania and west of Merriman from M-1, Light Industrial District to M-2, General Industrial District.

PC-2015-012; **Middlebelt/Goddard/Northline Road (East Airport) Area Rezoning**, a city-initiated request to rezone approximately 98 acres of property on the south side of Goddard between Middlebelt and Harrison and the north side of Northline between Middlebelt and Harrison from M-1, Light Industrial District to M-2, General Industrial District.

PC-2015-001; **Zoning Ordinance Text Amendments – Industrial Districts and Uses**, a city-initiated request to amend Article 8, Industrial Districts; Article 11, Use Standards; Article 24, Definitions; and Appendix

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

8. Old Business

- A. PC-2015-010; **Northfield Trucking**, requesting site plan approval for a 30,000-sq. ft. trucking facility and truck and trailer repair facility with 40 trailer storage spaces located on the north side of Northline Road between Middlebelt and Harrison Roads. Parcels #80-095-99-0026-000 and #80-095-99-0027-000. Zoning - M-1, Light Industrial District.

Motion by Zilka, supported by McAnally to remove PC-2015-010; Northfield Trucking from the table; tabled at the March 16th, 2015 meeting.

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

Leigh Ann Frederick, Owner of Northfield Trucking Company and Exclusive Truck and Trailer Repair, Michael Rea, Project Architect, stepped forward as petitioners.

- Ms. Maise reported that the applicant would be summarizing their comments but she wanted to point out to the commission that this site plan for a proposed trucking company would be an example of a project meeting the standards of the new proposed M-2 district ordinance.
- Mr. Rea explained that they addressed the engineering concerns; they specified water and sewer on plans, added required hydrants, raised the site elevation and addressed the discussion regarding wetlands and the drive width on the west side of the site. They increased, cleaned up and revised the trailer and storage area on the north side of that site. Initially 30 trailers were indicated but the plans were cleaned up and they made it more efficient and were able to add 10 spaces for trailers there. A small area was also included for outdoor storage of miscellaneous items. This is all within the new standard of 150% which would be 45,000 sq. ft. for outdoor storage. The landscaping islands were all revised and widened to a minimum of 10 feet. The wetlands 25-foot variance setback has been requested. The oil/water separator was clearly identified on the site plan.

Ms. Freitag closed the public comment portion and opened the meeting to discussion by the board members.

- Mr. Paul asked if he had heard of the water separator from Mr. McNamara (city engineer).
- Mr. Rea responded no, Mr. Glotfelty had explained that it was not clearly indicated on the plans.
- Mr. Glotfelty thanked the applicant for adding it to the plans.
- Mr. Paul questioned a ramp indicated on the plans and whether it ties into anything.
- Mr. Rea answered that he believes it should tie into the entire system.

- Mr. Paul stated that he is just concerned about keeping it clean, that it is such a big sewer and since it is a big truck well and if not kept clean it will back up. It is just a matter of keeping the leaves off of it in the fall.
- Mr. Frederick mentioned that on the previous plans there was a mezzanine above the office space, and on the current plans there is a stairwell but no mezzanine.
- Mr. Rea responded that the mezzanine is still there and clarified that it was not included stating that it should be indicated, and it must have been an oversight because the mezzanine is still there.
- Mr. Frederick inquired if there is a 3-foot, 4-inch stairway leading upstairs, and the mezzanine is 3,000 sq. ft. what is going to keep up there that fits up such a small stairway.
- Ms. Frederick responded in the past in their facilities they may keep some parts and some supplies but nothing of any weight. It has to be carried up and something of heavy wouldn't be safe or effective. They may store some truck parts, supplies on hand.
- Mr. Frederick asked but there will be people working below it.
- Ms. Frederick responded yes, that is correct.
- Mr. Frederick asked if there is a load limit.
- Mr. Rea responded yes, the building is engineered from a structural engineer and all of those calculations will be submitted to the City.
- Mr. Frederick questioned the front elevation showing the building to be two stories, with windows in the front and asked if those would be looking onto the mezzanine.
- Mr. Rea responded correct, on the second story.
- Ms. Frederick added that they are primarily for light, to get natural light through the building.
- Mr. Frederick noted that on the last plans there was no divider wall and now this plan shows a divider wall. He asked where did the wall come from and why since the wall was not in last month's submittal.
- Ms. Frederick explained that the wall will be used to separate the painting area from the rest of the diesel repair shop. The wall will help to keep diesel debris and grime out of the paint area, to keep things clean. Anytime when paint is used, it is cleaner to separate the two.
- Mr. Paul asked if her drivers spend the night on site.
- Ms. Frederick responded not typically, no. The drivers that typically live in this area go home every night but they do have drivers that go out over the road that stay out over night for consecutive days or weeks.

Ms. Freitag closed the comment portion of the meeting and requested a motion to be made.

Motion by McAnally, supported by Roscoe; to approve PC-2015-010; **Northfield Trucking**, requesting site plan approval for a 30,000-sq. ft. trucking facility and truck and trailer repair facility with 40 trailer storage spaces located on the north side of Northline Road between Middlebelt and Harrison Roads. Parcels #80-095-99-0026-000 and #80-095-99-0027-000. Zoning - M-1, Light Industrial District. Subject to the following:

1. Approval of the Zoning Ordinance text and map amendments by the City Council.
2. A variance to the 25-foot natural features setback for the wetlands along the west side of the property.
3. Payment in lieu of construction of sidewalk in the amount of \$1,250.00 to be paid prior to issuance of any building permits.
4. Waivers to the following:

- a. Section 11.17(b)(3) to waive the screen wall requirement based on the surrounding industrial land uses and existing vegetation. This is conditioned upon all truck and trailer storage being located behind the building only.
 - b. Section 14.02(b)(2) to waive the requirement for 10-inch curbs per the city engineer.
5. Submittal of the landscape plan (Sheet LS-1) to be reviewed administratively and to include the required eight (8) truck/trailer parking lot trees and existing tree information.
- Mr. Paul added that he believes they have read the new ordinance and they must keep this place clean, not jammed up and they are bound by that now. He noted that he had read the minutes from the last meeting and there was some concern regarding the condition of the existing site and amount of trailers storage and he just doesn't want that to happen in Romulus.
 - Ms. Frederick responded that the site they are in now was left with a lot that was already there and that was never cleaned when they moved into the facility and this is why they are moving.

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

9. PC Cases Involving Advice or Input from the Planning Commission – None.

10. Reports

A. Chairperson

- Ms. Freitag commented on the property located next to Northfield Trucking on Northline that is basically a residence running a trucking company without the proper approval and the location looks like a pit. This brings up another question as to how many properties we have in the city in which residents have opened up a business.
- Ms. Maise responded probably several.
- Ms. Freitag commented that the trucking company next door to Northfield that looks like a junk yard.
- Ms. Maise explained that city records describe the property as residential and that the Building Department has been notified of the unauthorized use.
- Ms. Freitag added that the perception out there is come to Romulus because you can get away with a lot.
- Mr. Keyes responded there are more than there should be and he knows the new Police Chief, Jadie Settles, through ordinance enforcement has been meeting with the Building Department and they're trying to put together a program in which to start addressing this in a systematic fashion to start dealing with these issues because it is important. The appearance off the road of some of these structures is just not pleasant.
- Ms Freitag stated that the city is trying to improve our image to improve the perception that people have.
- Mr. Keyes added it was one of the biggest issues in the visioning process.
- Mr. Paul noted that some of the ones we have approved have turned into junk yards.
- Ms. Freitag commented that she feels bad that we've done so much in the last few years with this that its really putting a big strain on the Building Department.

- Mr. Keyes replied that the reality is these places of business have to maintain themselves in an acceptable manner; this is very high on the Mayor's priority list. This came through loud and clear in the visioning and is something that we have to address.
- Ms. Freitag added there is so much going on basically it gets to a point where you are going out putting out fires.
- Mr. Keyes responded it is hard to market yourself when you have structures looking the way they do.
- Ms. Freitag agreed and added that is why she is hesitant about temporary certificates of occupancy. Unless we're going to follow through and make sure they get all their stuff, give them a time frame, and you're shut down if you don't have it done.
- Ms. Maise informed the Commission that an unauthorized concrete crushing operation has been shut down.
- Ms. Freitag asked if they had a C of O.
- Ms. Maise responded no.
- Ms. Freitag questioned if the city even knew they were there.
- Ms. Maise responded yes, as there have been complaints. Actually, Lindi Transportation who was at the meeting earlier, is surrounded by them and he along with other residents informed the city. The other is Aero Realty. Mr. McCraight has been working on it.
- Mr. Paul responded it's only been a year and a half.
- Ms. Maise noted that they're making some progress and they're pulling some permits.
- Ms. Freitag responded when she went by there it looks like they've cleaned the yard up.
- Ms. Maise commented that they are getting ready to pave and finish that off.
- Ms. Freitag mentioned that a lot of people have approached her about the property at Northline and Huron River Drive. They have all the windows blacked out, and they no longer have a front door; it is boarded up and painted black. The windows upstairs have black film on them so you can't see inside, and she expressed concern about a medical marijuana operation.
- Ms. Maise answered that they have pulled permits and she has talked to Mr. McCraight about it and he is following up.
- Mr. Prybyla clarified it used to be a hardware and then the old archery shop.
- Ms. Freitag confirmed yes, the old archery facility.
- Mr. Prybyla stated that he knew it had been painted but didn't realize about the windows.
- Ms. Freitag responded the windows are all black, where the doorway was, they blocked that off and they have plywood there painted black. She asked also, with door as it is, how are they getting in and out of the building from a fire standpoint.
- Mr. Paul stated you have to have at least two (2) or three (3) egresses in a building that size and they don't have that.
- Ms. Freitag stated all she ever sees is the door that goes upstairs.
- Mr. Frederick noted that they get in through the back corner, it would be the south east corner of the building behind the chain link fence.
- Mr. Paul stated they have cars in the back maybe trucks or something.
- Ms. Freitag asked if two entrances and exits are required.
- Mr. Frederick responded you have to think of the Fire Department, if there were an incident there.
- Ms. Freitag said if they have a license to be a caregiver or what not, she doesn't think those are allowed since there is an ordinance against that.

- Ms. Maise responded they are allowed those in residential areas only and that property is not zoned residential. If someone is living there they are living there illegally because it is not zoned residential.
- Ms. Freitag stated when she went by tonight there was a truck and a car parked in the back area and there was a truck out front and last week there was an electrician out there.
- Ms. Maise stated they have pulled an electrical and mechanical permit so those may be contractors working and may be likely what is going on.
- Mr. Paul asked if they are changing use, wouldn't they have to come to the Planning Department.
- Ms. Maise stated yes but at this point we don't know what the proposed use is.
- Ms. Freitag added they have no C of O.
- Ms. Maise responded they just pulled permits to do electrical and mechanical work.
- Ms. Freitag added they just bought the property.
- Mr. Paul replied with it changing use, but that building hasn't been used for a while it would have to have planning commission approval.
- Ms. Maise concurred, but only if the use is different and more intense from what it was before.
- Ms. Freitag responded she would think that it is different and it is an eye sore.
- Ms. Maise noted that she will speak with Mr. McCraight about it in the morning.
- Mr. Zilka added that he believes a lot of this goes on on the weekends when no one is working in the city, he wondered if it has ever been considered to have someone work on Saturday with another day of the week being their off day.
- Ms. Maise responded that he had a really good point and she is on the code enforcement committee which includes the Clerk, Building Department as well as Police Department along with several other departments represented. One of the things that was talked about is that things do happen on the weekends and when Police Officers are out and about and they do see something to report, what is the procedure for follow up on those issues and that is something that is being worked on.
- Ms. Freitag responded one person can't drive through the city and note everything that's going on.
- Mr. Zilka agreed.
- Mr. Frederick added that the major concern is the Fire Department if they were called out for an incident.
- Ms. Freitag responded that the main concern is that they are operating illegally probably and the second concern is the fire.

B. City Planner

- Ms. Maise reviewed her report and explained the strip mall at Eureka and Inkster is going to be doing their façade renovations.
- Ms. Freitag clarified that they had a fire there a few years ago.
- Mr. Zilka added that it has been sitting there for quite a while.
- Ms. Maise stated that the board wouldn't see it since it's only a façade renovation. There is the temporary use coming to BZA for the concrete crushing operation. Northfield trucking will be going to BZA May 6, 2015. There is likely a meeting in May which could include more ordinances and the Master Plan update.

- Ms. Maise also commented that she had received a message from Ms. McNeil, she wanted to attend the meeting but was not feeling up to it.
- The commissioners sent their best wishes to Ms. McNeil.
- Mr. Prybyla asked if they were going to rehab the whole strip mall or just Top Shelf.
- Ms. Maise responded the whole façade of the strip mall will be redone.
- Mr. Keyes noted that the property may have at one time been on the demolition list, if it hadn't been it had been talked about. The owner, who is a relatively new owner bought the building from foreclosure and had come to the City roughly about thirty (30) days ago. His intent is to rehab the entire building and make it suitable for retail again.
- Ms. Freitag commented on the stores that used to be there and that there is nothing now.
- Mr. McAnally commented that the Wick and Wayne Rd. gas station is doing a very good job of fixing up their place.
- Ms. Freitag responded that it is a very nice place.
- Mr. McAnally added that the screening up on the roof is much better now.
- Ms. Maise stated that Mr. McCraight worked with them on that.
- Ms. Freitag asked how the mall was coming
- Mr. Keyes responded that it is moving forward, their construction team is actually coming in town to meet with the Building and Fire departments to go over their preliminary construction drawings their hope is to submit by early June. They are hoping we can give them permit approval for the end of June to begin construction July.
- Ms. Freitag clarified that they were hoping to get a shovel in the ground by July.
- Mr. Keyes responded yes, they are.

11. Reports on Interest Designation –

- Ms. Roscoe announced upcoming City events for the month of May.
- Ms. Freitag announced an upcoming fundraising event for Ms. McNeil.

12. Election of Secretary

- Ms. Freitag stated that when Mr. Prybyla was not at the meeting he was elected to Secretary of the Planning Commission.
- Ms. Maise responded that it will give him the chance to accept it publicly.
- Mr. Prybyla accepted the position and thanked the board members for their consideration.

13. Communications –

- Mr. Prybyla asked Mr. Keyes, last January he understood that there was someone coming in to take over the Market Downtown and here it is April and it is still unoccupied. He questioned whether it is a dead issue or is their potential.
- Mr. Keyes answered that it is not a dead issue; the gentleman who did buy it from the bank is actually in the process of selling it to another party who is going to come in and open up the store. He has been in contact with the third party whose intention is to use the summertime to rehab the facility and open the market after the construction of Goddard Road is finished. He hopes to open in September.

14. Adjournment

Motion by Prybyla supported by McAnally to adjourn the meeting at 8:20 p.m. Roll Call Vote: Ayes – Prybyla, McAnally, Talon-Jemison, Frederick, Paul, Glotfelty, Roscoe, Zilka & Freitag. Nays – None. Motion Carried.

A handwritten signature in black ink, appearing to read "Michael Prybyla", written over a horizontal line.

Michael Prybyla, Secretary
City of Romulus Planning Commission