

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, DECEMBER 15, 2014**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Daniel McAnally, David Paul, Michael Prybyla, Celeste Roscoe, Melvin Zilka Mike Glotfelty, and Cathy Freitag.
Excused: Diane Banks Lambert
Unexcused: Byron Butler

Also in attendance: Carol Maise, City Planner
3. Motion by Zilka supported by McAnally to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, McAnally, Prybyla, Paul, Glotfelty, Roscoe, and Freitag. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of the minutes of the regular meeting of the Planning Commission held on Monday, November 17, 2014.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2014-018/PARC-2014-014; Great Lakes Tire LLC, 30003 VanBorn, requesting Special Land Use approval for a proposed tire retreading facility greater than 80,000 square feet located on the south side of VanBorn Road between Middlebelt and Merriman Roads. Parcel # 82-80-005-01-1007-002. Zoning: M-1, Light Industrial District. (Action required: Recommendation on SLU to City Council and action on site (sketch) plan).
7. Old Business
 - A. PC-2013-012/013; Jimmy John's, requesting an extension to the site plan approval granted on July 15, 2013. Property is located at 29387 Airport Dr. Parcel # 82-80-050-02-0017-302, Zoning: C-2, General Business District. (Action required: Action on request to approve a 1-year site plan extension.)
8. New Business
 - A. PC-2014-021; Preserves of Romulus, requesting a PDA amendment for a material modification for 67 lots located on Ecorse Road between Wayne Road and Henry Ruff. Zoning: RC/PDA – Regional Center – Planned Development Area. (Action required: Determination on material modification.)
 - B. Envision Romulus. (Action required: Draft document for review at City Council Study Session January 5, 2015 6:00 – 7:30 pm.)
 - C. 2015 Planning Commission Regular Meeting Dates. (Action required: Review dates and make a motion.)

9. Cases Involving Advice or Input from the Planning Commission
10. Reports
 - A. Chairperson
 - B. City Planner
 1. Planning Department Status Report
 2. Planning and Zoning Training Workshops
11. Reports on Interest Designation
12. Communications
13. Adjournment
4. Motion by Prybyla supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Monday, November 17, 2014. Roll Call Vote: Ayes – Prybyla, McAnally, Roscoe, Zilka, Paul, and Freitag. Nays – None. Abstain – Glotfelty. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings
 - A. PC-2014-018/PARC-2014-014; Great Lakes Tire LLC, 30003 VanBorn, requesting Special Land Use approval for a proposed tire retreading facility greater than 80,000 square feet located on the south side of VanBorn Road between Middlebelt and Merriman Roads. Parcel # 82-80-005-01-1007-002. Zoning: M-1, Light Industrial District. (Action required: Recommendation on SLU to City Council and action on site (sketch) plan).

Alex Conlan, Great Lakes Tire LLC came forward representing the petitioner.

- Mr. Conlan presented a PowerPoint presentation on the proposed tire retreading facility.

Chairperson Freitag opened the public hearing up to comments from the public and asked if anyone wished to speak on this matter. No one came forward.

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

- Ms. Freitag questioned if the equipment shown in the PowerPoint presentation would be at the Romulus facility. Ms. Freitag stated the equipment is not listed on the paperwork provided.
- Mr. Patti, Crown Enterprises, property owner, stated during the process Carol Maise, Robert McCraight and Dave Allison requested him to provide only the list of the main primary equipment.
- Mr. Prybyla questioned if the facility would have trucks bringing in the tires from other places.
- Mr. Conlan stated yes, the facility would bring in tires from all over the United States.
- Mr. Prybyla stated there will be a certain percentage that will not meet standards and asked how will those tires be disposed of.

- Mr. Conlan answered they would be put in the recycler, the tires will be chopped up, the metal will be recycled and the rubber will be burned as fuel. When tire particles are burned as fuel; the bonding compound is recycled back into new tires.
- Mr. Prybyla asked if the facility would burn the tires there.
- Mr. Conlan stated no they would be sent out to other plants that run off of rubber dried fuel.
- Mr. Paul questioned what the difference between retread and remanufacturing is.
- Mr. Conlan replied that they are both remanufacturing; there are two (2) types of remanufacturing, the traditional name is retreading. He doesn't like the word retreading.
- Mr. Paul stated on the plans it indicates they will have a dust collector.
- Mr. Conlan responded yes, they will have pumps to pump the rubber dust into a trailer to haul off as fuel.
- Mr. Paul stated the plan does not reflect that on the drawing and something like this usually would be shown on the plan.
- Mr. Conlan noted that on the original set of plans it had shown that the dust would go into bags however they determined that the facility would be retreading too many tires to do the bag system so the dust would be pumped into a trailer and hauled off every two (2) weeks.
- Mr. Paul questioned if it would go straight into a trailer.
- Mr. Conlan stated yes, it would go straight into a trailer.
- Mr. Paul noted that the existing shop is 126,000 square feet and he questioned what would the adjacent floor area be used for since the plan shows 50,000 – 60,000 square footage being used.
- Mr. Conlan replied that there is floor space set aside in the retread plant for tire storage including new tires that are purchased, tires coming in and final product going out. They also will store new trailers they buy on the trucking company side. During certain times of the year customers buy more trailers. Say for instance a guy buys 1,000 trailers a year; the inventory of finished product will swell up as the order is being completed and flood out once the order is sent out based on the order.
- Mr. Paul stated that most of the building will be in use.
- Mr. Conlan mentioned that it will fluctuate, since it's a bigger building than needed.
- Mr. Paul questioned if there would be odor or smoke coming out of the building.
- Mr. Conlan replied there will be no smell of tires or smoke. The boilers burn natural gas to heat up water.
- Mr. Paul reiterated that there would be no burning of tires.
- Mr. Conlan answered no, there will be no burning of tires. He also stated the buffer uses the water jet to avoid scorching the casing and if you smelled any burnt rubber he would be destroying his product and that would be trouble.
- Mr. Paul questioned the outside maintenance of the building, and in particular the gate openers; two (2) or three (3) of the electrical boxes are open.
- Mr. Onifer of Crown Enterprises, owner of the property, had a Certificate of Occupancy inspection done and it generated a lengthy list of items and there have completed around 80% of those items.
- Mr. Paul questioned the electrical boxes being open on the gate openers. He asked if those had power and why they are there.
- Mr. Onifer answered that he could not answer that but believes it is part of the maintenance program to the property. He also stated there is no intent to use the gate operators and they would be removed.
- Mr. Patti stated they had acquired the property in September and that it had been vacant for quite some time. There had been a half million dollars worth of vandalism that had occurred and that a police report had to be made. He also noted that they are working to resolve the outstandings issues.
- Mr. McAnally questioned Carol Maise, City Planner if she was aware of where the trailer would be located for the dust collection.
- Ms. Maise referenced the recommendation in her site plan review report, number three (3) which talks about the proposed dust collection equipment needing to be shown on the site plan. They were not aware of the trailer on the site and that would need to be shown on the site plan as well.

- Mr. Onifer stated it is on the floor plan, on the west side of the building that is dust collection equipment.
- Ms. Maise noted that if equipment is going to be visible from Van Born, they would want landscaping and screening in the front greenbelt. Based on the nature of what they are proposing they do not have to come into full compliance with landscaping however if there is a need to mitigate any impacts, that can be handled administratively.
- Mr. Onifer said the appearance would just be one of the 15 horse power motors.
- Mr. McAnally stated his concern regarding fire lane access.
- Mr. Onifer assured the Commission that it would be addressed on the revised site plan but the location for the trailers has been looked at and they can get the 20 foot fire lane by-pass lane with the trailer on a pad.
- Mr. Paul stated he would like to see landscaping because the site is all concrete and that would soften the parking area.
- Ms. Maise suggested they could add that to the motion; a greenbelt be provided.
- Ms. Freitag stated that can be added to the motion as part of the Special Land Use.
- Mr. Glotfelty questioned if there would be truck repair or truck service done on the site.
- Mr. Conlan stated there would be no truck repair or changing of tires. Tires will be coming in to be mounted but there would not be trucks coming in to have things mounted onto them.
- Mr. Glotfelty asked about distribution of the finished product to a local vendor.
- Mr. Conlan replied that Central Transport, a sister company, would be hauling the product.
- Mr. Glotfelty inquired if he would be doing anything else with agriculture and construction.
- Mr. Conlan answered no but if the city needed a tire repaired he would be happy to help out.
- Mr. McAnally asked if the rubber mixture compound that bonds to the tires is delivered in bulk and would they be doing any mixing or compounding on site.
- Mr. Conlan replied that's right, no mixing in the facility as it is bought in premixed.
- Mr. Zilka questioned if he would see any of his product lying on the side of the road.
- Mr. Conlan said they all make mistakes but he is a proud guy and he will be very disappointed if that happens.
- Mr. Freitag stated that in most cases the tires you see along the highway are new tires not retreads.
- Mr. Conlan added that this is for the most part caused by people that don't take the time to get the rust out. He stated the skive machine cleans the rust out of the layers.
- Ms. Freitag questioned if the facility would be strictly wholesale and will he be supplying to local truck companies.
- Mr. Conlan stated he is not a storefront man and he will supply to trucking companies only.
- Ms. Freitag asked how many trucks will be in and out of there in a week and how many tires in a week.
- Mr. Conlan answered about four (4) trucks in a week with about 1500 tires. He can remanufacture 250-300 tires a day if he wants to work hard.
- Ms. Freitag asked about hot capping verses cold capping; you need a hot cap mold for every tread design you want, and would it just be his tread design that would be remanufactured there.
- Mr. Conlan replied that is correct.
- Ms. Freitag asked about tread design and if he will apply the rubber.
- Mr. Conlan noted he applies the rubber to the tread before it goes in there. Trailer molds are switched out and he will also make tractor treads.
- Ms. Freitag questioned how many trailers on site are stored.
- Mr. Conlan stated less than what the zoning allows for.
- Ms. Freitag asked if those trailers will have something in them.
- Mr. Conlan replied that some of them will have tires that are waiting to be unloaded and he views the tires as a commodity and they don't want to take the chance of them being stolen.

- Ms. Roscoe asked if training would be offered to new hires or would people who already know the job be hired.
- Mr. Conlan replied he prefers to train each new hire because he doesn't want any bad habits.
- Mr. Paul asked what the trailers that are now on site doing.
- Mr. Conlan answered that the trailers brought in some equipment and he has unloaded the equipment.
- Mr. Paul asked if they are doing any manufacturing right now.
- Mr. Conlan stated no they are not; they are working on getting the building up to code.
- Ms. Freitag questioned if he would be a permanent fixture there or is he there to get the operations up and running.
- Mr. Conlan stated he will be there from time to time; he will not be too far from the operations.
- Mr. Glotfelty asked if he had a switcher tractor on site.
- Mr. Conlan responded he may have one truck there to do that.
- Mr. Glotfelty asked if he would have on-site fuel storage.
- Mr. Conlan replied no on-site fuel storage.

Motion by Prybyla supported by Zilka to recommend to the Romulus City Council special land use approval for a manufacturing facility greater than 80,000 sq. ft., PC-2014-018, Great Lakes Tire at 30003 Van Born based upon the finding that the proposed tire remanufacturing facility can be consistent with the Master Plan, compliant with the standards of the Zoning Ordinance, and compatible with adjacent land uses; and the proposed use will not negatively impact the environment, traffic or public services.

This approval is subject to the following:

1. Waivers to Section 11.10(a) to waive the requirements for 10-inch curbs and increased setbacks, and to waive the requirement for full compliance with landscaping requirements since the property is already improved; and
2. Administrative approval of a revised site plan.

Discussion: Ms. Maise recommended that the language to waive full compliance with the landscape requirements be changed to reflect the condition of including landscaping in the front greenbelt. Mr. Onifer questioned if the requirement for one and one-half the amount of plant material required had to be provided. Ms. Maise responded that not necessarily as long as the intent of the condition was met. She noted that this would be determined during the administrative review of a landscape plan.

The approval is therefore subject to the following:

1. Waivers to Section 11.10(a) to waive the requirements for 10-inch curbs and increased setbacks, and to waive the requirement for full compliance with landscaping requirements since the property is already improved;
2. A landscape greenbelt shall be provided to screen the front yard pavement and equipment and trailers along the west side of the building as determined during administrative review of the landscape plan; and
3. Administrative approval of a revised site plan.

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

Motion by McAnally supported by Glotfelty to approve the site plan for PARC-2014-014; Great Lakes Tire at 30003 Van Born subject to:

1. Special land use approval by the City Council;
2. Installation of a sidewalk along Van Born Road; and

3. Eleven (11) copies of a revised site plan to be submitted to the Planning Department and reviewed administratively addressing the following:
 - a. Parking space and aisle dimensions must be illustrated to verify compliance with ordinance standards.
 - b. The proposed trailers and dust collection equipment must be shown on the site plan. Elevations and dimensions of the equipment must be provided and landscape screening will be determined during administrative review.

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

7. Old Business – None.

- A. PC-2013-012-013; **Jimmy John's**, requesting an extension to the site plan approval granted on July 15, 2013. Property is located at 29387 Airport Dr. Parcel #82-80-050-02-017-302, Zoning: C-2, General Business District. (Action required: Action on request to approve a 1-year site plan extension.)

Andy Chamberlain came forward as the petitioner

- Ms. Freitag questioned whether extension length would be one (1) year or eighteen (18) months.
- Ms. Maise clarifies, one (1) year, eighteen (18) months when first approved.
- Ms. Freitag asked if held up by floodplain
- Mr. Chamberlain responded no, they had interest from different food operations, but need a second tenant to develop. Cannot move forward without signed commitment.

Motion by Zilka, supported by Roscoe to extend for one (1) year, PC-2013-012/013; Jimmy John's

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

Discussion: Ms. Freitag mentions extension date expiring December of 2015, while Ms. Maise confirms Mr. Chamberlain is actually a month early with his request and actual expiration date would fall in January of 2016. Ms. Roscoe comments most people wait until the last minute to ask for an extension. She appreciates his early response to the expiration date and commends him. He gives credit to Ms. Maise.

8. New Business –

- A. PC-2014-021; **Preserves of Romulus**, requesting a PDA amendment for a material modification for 67 lots located on Ecorse Road between Wayne Road and Henry Ruff. Zoning: RC/PDA – Regional Center – Planned Development Area. (Action required: Determination on material modification.)

- Ms. Maise explains that though this item is under new business, it is actually an old site plan.
- Ms. Freitag agrees that it is an old site plan though he has new business
- Ms. Maise further explained the item being a part of a PDA, a plan development concept. There was a PDA agreement which went along with the site plan for which they are proposing per that agreement a material modification to the board as part of that agreement. Knowing the material modifications were under the board's authority, they provided a thorough packet detailing their intentions as part of the PDA process.

Rino Soave, Infinity Homes, 42400 Grand River Suite 112 Novi, Michigan 48375 came forward as petitioner

- Mr. Soave presented his company as a diversified real estate company. The majority of their business is the building and development of single and multi-family residential units. His company has built over six hundred (600) homes in southeastern Michigan. A majority of their residential business is focused toward first time single family home buyers. They have quite a few current development projects in Wayne County. Infinity Homes purchased the remaining vacant units at the fairways at Gateway development, as a distressed sale in 2012. There were one hundred thirty (130) vacant units that were improved. Later that summer they opened their first sales model and are currently actively building. With extensive market research and a background of the area they were able to forecast it going into development and determine a price point for first time home buyers and a proper absorption rate. Their forecast was at a price point of between one hundred forty thousand (140,000) and one hundred seventy thousand (170,000) selling between eighteen (18) and twenty four (24) homes per year. They have met their goals with some struggles. They were having some troubles getting buyers qualified and meeting expectations of appraisal without having comparable homes in the area due to economic downfall. They are currently under contract to purchase sixty seven (67) vacant units in phase I. With two existing sites, Gateway and the Preserves, gateway is viewed as a step up community; the existing price points are different between the two communities. The golf course is a selling feature and has greatly contributed to sales within the Gateway community. Their dilemma exists in the price points. They are making an appeal to eliminate brick in an effort to save future homebuyers between five thousand (5,000) and eight thousand (8,000) dollars. The homes being more affordable to the homebuyer should also help with appraisals. They have been concerned with buyers being well qualified; with minimal deposit they must be more particular with qualifications to ensure a sale. Their request to wave brick requirements, if approved, would lower costs to the buyers helping with appraisals and qualifications being met.
- (Pre-opening to questions) Ms. Freitag asks if a modification to brick on rear and side units is being requested.
- Mr. Soave clarifies that she is correct; they would like to keep the property esthetically pleasing while offering the buyer a lower price point with the option to upgrade. They will offer four elevation variations.
- Ms. Freitag asked if elevation A is an entry level
- Mr. Soave replied elevation A is entry level, or at a base price; with the option to upgrade to elevation B, C or D
- Mr. Prybyla stated if he is asking for a waiver to the rear and sides, would all brick, including the front be eliminated
- Mr. Soave clarified the front elevations will remain the same and brick on the front of the elevations will remain greater or equal to that which the drawings display
- Ms. Freitag restated he is only removing brick from side and rear units
- Mr. Soave was in agreement
- Mr. Prybyla questioned, by removing the brick from around the entire house by three (3) feet high, will reduce the cost by seven thousand (7,000) to eight thousand (8,000) dollars
- Mr. Soave implied that it is an estimate and will vary slightly depending on a particular model. He further stated that labor and work rates have gone up significantly in the past (18) months.
- Mr. Prybyla asked if someone wanted the brick around the home is that an option
- Mr. Soave stated if the buyer is willing to pay for it the update possibilities are unlimited. Mr. Soave stated his concerns further in regards to buyers with minimum down payment. He went on to restate if they are not able to stay within their price point, a lot of buyers do not have the liquidity to put down twenty (20) percent. Without putting down a substantial down payment, if an appraisal does come back at a higher amount, it may be a ten thousand (10,000) dollar difference that prevents a sale from completing.
- Mr. Glotfelty stated he is not willing to lower his standards on the brick. He would like to see Mr. Soave raise his standards, with decorative stone for example. He said he doesn't feel comfortable seeing inconsistencies in the appearance of each unit. Vinyl siding on some and brick on others. He

wouldn't like to soften up the project. The project has certain standards which he felt should be upheld

- Mr. Paul agreed with Mr. Glotfelty. He feels people prefer the brick due to the homes within the preserves which are already built with brick having sold signs in the front yard
- Mr. Soave stated the homes that are recently being sold are based on a short sale or a foreclosure. He also says there has not been any new construction in that location since 2005 or 2006
- Mr. Paul prefers not to lower standards below the brick being three (3) feet high
- Mr. Soave stated other communities are allowing vinyl siding on the sides and the rear, he doesn't see it as a lesser, but it may depend on the buyer. He states a survey of potential buyers shows that buyers would rather have a lower sale price than brick in place of siding. If they would like to pay for it as an option they may still do so
- Mr. Paul said he would like to see them all brick, but is aware that it's not going to happen
- Mr. Soave impressed that though he wishes it weren't, it's about value and what you can get for your money. They are attempting to build within the market standards
- Ms. Freitag clarified that all frontage on homes will have some brick, that only the sides and rear are being requested to be minimal or no brick
- Mr. Soave agreed the fronts will have brick. They are going to have to put in a large expenditure to re-open this project and bring it up to standards acceptable to sell new homes. They will need to repair the roads and update landscaping to make it esthetically pleasing again since it had been sitting dormant for a number of years
- Ms. Roscoe asked how many units are sitting vacant
- Mr. Soave believed there to be thirty one (31) units
- Ms. Freitag asked if he was thinking of purchasing the remaining lots
- Mr. Soave responded they will be purchasing the remainder of phase I
- Mr. McAnally stated that he was not thrilled with lessening the requirements; he would like to see families purchasing houses and moving into Romulus. He wants new residents who would contribute to tax base and children attending our schools. Though the standards are not ideal, he would vote in favor of the waiver in order to see new construction in hopes of new homes selling and not sitting vacant
- Mr. Soave stated the unique thing about Gateway was that people were originally opposed to them coming in and building at the price they were, but the market allowed it. Residents are frustrated because they purchased at a time when the market was high and then quickly deflated. He felt they are now building at a more realistic price point, the current prices reflect only qualified residents being able to purchase the new homes
- Mr. Zilka said he would like to see the lots developed, that he does not want to see them sitting vacant. He asked if there may be some way to make a compromise
- Mr. Soave appreciated his idea, but felt it would be an all or none situation. Minimizing the brick any further without removing it completely would have an odd appearance. Also, he stated it would not actually be cost effective since mason work is labor intensive and would actually charge the builder more for putting up less. Mr. Soave would entertain any ideas if proposed. Mr. Soave compared different cities to Romulus and approximated the number of sales in each community
- Mr. Prybyla asked what percentage of homebuyers want full face brick on their home
- Mr. Soave responded about twenty (20) percent
- Mr. Prybyla asked if they were staying away from the brick for the cost
- Mr. Soave responded the ones that can afford it are the ones who are able to pay for it. He wasn't making a direct correlation but buyers who are more established, those who are consolidating with retirement savings and pensions are able to buy the more substantial elevations. Those buyers with young families, moving out of apartment buildings are choosing elevations A or B.
- Ms. Freitag asked if the elevations before them are those that are offered and shown to potential buyers

- Mr. Soave responded yes, they are displayed in marketing packages in our sales office and displayed on our walls
- Ms. Freitag clarified that the difference is that they ask him to put brick around the sides and rear. All elevations are currently required to have at least three (3) feet of brick
- Mr. Soave responded three (3) to four (4) feet. He said those elevations do not typically change the brick on the sides or rear of the home, only the esthetics of the front of the home. The rooflines may change but brick generally stays the same
- Ms. Freitag asked typically which elevation do you sell the most
- Mr. Soave replied mostly A and B. Twenty (20) to twenty five (25) percent sold may be C. If we were to put a quick inventory of houses up, which are readily available for buyers who are looking for quick and immediate, we tend to use B and C to give a good blend to the community
- Ms. Roscoe clarified all front elevations meet the qualifications of the board. She further questioned, he is only asking for modifications to the side and the back
- Ms. Maise presented the photographs and verified the modifications
- Ms. Roscoe agreed with Mr. McAnally, she did not want to eliminate the qualifications, but would like to see the neighborhood full
- Ms. Freitag clarified all of the houses would have some brick on the front
- Mr. Soave replied yes
- Ms. Freitag asked for any further comments, questions, or concerns

Motion by McAnally supported by Zilka; to grant petitioner a material modification for Preserves of Romulus project; eliminating brick requirements on side and rear elevations, as a cost saving measure for potential home buyers

Discussion: Mr. Prybyla stated he understands it's the preserves, but he would like it clearly noted in the motion that it is the preserves only and no other development, such as Gateway. Ms. Freitag and Mr. McAnally agreed to add such statement to his motion

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

- B. Envision Romulus Action Required: Draft document for review at City Council Study Session January 5, 2015 6:00 – 7:30 pm.

Discussion: Ms. Maise brought to the boards attention that a few drafts of documents have been reviewed and some modifications and suggestions have been made by staff. The consultants will be in to speak with all groups regarding this document. Ms. Maise is requesting comments for the consultants if they have any questions. The board requested a larger copy of documents.

- C. Review of 2015 Planning Commission Regular Meeting Dates

Motion by Zilka, supported by Paul; to approve 2015 Planning Commission Meeting Dates.

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

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

10. Reports

- A. Chairperson

- Ms. Freitag commented this being the last meeting of 2014, she wished everyone a Merry Christmas and Happy New Year.

B. City Planner

- Ms. Maise presented the board with a copy of her report. She stated that one case has come in since the report was written which is for a commercial kennel on Huron River Drive. A commercial kennel for rescue dogs. Ms. Maise is not certain that it will be ready for a public hearing in January, there are some issues with an occupancy permit, but are presently working with the building department. In January she hopes to be back with text amendments, she is working with the planning consultant and city attorney re-writing the industrial district. Ms. Maise presented a pamphlet with information on related workshops in the area.

11. Reports of Interest Designation.

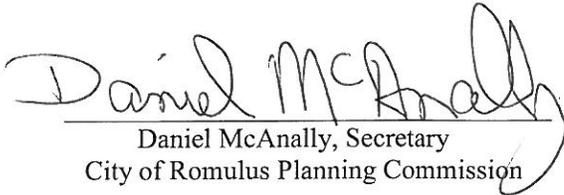
- Ms. Roscoe announced that January 19, 2015 will be the Martin Luther King Jr. walk from the Junior High School at 8:00 am. She asked to please watch for announcements with more information. She previously mentioned at a council meeting an adult literacy program is being started at the library, she wanted to restate the information and ask for volunteers to help tutor adults who have a difficulty with reading. She also wished everyone a Merry Christmas and Great New Year.
- Mr. Zilka also wanted to wish everyone a Merry Christmas and asked everyone to keep Linda McNeil in their thoughts and prayers, wishing her well and a speedy recovery.

12. Communications –

- Mr. Paul asked what City Works was
- Ms. Maise explained City Works as an electronic program to track every day city functions
- Ms. Freitag asked about realty company information
- Ms. Maise explained that the Building department is still working with Arrow Realty

13. Adjournment

Motion by Prybyla supported by McAnally to adjourn the meeting at 7:30 p.m. Roll Call Vote: Ayes – Prybyla, McAnally, Zilka, Roscoe, Glotfelty, Paul & Freitag. Nays – None. Motion Carried.


Daniel McAnally, Secretary
City of Romulus Planning Commission