

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, SEPTEMBER 21, 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; Christina Wilson, Secretary.

3. Motion by Zilka supported by McAnally 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, June 15, 2015.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
 - A. PC-2014-006/007; **H&R Properties**, requesting a 12-month site plan extension for a gas station and convenience store at Middlebelt/Hildebrandt. Parcel #80-050-99-0003-006. Zoning – C-3, Highway Business District.
 - B. PC-2015-016; **Storage of America**, architectural elevations for 11285 Middlebelt.
8. New Business
 - A. 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 #80-046-99-0008-000. Zoning – M-T, Industrial Transportation District.
9. PC-Cases Involving Advice or Input from the Planning Commission
10. Reports
 - A. Chairperson
 - B. City Planner
 1. Planning Department Status Report

11. Reports on Interest Designation

12. Communications

13. Adjournment

4. Motion by McAnally supported by Glotfelty to approve the minutes of the regular meeting of the Planning Commission held on Monday, June 15, 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.
6. Public Hearings.
7. Old Business
 - A. PC-2014-006/007; **H & R Properties**, requesting a 12 month site plan extension for a gas station and convenience store at Middlebelt/Hildebrandt.

Ms. Maise informed the commissioners that the original site plan expires in October 2015 so, if an extension is granted that it should expire in October 21st, 2016.

Mike Ouza stepped forward as petitioner on behalf of H & R Properties.

- Mr. Ouza thanked the commissioners for their work on their project and asked for an extension due to unexpected finances.
- Mr. Ouza stated that they were looking for a franchisee to help with the finances.
- Ms. Freitag asked Mr. Ouza if they were looking for someone to occupy the building next door.
- Mr. Ouza stated that it would be in the same building.

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

- Mr. McAnally asked Ms. Maise if this would be the first extension of the new site plan submission.
- Ms. Maise replied that it was. The first site plan expired and was reapproved in 2014. It was valid for 18 months, the ordinance had changed and they were given an extra 6 months. So, this would be the first extension for the 2014 site plan.
- Mr. Prybyla asked Mr. Ouza what the possibilities were to start the project in 2016.
- Mr. Ouza replied that there was a good chance that they would be starting the project in 2016. That the project will cost around \$800,000.00 and they should be able to find a franchisee such as Dunkin Donuts, Tim Horton's, or Burger King; an express to join and help fund their project.

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

Motion by Zilka, supported by Glotfelty to approve a 12 month (expires 10/21/2016) site plan extension for PC-2014/006-007; H & R Properties, for a gas station and convenience store at Middlebelt/Hildebrandt.

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

B. PC-2015-016; **Storage of America**, architectural elevations for 11285 Middlebelt.

- Mrs. Freitag asked Ms. Maise if the plans were the elevations the committee requested at the last meeting.
- Ms. Maise stated that they were the plans that committee had requested with more detail added of what material was used at each elevation.
- Ms. Maise also stated that the ARC committee had approved the plans but, she held them off for the commissioners to review.
- Ms. Maise commented that the ARC committee was satisfied that Storage of America met the requirements for approval.
- Ms. Freitag asked Ms. Maise if the plans had the same pictures.
- Ms. Maise replied that they were the same but, more detail of material was added to the back of the plans.
- Ms. Freitag asked the commissioners if they had any further questions.
- Mr. Paul asked Ms. Maise if they plans were more of a rendering than an architectural review.
- Ms. Maise replied that the review was more about the building materials. When the plans go to the engineering and construction review, the building department will be reviewing the full architectural plans.
- Mr. Paul asked Ms. Maise if Storage of America has had any building reviews thus far.
- Ms. Maise replied that the first set of plans were more rendering because the ARC committee wanted to verify the materials being used from the front and sides of the buildings where it was going to be more visible.
- Mr. Glotfelty commented that the plans didn't reflect if brick panels or full brick will be used.
- Ms. Maise referenced the plans in front of them and stated that the brick being used was colonial red Nova brick; brick with royal blue doors.
- Mr. Glotfelty commented that he was wanting to see samples and hold them.
- Ms. Maise stated that she did not receive samples of the brick.
- Ms. Freitag asked what Nova brick was.
- Ms. Maise replied that it was a brand of brick and that Bob McCraight was happy with the choice.
- Mr. McAnally confirmed to Ms. Freitag and the commissioners that in the last minutes in June, when they had Storage of America in front of them, Mr. Prybyla asked if Nova brick was real brick and if they would be using this type.

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

8. New Business

A. PC-2015-022; **Interstate Truck Source**; requesting site plan approval for a 109-space truck storage lot and a 21-space employee parking lot that are ancillary to the truck dealership and repair facility at 29085 Smith Road. Parcel #80-046-99-0008-000. Zoning – M-T, Industrial Transportation District. (Action required: action on site plan).

Frank Kemski stepped forward as petitioner on behalf of Interstate Truck Source/Mackem Holdings.

- Mr. Kemski explained that he was the owner of Interstate Truck Source and Mackem Holdings. He also introduced his project manager; Pete DeJong.

- Mr. Kemski stated that his company has outgrown the property at 29085 Smith Road and that he needs additional space for storage of new and used trucks.
- Mr. Kemski also stated that he was in the process of purchasing the three acres across the street from his current business to build a fenced in, lighted, and secure concrete parking/storage lot.
- Mr. Kemski explained that he is completely willing to work with his neighbor next door Lou Strain on the storage/parking lot with any and all concerns he may have.
- Ms. Freitag asked Mr. Kemski if he owned a lot on Northline Road.
- Mr. Kemski replied that he did not.
- Ms. Maise noted her concern about the screening between this new project and the adjacent neighbor; Lon Strain, who was in attendance.
- Ms. Maise also stated that she requested that the two parties (Interstate Truck Source and Mr. Lon Strain) come to the meeting with some sort of an idea to present to the commissioners.
- Ms. Maise explained that if approved by the commissioners it will have to go before BZA as well for a variance of a 50 foot setback requirement. A 10 foot setback is proposed and a dry detention pond; which may satisfy some concerns.
- Ms. Freitag requested that Mr. Strain step up to the podium to express his concerns.
- Mr. Strain stepped forward and explained that his main concern was the 10 foot variance requested by Mr. Kemski and that 10 feet of distance between his house and Mr. Kemski's building is too close.
- Mr. Strain also stated that the first half of his 8 acres are fenced in but, he spends a lot of time outside in his backyard with his grandchildren and dogs. The plans shown to him by Ms. Maise only indicated that bushes would separate the two lots and that he was not comfortable with that proposal.
- Mr. Strain commented that the plans originally showed a retention pond to be used and that there was a retention pond across the street from him now that attracted a lot of mosquitos. After speaking to the project manager of Interstate Truck Source they agreed that a dry detention pond was a better solution.
- Mr. Strain went on to explain that he understood that a wall at least half way down the lot would make him feel more at ease with the separation of the lots as long as the dry detention pond was in place with a 50 foot side yard setback.
- Mr. Strain asked if revised plans will be drawn to show any changes.
- Ms. Freitag commented that the commissioners will discuss with the petitioners to determine the status and possible resubmission of revised plans.
- Peter DeJong stepped forward as project manager for Interstate Truck Source to answer any questions by the commissioners or Mr. Strain.

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. McAnally expressed his concerns about the 10 feet between the two parcels. He also stated that it could mean the difference between one backup accident into Mr. Strain's yard. And questioned if the commissioners forced the petitioners to have a 50 foot side yard setback, how would it impact their plans?
- Mr. DeJong replied that if Mr. Strain wanted a 50 foot buffer between the two lots that they would be will to accommodate him with no problems at all.

- Mr. DeJong explained that they could go 50 feet from the front of Mr. Strain's property plus the 10 feet to start their lot.
- Mr. Strain commented to Mr. DeJong that he said something about a vinyl wall.
- Mr. DeJong replied in the bylaws it calls for a masonry 6 foot wall, a dense row of coniferous, or a vinyl fence to go along the side of the property. But, whatever works for Mr. Strain would be accommodated.
- Mr. McAnally asked Mr. DeJong that what he was proposing was a 50 foot buffer and no variance?
- Mr. DeJong replied that a variance is still needed because of how Mr. Strain's lots are split.
- Mr. Strain explained that he would prefer a vinyl fence rather than a 4 foot masonry wall.
- Ms. Maise commented that the city ordinance requires a 6 foot masonry wall, or something else that the commission agrees to, such as a vinyl fence or a combination of both fence and evergreens.
- Mr. McAnally stated that was room for modifications but, that the petitioners and Mr. Strain have to come together and sort out a buffer zone and getting Mr. Strain a fence that will work for his needs.
- Mr. McAnally asked Ms. Maise if this project would have to go back to administrative review.
- Ms. Maise replied yes, she would be happy to work out the details administratively but, that 50 feet is going to help considerably.
- Mr. DeJong assured the commissioners and Ms. Maise that he, Mr. Kemski and Mr. Strain can work out the details to come up with a solution the meets everyone's needs.
- The commission and Ms. Maise continued with a brief discussion about tabling the petition out of concern that it would turn into a negotiation.
- Mr. Prybyla questioned the buffer zone and temporary asphalt before tabling the discussion.
- Ms. Maise referred to the plans showing where the 50 foot buffer zone was.
- Mr. DeJong commented that gravel will be used until spring and then they will asphalt the lot.
- Mr. Kemski replied that the end product will be asphalt.
- Mr. Paul asked the commissioners if the BZA can approve the delay of asphalt until spring.
- Ms. Maise stated that the petitioners will still have to go through engineering.
- Mr. Paul stated his concerns with the run off into the catch basin from the detention pond.
- Mr. Paul suggested to the petitioners that they use a reduction in pipe for the detention pond to reduce the flow so it will not all flow out at one time and that they may want to explain that to their engineers.
- Mr. DeJong stated that they would and that he understood it was done in 2 stages.
- Ms. Maise asked Mr. Paul if it was a four bay.
- Mr. Paul replied that it was.
- Ms. Maise stated that Marcus McNamara hasn't commented on it being an issue in his review.
- Mr. Paul suggested that Mr. McNamara may want to.
- Mr. Glotfelty stated that typically it shows the reduction of pipe on the plans.
- Ms. Maise asked Mr. DeJong to make sure that a reduction of pipe was noted on the revised set of plans.
- Mr. DeJong agreed.
- Ms. Freitag asked the petitioners for clarification on the proposed revision.
- Ms. Freitag questioned if there were going to be evergreens and fencing.
- Mr. Kemski stated that tress will be planted.
- Mr. DeJong stated that until he and Mr. Strain could get together to come up with a solution that they could not be specific on the plans for screening.
- Ms. Freitag then said it was best to table the project until a plan was in motion.

Motion by McAnally, supported by Zilka to table PC-2015-022; Interstate Truck Source; tabled at the September 21, 2015 meeting.

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

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

10. Reports

A. Chairperson

- Ms. Freitag welcomed everyone back from summer vacation and stated she was looking forward to upcoming petitioners.

B. City Planner

- Ms. Maise stated that there were some big plans coming in from logistics companies.
- Ms. Maise commented that Logos Logistics was set for an ACR meeting and that she was hoping to get them on the October Planning Commission agenda.
- Ms. Maise stated the Master Plan was moving along and that she was very excited that the city approved the new intern, Dorian Sewell and he will be starting in the Planning Department soon.
- Ms. Maise also stated that Dorian will be working on the existing Land Use Map.

11. Reports on Interest Designation –

- Ms. Roscoe announced the opening of the new dog park at Elmer Johnson Park.
- Ms. Roscoe announced upcoming City events for the months of September and October.

12. Communications – None.

13. Adjournment

Motion by Prybyla supported by Glotfelty to adjourn the meeting at 7:45 p.m. Roll Call Vote: Ayes – Prybyla, Glotfelty, Talon-Jemison, Frederick, Paul, McAnally, Roscoe, Zilka & Freitag. Nays – None. Motion Carried.

cw


Michael Prybyla, Secretary
City of Romulus Planning Commission