

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING  
COMMISSION HELD ON MONDAY, JULY 21, 2014**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Michael Glotfelty, Diane Banks-Lambert, Daniel McAnally, David Paul, Michael Prybyla, Celeste Roscoe, Melvin Zilka and Cathy Freitag.  
Unexcused: Byron Butler  
  
Also in attendance: Carol Maise, City Planner; Marcus McNamara, City Engineer; and Linda McNeil, Senior Secretary
3. Motion by Zilka supported by Lambert to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Lambert, Roscoe, McAnally, Prybyla, Glotfelty, Paul 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, June 16, 2014.
5. Comments from Public on Non Agenda Items
6. Public Hearings
  - A. PC-2014-011/012; HD Supply Outdoor Storage #2, requesting special land use and site plan approval for a outdoor storage area to be used as an accessory use to 38000 Jay Kay Drive for equipment supply storage on 17.28+/- acres located on the south side of VanBorn Road between Jay Kay Drive and Cogswell. Zoning: M-1 Light Industrial District and M-2 General Industrial District. (Action required: Make recommendation on the SLU to City Council and take action on site plan.)
7. Old Business
  - A. PC-2010-010/011; The Upscale Warehouse, requesting a twelve (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 # 82-80-020-02-0009-303. Zoning: C-1, Local Business District. The Planning Commission granted site plan approval on December 19, 2011 and a twelve (12) month extension on June 16, 2013. (Action Required: Take action on request for extension)
  - B. PC-2012-001; Pritula & Sons Warehouse/Storage Facility, requesting a twelve (12) month extension on the site plan approval to construct an 11,800- square foot storage building located on the south side of Beverly Road between Middlebelt and Inkster Roads. Parcel # 82-80-003-99-0041-702. Planning Commission granted site plan approval on January 18, 2012 and a twelve (12) month extension on July 15, 2013. (Action Required: Take action on request for extension)
  - C. PC-2012-037/038; Subway, requesting a twelve (12) month extension on the site plan approval to construct a 1,650 square foot restaurant with drive-thru window located on a .68+- acre parcel on

the east side of Middlebelt between Hildebrandt and Lorman. Parcel # 82-80-051-01-033-303. Zoning: C-2 General Business District. (Action required: Take action on request for extension)

- D. PC-2014-010; Apex Structural Innovations LLC, 14011 Harrison, requesting SPR approval for the outdoor storage of lumber and finished lumber products located on the east side of Harrison between Northline and Eureka Roads. Parcel # 82-80-100-99-0001-001. Zoning: M-1 Light Industrial District. (Action required: Remove from table and take action on site plan.)

8. New Business

- A. PC-2014-013; RSP Express; VanBorn, requesting SPR approval for a 14,950 sq. ft. industrial building located on 15.94+-acres located on the south side of VanBorn Road between Inkster and Middlebelt Roads. Parcel # 82-80-001-99-0014-705. Zoning: MT – Industrial Transportation District. (Action required: Take action on site plan.)

9. 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 Prybyla supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Monday, June 16, 2014. Roll Call Vote: Ayes – Prybyla, McAnally, Lambert, Paul, Glotfelty, Roscoe, Zilka and Freitag. Nays – None. Motion carried.

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

6. Public Hearings

- A. PC-2014-011/012; HD Supply Outdoor Storage #2, requesting special land use and site plan approval for a outdoor storage area to be used as an accessory use to 38000 Jay Kay Drive for equipment supply storage on 17.28+/- acres located on the south side of VanBorn Road between Jay Kay Drive and Cogswell. Zoning: M-1 Light Industrial District and M-2 General Industrial District. (Action required: Make recommendation on the SLU to City Council and take action on site plan.)

Chairperson Freitag opened the meeting for discussion and comments from the petitioner.

Steve Sorensen, PEA, Engineer; Neal MacLaine, property owner; Andre Teteta, HD Supply; and Todd Nagitis, Manager, HD Supply came forward representing the applicant.

- Mr. Sorensen explained that the proposed outdoor storage yard is not a new use but the expansion of an existing use for HD Supply and their representative will start the presentation by talking about exactly what HD Supply does and their intended use of this yard.
- Mr. Teteta, passed out a packet of information regarding HD Supply and stated that they are a wholesale distributor for construction supplies with several different markets that they serve and well as several different business units within the State of Michigan. They are currently supporting DTE in infrastructure improvements.
- Ms. Freitag stated that after the presentation is made they may have questions.
- Mr. Sorensen said that this yard and HD Supply are currently supplying the materials for the lighting of Detroit projects that will take place for the next several years including replacement LED lights, poles and new electrical lines all of which will be supported by this yard. This will be very important for some of the regional goals and the ability to expand the contract which is the reason for the expansion of the existing yard from 2 acres to 7 acres along with the need for additional materials and storage area.
- Mr. Sorensen noted that when the existing yard was established millings were placed there prior to approval and in this particular application the millings did not work. They were placed directly over clay without a base course and are not functioning as they should. He continued by saying that they are proposing to improve that situation by providing an asphalt drive lane which will provide a very good surface for access throughout the yard as well as good circulation for fire access. Although the primary access will be asphalt they are requesting to be allowed to do the remainder of the surface in gravel.
- HD Supply has 700 facilities across the country with 104 of those dealing with this type of facility and the standard with regards to surface area is gravel primarily due to the fact that the heavy materials being stored will eat up any type pavement surface. One of the discussions Mr. Sorensen had with Mr. McNamara from OHM included a maintenance schedule that includes a chloride treatment twice a year to control dust but that gravel surface area is needed due to the weight of the materials being stored.
- Mr. Sorensen also commented that this plan is an improvement to the previously approved plan in that the approved plan drained to the existing detention pond on the eastern portion of the site. This pond was not designed for this portion of the property and they will be rerouting all the storm water to its proper location on Cogswell and they will be installing sediment and detention basins designed for the entire property. This will be used for regional detention and will encourage development for the property to the south.
- Mr. Sorensen noted that a waiver is being requested for the six (6)-foot screen wall. They are proposing an eight (8)-foot vinyl covered chain link fence to include the mesh covering and there are stipulations for the maintenance of the mesh covering. The mesh covering does a very good job of screening all the equipment inside the yard and acts more like a screen wall than a fence. All berms on site have been extended and they are providing additional plantings around the detention basin in lieu of a fence per the ARC Committee's request.

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

Chairperson Freitag opened the meeting up to comments from the public and asked if anyone wished to speak on this matter.

- Jim Wegienka, 5876 Cogswell, stated that his concern as well as some of the other neighbors, is the fact that the existing berm does not screen the entire site. The berm drops off sharply at the south end of the storage lot and the screening material is exposed on the chain link fence. The plantings on the berm seem to be insufficient to properly screen the equipment being stored as some of it sticks five (5) feet above the existing berm and plantings. Most of the concerns with the residents is hiding what is being stored as they know it cannot be stopped but would like most of

the attention going towards the screening so that the residents on the west side of Cogswell do not have to look at it.

- Victoria Talaga, 6190 Cogswell, commented that she lives directly across from Jay Kay Drive and that she has to look at this ugly mess all the time and it's not pretty. She does not want the screen mesh as it is ugly as well. If they could find something more aesthetically pleasing that would be good. She noted that the calcium chloride only lasts for about a week and then it's just dust and it does not work. She would like to have something that looks better and not have to look at all that stuff.

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

- Mr. Zilka stated that the calcium chloride treatment twice a year is not nearly enough and that it is impacted by the weather conditions. He thinks it should be twice a year as needed which could be once or twice a week or every other month depending on the weather but definitely more than twice a year. He asked what was going to happen with the millings.
- Mr. MacLaine replied that it was his understanding that the existing millings were going to stay with the additional materials that are being proposed.
- Mr. Sorensen answered that they will be removed and the proposed lot will be consistent with the new storage area.
- Mr. MacLaine noted that in that case the millings will be properly disposed of.
- Mr. Zilka questioned whether they would be disposed of on the property.
- Mr. MacLaine answered no.
- Ms. Freitag questioned whether they would be hauled away.
- Mr. Zilka stated that based on the resident's concerns could anything could be done with the fence along Cogswell.
- Mr. Sorensen responded that there are pictures in their packet showing the view along Cogswell and that it is very difficult to see the fence as it is so far away from Cogswell.
- Ms. Maise asked if the pictures were recent that showed the existing fence. She reminded the commission that one of the conditions on the original approval was the ability during the certificate of occupancy inspection to move the trees around or add additional trees where needed. This same condition of approval is recommended for the expanded storage yard. She noted that there are two buildings between Cogswell and the proposed storage yard and it likely that plantings may not be needed where the building provides screening. It may be better to pull the trees down a bit and protect those views from Cogswell. Since this ties in with the waiver for the screening we wanted to make sure we a condition of approval will give us the ability to go out and shift the plantings around or add additional as necessary.
- Mr. Paul said that the fabric covered fence is not attractive and that he thinks that they may need additional landscaping along Cogswell and maybe VanBorn as well. The residents should not have to look at the big trucks that are used to haul the materials with. He finished by saying that in looking at the plans they need to add a few more bushes and pine trees.
- Mr. Sorensen replied that the pine trees are what is primarily being proposed in those areas to be as dense as possible.
- Mr. Paul questioned whether the height of the pine trees would be ten (10) feet or better.
- Ms. Maise answered that they are proposing ten (10) foot high trees.
- Mr. Paul stated that the closer the equipment is to the fence the farther back it will be from Cogswell if he is reading the print correctly so the residents don't have to look at it as the residents are his main concern. He again noted that the fabric is not a pleasant looking fence area.
- Mr. Prybyla asked Mr. Wegienka to come back to the podium so that he can clearly understand the area that he has concerns with.

- Mr. Wegienka explained that the area he has concerns with is located at the south end of the existing storage lot where the berm drops off sharply and does not extend to the end of the chain link fencing. He would like to the berm to extended as far as possible in order to conceal the storage lot and the equipment.
- Mr. Prybyla questioned what height Mr. Wegienka is talking about.
- Mr. Wegienka answered that he is referring to the height of the berm not the fence due to the fact that the plantings on the berm are sparse and small and that he does not think they would be adequate even in five (5) years. He suggested a taller, longer berm and some additional plantings in order to camouflage the site.
- Mr. Prybyla stated yes it does.
- Ms. Freitag questioned whether Mr. Wegienka is talking about running the berm all the way to Jay Kay Drive.
- Mr. Wegienka answered that due to the three (3) buildings that would not be possible but that they could go down so far and then curve the berm to the east towards the south end of the storage lot and that would do great deal to conceal the storage lot.
- Ms. Maise noted that the final site inspection for the original site plan approval has not been completed. It was never determined if the screening was adequate per the original approved site plan because the applicant new they were looking to expand and didn't finalize the project. The issues we are talking about today with regards to screening could have been remedied when that final inspection was completed and a determination was made as to whether additional screening was needed.
- Ms. Freitag stated that the final inspection has not been done due to the fact that the petitioner knew that the expansion was forthcoming.
- Ms. Maise answered exactly.
- Mr. Wegienka commented that if the elevations to the berm were raised and extended to the south and the east along with additional plantings it would do a great justice to concealment.
- Ms. Maise questioned Mr. Sorensen as to the height of the existing berm.
- Mr. Sorensen responded that he did not do an as-built but that it looks to be four (4) or four and a half (4½) feet and it was intended to be closer to six (6) feet tall. They are extending the existing berm on the west side to roughly four (4) feet and are proposing bigger, ten (10)- foot high trees. The trees that were planted were not ten (10) feet in height.
- Ms. Maise mentioned that the ordinance requires eight (8) to ten (10) feet in height and that two (2) feet does make a difference. The trees may be on the small side but again she has not been out for the final inspection yet.
- Mr. Prybyla questioned whether the applicant was willing to resolve this problem.
- Mr. Sorensen answered that he thinks they can and that the only reason the berm was not taken all the way to the property line was due to the request of Mr. McNamara for an access from the storage lot to the retention pond for maintenance purposes. He questioned Mr. McNamara as to what his thoughts were on extending the berm further per the residents request as it would limit access to the retention pond.
- Mr. McNamara answered that it may not be a direct access but that it would work if the access were a little bit further east.
- Mr. Paul commented that one of the remarks in the planner's report under landscaping states that supplemental plantings may be necessary to totally obscure the outdoor storage as determined during the site inspection prior to the issuance of a certificate of occupancy. He noted that the planner is aware of the situation and he hopes it would be part of the condition of approval.
- Mr. Sorensen said that is acceptable.
- Mr. McAnally questioned how the transformers would be stored and whether they would be on the ground or on racking.
- Mr. Nagaitis answered that the transformers would be set on a concrete pad and they will not be stored in the air and no longer than thirty (30) to forty five (45) days depending on when they are

- deployed to the job site. The inventory strategy is to have them on site just in time for them to go on concrete pads. He was not sure of the thickness of the concrete.
- Mr. McAnally stated that any type of leakage from the transformers is considered a hazardous material.
  - Mr. Nagaitis replied that is correct and HD Supply has a hazardous material plan should they need it. They will not be storing any used equipment on site. It will all be new and any scrap material will be handled off site by a third party.
  - Mr. Paul questioned whether the concrete pad for the storage of the transformers would be curbed.
  - Mr. Nagaitis answered yes.
  - Ms. Freitag asked whether the equipment is moved with a crane.
  - Mr. Nagaitis responded that it is moved with a forklift.
  - Ms. Freitag questioned if they have cranes on the property.
  - Mr. Nagaitis answered that they do not.
  - Ms. Freitag inquired about the use cranes on site.
  - Mr. Nagaitis answered no, they are not used.
  - Ms. Maise stated that is has been brought to her attention by one of the residents that there are cranes on site and showed the applicant a picture of the crane that she was given.
  - Mr. Nagaitis explained that they have bucket trucks on site that are used for preventative maintenance on the trucks. It could be possible that it was a bucket truck that may have been on site for preventive maintenance and that the only other possibility is a utility boom truck that extends out as high as fifty five (55) feet again for preventive maintenance or reoccurring safety training for the lineman.
  - Ms. Freitag asked if the crane was extended, it would not be for any length of time.
  - Mr. Nagaitis answered yes that is correct.
  - Ms. Lambert commented that it is not only their responsibility to make sure the corporate partners are happy but also that the residents are happy as well. It is unusual for them to have a site plan where the landscaping is being left open with regards to the landscaping however they count on the city planner and the building officials to make sure conditions of approval are met. She wants to make sure the applicant is aware that this could be an extra cost for them and as long as they are good with that condition and the residents are happy, then she is ok with that. She finished by saying that the existing trees are sparse and that she does understand that they are far back from Cogswell Road but that they have to protect the concerns of the residents and make sure they have the proper berm.
  - Ms. Maise said that she believes the biggest issue is that the trees are so far apart and that if they were clustered a little better with the inclusion of alternate sizes it will certainly meet the intent of the required screening.
  - Ms. Lambert stated that she thinks so too.
  - Mr. MacLean noted that with the inclement weather that was approaching last year they put some trees in just to get them in with the intention of adding additional trees. They then became aware of the need for the expansion and held off planting additional trees until they finished negotiating the new contract. They did intend to plant additional trees but did not want to plant them and then have to take them back out knowing what we know now.
  - Ms. Maise commented that she suspected that was why the planting was not completed.
  - Mr. Glotfelty questioned whether the berm would be built higher and if that was going to be a problem for the applicant.
  - Mr. Sorensen asked whether Mr. Glotfelty was requesting that the berm be built higher than was being proposed on the current site plan.
  - Mr. Glotfelty stated exactly.
  - Mr. Sorensen answered no and stated that the proposed berm would be an extension of the existing berm on the west side of the property that separates the property to the west along Van

Born. The intent was to maintain the existing height and that the proposed plan was a denser plan than what was originally approved and he questioned Ms. Maise as to whether that is correct.

- Ms. Maise stated that she did not go back and match tree for tree between the two site plans but that he is correct in that the proposed trees are taller in height. She referenced the existing berm on page C1.1 of the site plan and questioned what he intends to do with the dirt on the existing berm. It was her understanding that the dirt would be shifted over to make the berm a little bit taller.
- Mr. Sorensen stated that some of the dirt would be shifted to extend the berm along Van Born and the berm that extends down the west side of the property line.
- Ms. Maise questioned whether the approved berm was six (6) feet in height.
- Mr. Sorensen answered that the approved plan was to maintain the existing pile which included providing grass. When the landscape contractor came on board he came up with an alternate landscape plan that was reviewed and approved which included that pile being spread out to make more of a berm instead of just maintaining the pile as originally approved. The intent is to extend the berm on the west side and maintain that height down to the south property line. Instead of having a six (6) foot berm with a four (4) foot high tree, you will have a four (4) foot berm with a ten (10) foot high tree.
- Ms. Maise stated that the concern is with the trees and will they provide adequate screening. She questioned the commissioner's if they are looking to have something similar to what was done at the Propane Services site, which was more of a solid evergreen screen. That site was narrow and closer to the road so the waiver required a planting of dense evergreens. This site is a different situation in that we need to increase the height for complete screening.
- Ms. Freitag questioned whether the intent was to plant some type of bushes in between the trees.
- Ms. Maise answered that they talked about bushes in between the evergreens but decided that they would rather have more evergreens as the bushes would get washed out and you would never see them.
- Mr. Sorensen commented that after a conversation with the property owner they are in agreement to raising the height of the proposed berm to six (6) feet to be in alignment with the existing berm.
- Mr. Glotfelty stated that he is glad to hear that.
- Carol Bader, 6200 Cogswell, stated that due to the large volume of trucks using Jay Kay Drive she suggested that they make an access drive off of Van Born Road. She noted that it gets pretty crazy out there Monday through Friday and another access drive would make it easier due to the truck traffic and the dust caused by them.
- Mr. Prybyla questioned whether she is referring to dust from Jay Kay Drive.
- Ms. Bader commented that you should see the dust on her windows from all the truck traffic.
- Mr. Prybyla said that he thought Jay Kay Drive was asphalt.
- Ms. Bader responded that she is still getting a lot of dust on her windows and that she has to clean them once a month. In order to take pressure off Jay Kay Drive, an alternate access off Van Born would relieve some of the truck traffic off Jay Kay Drive.
- Ms. Freitag questioned whether the only entrance for the applicant is from Jay Kay Drive.
- Mr. Sorensen indicated yes.
- Ms. Maise stated that as you can see on the site plan there is a little gravel drive off Van Born but it is not an access.
- Ms. Maise questioned Mr. Sorensen as to whether they had considered access from Van Born.
- Mr. Sorensen replied that it would limit the screening abilities from Van Born and that the applicant occupies the building off Jay Kay Drive and truck deliveries would still be made from Jay Kay Drive regardless of where the entrance for the storage lot is. The deliveries to the storage lot are made by a forklift from the building to the storage yard.
- Ms. Freitag stated that in the planner's report under access and circulation it explains that access to the outdoor storage area is through a driveway at the rear of 38000 Jay Kay Drive and that the access of Van Born Road will not be utilized.

- Ms. Maise noted that their operations do not need to utilize the access off VanBorn nor is it an emergency access due to the location of the existing berm.
- Ms. Lambert questioned why the applicant is not proposing the use of the Van Born driveway.
- Mr. Sorensen answered that regardless of whether they utilize the Van Born access or not the materials will be delivered to the building via Jay Kay Drive and that having a second access would be security concern. When you drive down Van Born there is a fence and a berm and you can't see anything and the materials are out of site, out of mind and that they need to keep them secure.
- Ms. Lambert stated that they are not proposing to utilize the Van Born site due to the nature of the circulation on the property.
- Mr. Sorensen answered yes.

Motion by McAnally supported by Zilka To recommend to the Romulus City Council special land use approval for PC-2014-011; HD Supply Outdoor Storage Yard #2 at 38000 Jay Kay Drive based upon the finding that the proposed outdoor storage area 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. Review and approval of the site plan by the Planning Commission;
2. Information being provided by the applicant on the height of all equipment and supplies to determine compliance with special land use requirements;
3. A waiver to the screen wall requirement subject to a site inspection prior to any certificate of occupancy to determine if additional landscaping is needed to provide screening along Van Born Road and from Cogswell Road; and
4. A waiver to the hard surface pavement and curbing requirement as determined by the City Engineer based on supporting documentation provided by the applicant.

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

Motion by Lambert supported by Prybyla to approve the site plan for PC-2014-012; HD Supply Outdoor Storage Yard #2 at 38000 Jay Kay Drive subject to:

1. Special land use approval by the City Council;
2. Payment in lieu of construction of a sidewalk along Van Born in the amount of \$1,950.00 for 390 feet of frontage along Van Born;
3. A cross access easement between 38000 Jay Kay Drive and the outdoor storage yard being provided during construction review; and
4. Submission of ten (10) sets of revised plans to be reviewed administratively addressing the following:
  - a. A note added to the plan stating that the installation and maintenance of the fabric mesh on the fence shall be in accordance with manufacturer's specifications.
  - b. A revised lighting plan.
  - c. A notation explaining justification for the hard surface waiver request.
  - d. Any additional modifications to the note regarding height of equipment and supplies.
  - e. A note being added to the plan stating that additional landscaping may be needed as determined during a city site inspection prior to issuance of any occupancy permits to verify that screening along Van Born and Cogswell has been provided.

f. The installation of a six foot berm as guaranteed by the property owner.

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

## 7. Old Business

- A. PC-2014-2010-010/011; The Upscale Warehouse, requesting a twelve (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 # 82-80-020-02-0009-303. Zoning: C-1, Local Business District. The Planning Commission granted site plan approval on December 19, 2011 and a twelve (12) month extension on June 16, 2013. (Action Required: Take action on request for second extension)

Chairperson Freitag opened the meeting for discussion and comments from the petitioner.

Vincent & Carol Lewis came forward as the petitioners.

- Ms. Lewis explained that it took quite a while to get their business plan professionally completed and all financial documents submitted to the bank. They have completed that process and have met with the consultants and are hoping to have approval within the next week or so and this is why they are requesting the extension.
- Mr. Prybyla stated that when the applicant came before the Planning Commission originally they were in a rush for the approval so that they could get things going. Now two years later and they are requesting another approval and nothing has been done to the building whatsoever.
- Ms. Lewis responded that nothing can be done to the building until they secure funding.
- Mr. Prybyla questioned whether they own the building.
- Ms. Lewis answered yes.
- Mr. Prybyla asked whether they own the house next door to the building.
- Ms. Lewis answered no.
- Mr. Prybyla stated that after all this time he cannot support an extension.
- Ms. Lewis explained that it took a while to get the approvals from the Building & Safety Department and that they have been working steady on the process and want to get the business open more than anybody else.
- Mr. Prybyla stated that he has nothing against entrepreneurs but that it seems like this just keeps dragging on.
- Mr. Lewis said that all the money that they have has been put into the research and development of this project to date.
- Ms. Lewis stated that they have spent over one hundred and sixty thousand dollars (\$160,000) of their own money at this point and are asking for a four hundred thousand dollar (\$400,000) loan based on the storm water retention and construction cost. They have to make sure all their numbers were correct as the bank would be looking at them closely due to this being a start-up company.
- Mr. Prybyla stated that when they requested the first extension the petitioner noted that they were being held up by Wayne County.
- Ms. Lewis responded that they had to not only get approval from the City of Romulus but Wayne County as well and that all has taken awhile.
- Mr. Prybyla questioned whether the building has been inspected by the building inspectors.
- Ms. Lewis answered yes and stated that has all been done.
- Mr. Lewis stated that they have purchased all their equipment and have it stored in their garage and are ready to go once they receive their financing.

- Ms. Lewis noted that they have their refrigerators and stoves as they been purchasing stuff along the way.
- Mr. Paul questioned the time frame to start the project is once they receive the financing.
- Ms. Lewis replied that if they receive approval this month they want to start construction in August.
- Mr. Lewis commented they all set to go.
- Mr. Paul questioned whether they have purchased part of their equipment.
- Mr. Lewis answered that they have all their equipment.
- Ms. Lewis stated that have their refrigerators, stoves and freezers in their garage.
- Mr. Prybyla said that if the bank approves their loan something is going to have to be done with the residence next door to the building as he believes that there are squatters occupying it.
- Ms. Lewis stated that she was told by Mr. McCraight (Building and Safety Director) that the house will be on the next demolition list. She noted that they want the house demolished as well.
- Ms. Lambert noted that they like to have buildings occupied and not vacant and with all due respect to Mr. Prybyla she is willing to give the petitioner another year to get this project completed and to get the building occupied.

Motion by Zilka supported by Glotfelty to grant a twelve (12) month extension to PC-2010-010-011 Upscale Warehouse for a bar/lounge located on a .44+- acre parcel on the northwest corner of Wayne Road and Vinewood to expire on June 16, 2015.

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

- B. PC-2012-001; Pritula & Sons Warehouse/Storage Facility, requesting a twelve (12) month extension on the site plan approval to construct an 11,800- square foot storage building located on the south side of Beverly Road between Middlebelt and Inkster Roads. Parcel # 82-80-003-99-0041-702. Planning Commission granted site plan approval on January 18, 2012 and a twelve (12) month extension on July 15, 2013. (Action Required: Take action on request for second extension)

Chairperson Freitag opened the meeting for discussion and comments from the petitioner.

William Pritula, property owner and Mark Chiesa, Architect came forward as the petitioners.

- Mr. Chiesa stated this is a storage facility that will be located behind an existing building and no one is ever going to see it. Mr. Pritula is requesting the extension due to the fact that they are in negotiations with the tenant that requested the building due to their lease expiring. They do not want to construct a building until they are sure that they have the tenant locked into a long term lease.
- Ms. Freitag questioned whether they are getting close to finalizing the agreement.
- Mr. Chiesa answered yes and stated he will be drafting the lease extension in the next week or two. He noted that it will take a couple months to construct the proposed building and winter will be here before we know it.
- Mr. Prybyla asked whether this would be the same business as previously discussed or a new tenant.
- Mr. Chiesa answered that they are negotiating with the current tenant.
- Ms. Freitag verified that the current tenant requested the storage facility and that Mr. Pritula does not want to construct the building until the lease is locked in.
- Mr. Chiesa responded, exactly.
- Mr. Pritula stated everything is done and that they are just waiting for a signature.

- Mr. Paul questioned whether they are expecting that to happen in the next week or two.
- Mr. Chiesa answered that they are hopeful however one never knows what happens if the lawyers get involved.
- Mr. Prybyla asked whether it was not going to take a year or two.
- Mr. Pritula answered no.
- Ms. Freitag questioned when the current tenants lease is set to expire.
- Mr. Chiesa answered that he believes the lease expires September 30<sup>th</sup>.

Motion by Paul supported by Zilka to grant a twelve (12) month extension of Planning Commission approval of the site plan for PC-2012-001; Pritula & Sons Warehouse/Storage Facility to construct an 11,800-square foot storage building located on the south side of Beverly Road between Middlebelt and Inkster Roads to expire on July 15, 2015.

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

- C. PC-2012-037/038; Subway, requesting a twelve (12) month extension on the site plan approval to construct a 1,650 square foot restaurant with drive-thru window located on a .68+- acre parcel on the east side of Middlebelt between Hildebrandt and Lorman. Parcel # 82-80-051-01-033-303. Zoning: C-2 General Business District. (Action required: Take action on request for second extension)

Chairperson Freitag opened the meeting for discussion and comments from the petitioner.

Ylides Zeneli, property owner, came forward as the petitioner.

- Ms. Zeneli stated that she has been approved for an SBA loan and that there has been some issues between the SBA department and Subway leasing. SBA is requiring first rights to the lease and they are having discussions with Subway leasing with regards to that. She finished by saying that the drawings are complete and they are ready to break ground once the financing is in place.

Motion by Prybyla supported by Lambert to grant a twelve (12) month extension on the site plan for PC-2012-037/038; Subway to construct a 1,650 square foot restaurant with drive-thru window located on a .68+- acre parcel on the east side of Middlebelt between Hildebrandt and Lorman to expire on July 21, 2015.

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

- D. PC-2014-010; Apex Structural Innovations LLC, 14011 Harrison, requesting SPR approval for the outdoor storage of lumber and finished lumber products located on the east side of Harrison between Northline and Eureka Roads. Parcel # 82-80-100-99-0001-001. Zoning: M-1 Light Industrial District. (Action required: Remove from table and take action on site plan.)

Motion by Zilka supported by McAnally to remove from the table PC-2014-010; Apex Structural Innovations LLC.

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

Chairperson Freitag opened the meeting for discussion and comments from the petitioner.

Cameron McCausland, Plante Moran, came forward representing the petitioners.

- Mr. McCausland stated that the one of the major issues discussed at the previous meeting was the condition of the gravel on the proposed site. The borings have been completed and as seen from the black spots on the site plan, each one contained a minimum of nine (9) inches of gravel and a maximum of thirteen (13) inches in depth. The applicant feels that that is more than adequate given that there are not any specifications and that the existing depth is more than adequate for the purposes of the type of equipment that will be driving on the site and the applicant will maintain that on an on-going basis. The site plan issues brought up at the previous meeting have all been incorporated into the revised plan including the greenbelt area that is highlighted on the site plan in green that covers the entire perimeter of the site as discussed.
- Ms. Freitag stated that the north door and the wood fence were also discussed at the previous meeting and that the comments include repairing fence and not utilizing the door on the north side of the building.
- Mr. McCausland noted that the previous comments were that it not be used as a functional door and that the applicant does not want to close it permanently as they believe that would be a safety issue. They agreed that it would not be an operational door where loading and unloading would occur. The loading and unloading will occur on the east and south sides of the building and that they do not intend to use the north side of the building that abuts residential in any great substance. The asphalt that is being replaced on the north side of the building was for the fire truck access along with the fence that is part of the approval that the applicant intends to complete.
- Ms. Maise noted that some of the concern was not only the use of the door for the loading operations but that is it was being utilized by the employees in the building and the neighbors had complained about the noise. The intent on the note is that the door remains closed and that while it does not have to permanently be shut, it does remain closed for all activity.
- Mr. McCausland stated that the building extension on the side of the building will be removed.
- Mr. Glotfelty questioned whether a gate will be installed on the north side of the building.
- Mr. McCausland answered yes and stated that it is needed for fire access.
- Mr. Glotfelty asked whether the applicant owns the wood fence in question or does the property owner to the north.
- Mr. McCausland stated that he does not know who owns it but that there is the intent to repair the fence to the extent that it can be repaired. He finished by saying that there is quite a bit of vegetation along that fence line and that it may be difficult to get to it due to the vegetation that is forty (40) or fifty (50) feet high in some cases.
- Ms. Maise noted that the fence is on the applicant's property per discussion with the adjacent property owner and that it was installed due to previous noise issues.
- Ms. Freitag verified that the fence was located on the Apex property.
- Ms. Maise stated that fence is in a state of disrepair and that it would have been picked up during the city certification inspection anyway and that the Building Department is pretty picky about that kind of stuff.
- Mr. Paul questioned whether the applicant intends to restripe the employee parking area.
- Mr. McCausland stated that he believes they are as it is pretty much worn off.
- Mr. Zilka stated that he still has concerns with regards to the noise for the neighbor to the north and questioned whether the door on the north side of the building would be open during normal operations.
- Mr. McCausland answered no and stated that as indicated on the plans, it will remain closed and it is not intended to be used as a working door with regards to the flow of the materials but that they do not want to permanently close it. All loading and unloading will occur on the east and south sides of the building and they do not believe that there will be any noise issues of any substance.
- Mr. Zilka noted that another concern he still has is the dust control and he believes that it will be an issue due the amount of traffic and vehicles utilizing the storage area. He would like to see the dust control maintained whether it is once a month or whatever it may be.

- Mr. McCausland stated that he thinks that is a fair statement.
- Ms. Freitag noted that the planner's report indicates that a chloride treatment as necessary as determined by the city will be provided at least two times per year to minimize any dust disturbances. As determined with the previous petitioner, two times a year is not nearly enough.
- Mr. Zilka stated not nearly.
- Mr. McCausland said that he believes that the applicant is going to maintain as much as they need to for the preservation of the product and the vehicles going in and out of there. Hopefully two times a year will last and if not, they will need to do it more.

Motion by McAnally supported by Prybyla to approve the site plan for PC-2014-010; Apex Structural Innovations Outdoor Storage at 14011 Harrison subject to the following:

1. Waivers to the following:
  - a. Section 14.06(c) to allow the existing two driveways to continue.
  - b. Section 16.06(e) to reduce the minimum spacing requirement between driveways.
  - c. Section 13.06(e) to waive the dumpster enclosure requirement.
  - d. Section 13.02(e) in accordance with 13.02(u)(1) and (4),(5) to waive the buffer requirements along the north property line.
2. Bumper blocks for the new spaces against the rear of the building should be considered during construction review.
3. Any areas of the existing asphalt parking lot that are in disrepair must be improved as determined by the Building Department during construction review.
4. Any property maintenance issues such as the condition of the siding or painting of the building will be addressed during construction review.
5. Repair of the existing wood fence along the north property line.
6. Payment in lieu of construction of the sidewalk in an amount approved by the City Engineer and noted on the site plan; to be paid to the Planning Department prior to the pre-construction meeting.
7. Consideration of dedicating 33 feet of right-of-way along Harrison Road.
8. Submission of ten (10) sets of a complete revised site plan and landscape plan addressing the following (in addition to the comments above):
  - a. The note on the site plan must be changed to indicate that there are 4 rather than 3 overhead doors (note 7) under General Notes.
  - b. A note must be added stating that the overhead door on the north side of the building will remain closed.
  - c. Payment in lieu of construction of the sidewalk along Harrison Road.
  - d. A detail of the proposed gate.
  - e. Revision to Note 14 stating 'Any mechanical equipment or utilities that are visible to the public will be screened where practical'.
  - f. The City's standard notes regarding signs must be added to the site plan.
  - g. Notation that the setback areas that are to be seeded and mulched require a minimum of 3" of topsoil."

- h. Revision to the note regarding dust control to state that "A chloride treatment as necessary and determined by the City will be provided at least two times per year to minimize any dust disturbance."
- i. A note must be included stating that the operations will comply with the industrial performance standards of Section 8.05.

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

## 8. New Business

- A. PC-2014-013; RSP Express; VanBorn, requesting SPR approval for a 14,950 sq. ft. industrial building located on 15.94+-acres located on the south side of VanBorn Road between Inkster and Middlebelt Roads. Parcel # 82-80-001-99-0014-705. Zoning: MT – Industrial Transportation District. (Action required: Take action on site plan.)

Chairperson Freitag opened the meeting for discussion and comments from the petitioner.

Steve Sorensen, PEA, Engineer; Nino DiDominico, D & G Building Co.; and Tim Melvin, Gillett Associates, Architect, came forward representing the petitioner.

- Mr. Sorensen stated that RSP Express is currently located in Livonia and is owned by a husband and wife who are great people to work with and they are excited about relocating to Romulus. They want to build a new facility where they will have the ability to expand in the future as they continue to grow their business. They will be storing trailers on site and if the commissioner's remember this was previously the Plastech site where there was there was not the ability to get the amount of power they needed and the current petitioner will not need near the amount of power that Plastech required. The current design allows them the ability to have a much greater setback for the neighbors to the west with a hundred and twenty (120) foot setback where fifty (50) feet is required. By maintaining the hundred and twenty (120) feet they are able to maintain the existing berm as well as the vegetation and mature trees which will provide very good screening and the impact to the neighbors will be minimal.
- Mr. Sorensen continued by saying the petitioner is proposing all hard surface of asphalt paving with curbing along with a secure fencing around the entire perimeter. The will have a small warehouse and office space in the front building along with a couple truck docks with the rear building being purely for maintenance. The site is designed so that the trucks can pull straight through the building and there is good circulation for fire trucks. Storm water detention is provided with an existing pond that is located at the rear of the property and final calculations will be done to determine to what degree of expansion that may or may not be required. The revised site plan will address all concerns that Mr. McNamara (City engineer) had with regards to engineering. One of the concerns was the fence along the east side of the property and the petitioner has no problem utilizing the existing fence or installing a new fence adjacent to the existing fence with the ability to maintain the landscaping in that area. One of the other concerns was with regards to the shrubs that are required per the ordinance along the right-of-way and it was suggested that evergreens would go a long way in providing better screening and the petitioner is open to doing that as well. He finished by saying that Mr. Melvin will give a brief summary with regards to the building and he will be happy to answer any questions the commissioners have.
- Mr. Melvin stated that the front building that will be the office/warehouse will have a front façade that consists of c-brick per the ordinance and the rear and side will be a block that will match the c-brick and he brought samples to show the commissioners.

- Ms. Maise noted that one of the concerns was whether the c-brick and the other material matched and she passed the samples down to the commissioners. She questioned Mr. Melvin as to whether he brought samples of the four (4) inch brick and the eight (8) inch block which will be used on the east elevation and the two colors will be abutting each other and that she wants to make sure the two materials will look ok together.
- Mr. Melvin commented that the eight (8) inch block and the c-brick come from the same manufacturer and are basically the same in color and will come from the same batch so if you were to stand back and look at them they will look exactly the same. The metal siding and overhead doors are going to match so there will be two basic colors on the building with the concern being more on the rear maintenance building. It will be located four hundred and seventy (470) feet from the road and three hundred and ten feet (310) from the residential property to the west and whether it would be constructed from a full masonry would not make much of a difference since the buildings are set back so far. The petitioner had originally proposed an elevation of eight (8) foot high CMU with metal siding above it and is now proposing to maintain the masonry block in lieu of the c-brick as they have a substantial amount of landscaping on the west side of the rear building along with landscaping that has been moved from the parking lot to the front area so that there will be a substantial greenbelt buffer there as well. He finished by saying that the petitioner is requesting to maintain the eight (8) foot masonry colored block on the rear building in lieu of putting the c-brick and increasing the amount of masonry.
- Ms. Maise directed the Planning Commissioners to the elevations on the site plan and questioned Mr. Melvin as to whether he is proposing that the east and west elevations match as illustrated in the west elevation on the site plan.
- Mr. Melvin answered that what they are proposing is that the east and west elevations match as illustrated in the east elevation on the site plan. Although the west elevation meets the ordinance requirements it does not add anything astatically to the building. In addition to that the building is located over three (300) hundred feet from the adjacent residential property along with a considerable buffer of trees and whether the petitioner is proposing to go eight (8), ten (10), or fifteen (15) foot high in masonry, aesthetically it is really not going to change your perception of the building. He finished by saying that it would incur additional costs and time and winter is quickly approaching and the applicant would like to get going on this project and he was hoping to be able to do the eight (8) foot high masonry on all four sides of building number two which is the maintenance building.
- Ms. Freitag questioned whether that was referring to the north and west elevations.
- Mr. Melvin stated yes, and that would include all four elevations. When looking at the east and south elevations all four elevations would look the same as the south and east elevations.
- Ms. Maise noted this is different from what is shown on the site plan.
- Ms. Freitag clarified that the west and north elevations will look like the east and south elevations.
- Mr. Melvin answered yes.
- Ms. Maise answered yes and stated that the requirement to go a little higher as explained is due to the fact that those sides face the residential but that it is so far away from the residential and there are circumstances that allow the Planning Commission to modify those conditions. So if the Planning Commission finds that it is so far away and is buffered by a sufficient amount of trees they have the ability to modify the conditions. The ARC Committee did not have a problem with it but that their key concern was to make sure that the color matched and suspected that the eight (8) inch and four (4) inch at those distances were not going to look that different and that particularly that darker color is going to look just fine.
- Mr. Glotfelty questioned whether there would be any type on-site fuel storage.
- Mr. Melvin answered no.
- Mr. Glotfelty stated that typically when you have a garage there is a grease trap outside the building and stated that he does not see the location of the grease trap on the site plan.

- Mr. Melvin questioned whether Mr. Glotfelty was referring to an oil interceptor and stated that if it is required they will meet the building code and will have one.
- Mr. Paul questioned whether the petitioner is proposing a sump in the trench drain.
- Mr. Di Dominico stated that they will have a sump there.
- Mr. Sorensen stated that they are still early in the development but that he assumes they will have some sort of aco heavy-duty truck trench drain.
- Mr. Paul noted that he is looking for some sort of trap to catch the debris that goes in there.
- Mr. Sorensen replied that the way it is set up it will drain from both sides to the middle and that there will be a collection structure with a sump prior to discharge.
- Mr. Paul commented that it looks like a trench drain.
- Mr. Sorensen responded that it is but that aco makes a structure that works with their system that includes a sump.
- Mr. Paul stated ok.
- Mr. McAnally mentioned that in reading the architect's letter it states that truck traffic will consist of three to four trucks per day parked in the proposed lot up to two to three days however the site plan is proposing an eighty four (84) truck spot parking lot. He is trying to figure how this all works. If truck traffic consists of three to four trucks per day, why is there a need for eighty four (84) spots.
- Mr. Sorensen stated that he does not know the extent of the business and that maybe Nino can speak to that.
- Mr. Di Dominico answered that the trailers are going to sit a little bit longer than two to three days and that it is his understanding that there will be approximately ten (10) trucks per day.
- Mr. Paul reported that the assessor's review indicates that the site plan review application and EPA screening application both list an incorrect parcel number and that the petitioner needs to get that corrected and submit the application for their address.
- Mr. Sorensen replied that they will get that taken care of.
- Ms. Freitag questioned whether Mr. McNamara has anything to add.
- Mr. McNamara answered no.

Motion by Paul supported by Glotfelty to approve the site plan for PC-2014-013; RPS Express on Van Born Road subject to the following:

1. Submission of ten (10) sets of a complete revised site plan to be reviewed administratively addressing the following:
  - a. Consistency between the plans and the building elevations/floor plan with regard to door locations.
  - b. Sidewalks as required by the Fire Department from all exterior door locations.
  - c. The fence location on the east side of the property.
  - d. Details of the proposed gate and notations regarding a knox box as required by the Fire Department.
  - e. A revised lighting plan with reduced light poles within 300 feet of the adjacent residential district or a variance from the BZA to allow the light poles to exceed 14 feet.
  - f. Substitution of the required shrubs in the front greenbelt for evergreen trees which will provide better screening of the truck storage.
  - g. In-ground, automatic irrigation for all landscaped areas is required.
  - h. Revisions to the building elevations for the maintenance building so that all elevations are consistent as determined after a review of the building material samples.

- Mr. Prybyla questioned whether any changes need to be made to the motion with regards to the conditions of approval pertaining to the materials being utilized for the rear building.
- Ms. Maise answered that no change is required as the motion states that all elevations shall be consistent as determined after a review of the building material samples.

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

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

10. Reports

A. Chairperson

- Ms. Freitag wished Mr. Zilka a belated Happy Birthday as he turned seventy eight on July 8<sup>th</sup>.

B. City Planner

- Ms. Maise stated that as of right now there is nothing official for the August Planning Commission meeting however stay tuned as there is some stuff in the works.
- Mr. Paul mentioned that he has noticed that Aero Realty has done absolutely nothing since receiving approval from the Planning Commission meeting.
- Ms. Maise answered that ironically Ms. Slovik was in City Hall today and that she informed her that her ninety (90) days would be up in August and that she needed to submit to the Building Department to get her engineering going. Ms. Slovik was grateful for the reminder as she has been working on a couple things and that they would be submitting for engineering particularly now that she has been informed of the deadline.
- Mr. Paul stated to tell Ms. Slovik not to come in for an extension.
- Ms. Lambert agreed.
- Ms. Freitag noted that she saw that Romulus Village is up and running and that that corner looks so nice and she questioned Ms. Maise as to whether they are still doing the “Welcome to Romulus” sign.
- Ms. Maise replied that the Mayor’s office and Bob McCraight are working on that with Mr. Jarbou.
- Mr. Prybyla questioned whether the railroad contacts the city when they are preparing to close a road to let the city know how long the road will be closed.
- Ms. Roscoe stated that the roads are currently closed at Goddard Road and Eureka Road and that she is not aware of how long they will be closed but that it should not be that long.
- Mr. Prybyla asked whether the railroad contacts the city ahead of time so that the City of Romulus can inform the residents ahead of time of proposed road closings.
- Mr. Paul and Ms. Roscoe both stated that they notify the Department of Public Works.
- Ms. Roscoe stated that she has not seen anything notifying the residents on cable and nothing was brought up about it at the City Council meetings. She finished by saying that the railroad does whatever they want.
- Mr. Zilka noted that he does not believe that they contact the city regarding road closings or how long they will be closed. They simply put the signs up and that they have created a real mess at Sibley to the point that the brand new asphalt is being destroyed. He is going to call Channel 7 News and have them come out and take a look at it.
- Ms. Roscoe stated that in all her years in dealing with the railroad, you can call and complain and fine them and it has never done any good. There is number you can call and report the railroad crossing being blocked and you have to report where at and how long the crossing was blocked

but none of that seems to matter to them. She finished by saying that they must have a slush fund just for the fines that they pay for blocking the roads.

- Mr. Zilka stated that he has done that several times and the gentlemen hangs up on him.
- Ms. Freitag mentioned that she has spoken to one of the railroad workers who told her that if people complain or starting beeping their horns when the road is closed that they will intentionally leave it closed longer.
- Ms. Lambert commented she would not doubt that.
- Mr. Zilka stated that it certainly looks like that. He finished by saying that Block's is now open and has vegetables available.

#### 11. Reports of Interest Designation

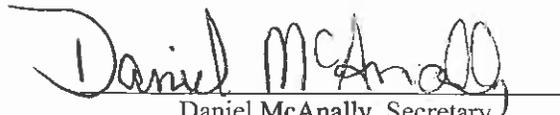
- Ms. Roscoe gave a summary of all the events coming up in the City of Romulus and encouraged everyone to participate.
- Ms. Maise stated that there is another Visioning meeting on Wednesday, August 6<sup>th</sup> at 5:30 p.m.

#### 12. Communications

#### 13. Adjournment

Motion by Prybyla supported by Zilka to adjourn the meeting at 8:45 p.m. Roll Call Vote: Ayes –Prybyla, Zilka, Roscoe, Lambert, McAnally, Paul, Glotfelty and Freitag. Nays – None. Motion Carried.

lm

  
Daniel McAnally, Secretary  
City of Romulus Planning Commission