

MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS
PLANNING COMMISSION HELD ON WEDNESDAY, FEBRUARY 17, 2010

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Daniel McAnally, Melvin Zilka, Dave Paul,
Leroy Burcroff, Mike Glotfelty, Cathy Freitag
Excused: Byron Butler, Michael Prybyla, Diane Banks Lambert
Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Zilka supported by Burcroff to approve the agenda as presented. Roll Call
Vote: Ayes – Zilka, Burcroff, Glotfelty, Paul, McAnally, 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 16, 2009.
5. Public Hearings
 - A. PC-2009-023/024; Salem Romanian Apostolic Church, requesting special
land use and site plan approval to convert an existing single family residential
structure into a place of worship for their 42 member congregation located on
a 4.88+- acre parcel on the south side of Beverly Road between Wayne and
Merriman Roads. The subject property is located at 33485 Beverly Road.
Parcel# 82-80-016-99-0028-000. Zoning: R-1A, Single-Family Residential
District. (Action required: Hold a public hearing, discuss site design and
capacity with applicant, table the special land use and site plan)
6. New Business
 - A. 2009 Planning Commission Annual Report; Pursuant to Public Act 33 of
2008, as amended, an annual report has been prepared detailing activity of the
Commission during 2009. (Action required: Review and approve 2009
Planning Commission Annual Report and recommend that the report be
submitted to the Mayor and City Council)

- B. Planning Commission By-Laws; Pursuant to Public Act 33 of 2008, as amended, updated by-laws have been prepared. (Action required: Review and adopt by-laws)

7. Old Business

- A. PC-2006-002; Tobine Park, requesting an extension of Planning Commission approval of the preliminary site plan for a 56-unit site condominium development located on the north side of Herman Road between Tobine and Wayne Roads. Parcel# 82-80-068-99-0002-000. (Planning Commission granted preliminary condominium site plan approval on March 20, 2006, the Planning Commission granted the 1st twelve (12) month extension on the preliminary condominium site plan approval on February 21, 2007, the Planning Commission granted the 2nd twelve (12) month extension on the preliminary condominium site plan approval on February 20, 2008 and the Planning Commission granted the 3rd twelve (12) month extension on the preliminary condominium site plan approval on March 16, 2009)
- B. PC-2007-019; Welsh Romulus, requesting an extension of Planning Commission site plan approval for a 296,056 square foot bulk warehouse distribution building with the capability of accommodating 57 truck docks and storage of 79 trailers located on a 19.658+- acre parcel on the east side of Cogswell Road between Ecorse and Van Born Roads. Parcel#'s 82-80-024-99-0004-701, 82-80-024-99-0004-702, 82-80-024-99-0004-703, 82-80-024-99-0004-704. (Planning Commission granted site plan approval on January 23, 2008 and the Planning Commission granted a twelve (12) month extension on the site plan approval on January 21, 2009)

8. Public Discussion

9. Reports

A. Chairperson

B. City Planner

- 1. Planning Director Memorandum dated January 21, 2010 regarding "Actions of the Board of Zoning Appeals related to current site plans".

10. Communication

- A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on November 4, 2009.

B. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on December 2, 2009.

C. Updated Planning Commissioner's Phone List.

11. Adjournment

4. Motion by McAnally supported by Paul to approve the minutes of the regular meeting of the Planning Commission held on Monday, November 16, 2009. Roll Call Vote: Ayes – McAnally, Paul, Zilka, Burcroff, Freitag. Abstain – Glotfelty. Nays – none. Motion Carried.

5. Public Hearings

A. PC-2009-023/024; Salem Romanian Apostolic Church, requesting special land use and site plan approval to convert an existing single family residential structure into a place of worship for their 42 member congregation located on a 4.88+- acre parcel on the south side of Beverly Road between Wayne and Merriman Roads. The subject property is located at 33485 Beverly Road. Parcel# 82-80-016-99-0028-000. Zoning: R-1A, Single-Family Residential District. (Action required: Hold a public hearing, discuss site design and capacity with applicant, table the special land use and site plan)

Ed Al-Saati, A&M Consultants, and Dorin Cacao and George Petes, property owners, came forward to represent the petition.

Cynthia I. Lyon, ACIP, Planning Director, reviewed the staff report dated January 29, 2010.

Chairperson Freitag opened the meeting for comments and discussion by the petitioner as follows:

- Mr. Al-Saati stated that the reason the revised submission noted a reduced capacity from 64 to 48 members was due to a lack of communication with the owners prior to the original submission. The original site plan was submitted with the idea that a capacity of 64 members would be assumed because that is what the floor plan could accommodate. However, discussion with the owner afterward clarified that they only needed seating for 43 members.
- Mr. Al-Saati stated that the revised site plan submitted should not be compared to the design and layout of the original site plan submission.
- Mr. Al-Saati stated that due to the existing drainage the detention pond cannot exceed a depth of 1-1/2 feet and when taking into account the 12-inches of freeboard required only 6 inches of depth is left, which is the reason for the large square footage of the detention.

- Mr. Al-Saati stated that with the knowledge that a capacity of only 43 members was required the parking lot was able to be reduced in order to accommodate the detention.
- Mr. Burcroff requested verification that the public hearing notification requirements to the residents within 300 feet of the subject property were not met.
- Ms. Lyon confirmed that six (6) of the property owners to the south were not notified of the public hearing for the Special Land Use request.
- Mr. Burcroff clarified that the public hearing obligation for the Special Land Use request would be met at a future meeting.
- Ms. Lyon confirmed that the public hearing obligation for the Special Land Use request would be met at a future meeting, but recommended that the Planning Commission allow public comment from the residents in attendance at this meeting.
- Ms. Lyon also stated that the Planning Commission should discuss with the applicant and determine whether or not the public hearing should be set for March or if the outstanding issues should be addressed on revised plans prior to coming back before the Planning Commission for public hearing and action.
- Ms. Freitag requested that a brief explanation of the church be provided.
- Mr. Petes stated that he is the founder and pastor of the church which was founded in February 2001 and the members of the church have grown from three to ten families consisting of 20 adults and children, but they do not anticipate much more growth.
- Mr. Petes stated that there would be two programs on Sundays at 9:00 am and 6:00 pm, which will not generate much traffic.
- Ms. Freitag questioned where the church currently meets.
- Mr. Petes stated they currently share the church on Tyler Road with another church.

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

Chairperson Freitag opened the public hearing for public comments and asked if anyone wished to speak on this matter.

- Mr. Lawrence McIntosh, representing his mother Callie Horsted, 33425 Beverly Road, Romulus, MI came forward in opposition of the request. Mr. McIntosh stated concerns regarding the standing water that already exist on the property which will create a problem when the parking lot is constructed causing any excess water to run off onto the neighboring properties and that there are already eight to ten churches within a 3 mile radius, which is enough for that area.
- Mr. Ernest Monroe, representing his parents Ernest and Doris Monroe, 33559 Beverly Road, Romulus, MI came forward in opposition of the request. Mr.

Monroe stated concerns regarding the several inconsistencies and non-compliances with the case with no revised floor plan or explanation being provided by the applicant.

- Mr. Monroe also stated concerns regarding the existing six churches within a half mile radius of the subject property and questioned the Master Plan, as far as, how it pertains to the subject property and the number of churches that could be accommodated in one area.
- Mr. Monroe concluded that he hoped the Planning Commission would take into account the quality of life for the neighbors and the major inconsistencies with the case and ask that the applicant choose an alternative site that would be more compatible.
- Mr. Ernest S. Monroe, 33559 Beverly Road, Romulus, MI came forward in opposition of the request.

No one else came forward. Chairperson Freitag closed the public hearing and opened the meeting for comments and discussion by the Commissioners as follows:

- Mr. Paul commented that the project has many deficiencies and he was dissatisfied with the quality of the site plan, such as, not showing the existing back door on the building and stated that it is too early to make a decision on this case.

Motion by Paul supported by Burcroff to table PC-2009-023/024, Salem Romanian Apostolic Church, until revised plans have been submitted addressing the outstanding issues with a new public hearing to be held at that time. The subject property is located at 33485 Beverly Road. Parcel# 82-80-016-99-0028-000. Roll Call Vote: Ayes – Paul, Burcroff, Zilka, McAnally, Glotfelty, Freitag. Nays – None. Motion Carried.

Discussion after the motion:

- Mr. Burcroff requested clarification on when the public hearing would be held in order to meet the notification requirement.
- Ms. Lyon stated that the public hearing would be held after revised plans have been submitted addressing the outstanding issues, at which time, all residents within 300 feet of the subject property would be notified, including the residents that received notice for this meeting, as well as, the six (6) residents that were not notified.
- Lydia Cacau, 37941 Tyler Road, Romulus, MI came forward and questioned if all of the Zoning Ordinance requirements have been met could the site plan still be denied based on opposition from the neighbors.
- Ms. Freitag stated that if all of the Zoning Ordinance requirements have been met then the site plan would be approved.

6. New Business

- A. 2009 Planning Commission Annual Report; Pursuant to Public Act 33 of 2008, as amended, an annual report has been prepared detailing activity of the Commission during 2009. (Action required: Review and approve 2009 Planning Commission Annual Report and recommend that the report be submitted to the Mayor and City Council)

Cynthia I. Lyon, ACIP, Planning Director, provided a brief overview of the 2009 Planning Commission Annual Report.

Motion by Zilka supported by Burcroff to accept the report as written and recommend that the report be submitted to the Mayor and City Council. Roll Call Vote: Ayes – Zilka, Burcroff, McAnally, Paul, Glotfelty, Freitag. Nays – None. Motion Carried.

- B. Planning Commission By-Laws; Pursuant to Public Act 33 of 2008, as amended, updated by-laws have been prepared. (Action required: Review and adopt by-laws)

Cynthia I. Lyon, ACIP, Planning Director, summarized the memorandum dated February 8, 2010 and reviewed portions of the draft By-Laws regarding changes to the Planning Commission agenda and conflicts of interest and/or incompatibility of office.

The Commissioners agreed to table the draft By-Laws until next month in order to allow time to review the document and more members to be present.

7. Old Business

- A. PC-2006-002; Tobine Park, requesting an extension of Planning Commission approval of the preliminary site plan for a 56-unit site condominium development located on the north side of Herman Road between Tobine and Wayne Roads. Parcel# 82-80-068-99-0002-000. (Planning Commission granted preliminary condominium site plan approval on March 20, 2006, the Planning Commission granted the 1st twelve (12) month extension on the preliminary condominium site plan approval on February 21, 2007, the Planning Commission granted the 2nd twelve (12) month extension on the preliminary condominium site plan approval on February 20, 2008 and the Planning Commission granted the 3rd twelve (12) month extension on the preliminary condominium site plan approval on March 16, 2009)

Cynthia I. Lyon, ACIP, Planning Director, reviewed the memorandum passed out prior to the meeting dated February 17, 2010.

Chairperson Freitag opened the meeting for comments and discussion by the Commissioners as follows:

- Mr. Burcroff requested that a guideline policy be implemented for extension requests on site plan approvals in order to be consistent with future request for extensions.

Motion by Burcroff supported by Zilka to deny PC-2006-002, Tobine Park, a request for an extension of Planning Commission's approval on March 20, 2006 of the preliminary site plan for a 56-unit site condominium development located on the north side of Herman Road between Tobine and Wayne Roads. Parcel# 82-80-068-99-0002-000. Roll Call Vote: Ayes – Burcroff, Zilka, Glotfelty, Paul, McAnally, Freitag. Nays – None. Motion Carried.

- B. PC-2007-019; Welsh Romulus, requesting an extension of Planning Commission site plan approval for a 296,056 square foot bulk warehouse distribution building with the capability of accommodating 57 truck docks and storage of 79 trailers located on a 19.658+- acre parcel on the east side of Cogswell Road between Ecorse and Van Born Roads. Parcel#'s 82-80-024-99-0004-701, 82-80-024-99-0004-702, 82-80-024-99-0004-703, 82-80-024-99-0004-704. (Planning Commission granted site plan approval on January 23, 2008 and the Planning Commission granted a twelve (12) month extension on the site plan approval on January 21, 2009)

Cynthia I. Lyon, ACIP, Planning Director, reviewed the memorandum passed out prior to the meeting dated February 17, 2010.

Thomas Schoenberger, Welsh Companies, came forward to represent the request.

- Mr. Schoenberger stated Welsh Companies owns approximately 1,000,000 square feet of property in Romulus within a half mile radius of Cogswell and Ecorse Roads.
- Mr. Schoenberger stated that Welsh Companies purchased the property located at the corner of Cogswell and Ecorse Roads in 2007 and demolished the three existing buildings in order to construct the proposed 296,056 square foot warehouse distribution facility.
- Mr. Schoenberger stated that the economy took a turn for the worst and was also faced with the hardship of having their tenant at 38100 Ecorse Road, Plastech Engineering, go bankrupt.
- Mr. Schoenberger stated that over \$400,000 was invested in the vacated facility located at 38100 Ecorse Road and in December of 2009 a tenant was found to occupy the facility for ten years. The tenant is an alternative energy company, a battery maker, which will add 380 jobs and anticipated to open in September of 2010.
- Mr. Schoenberger stated that the alternative energy company has requested and received a first right of refusal to construct the proposed facility within the next year.

- Mr. Schoenberger displayed a rendering of another facility in Romulus owned by Welsh Companies and stated that as the owner of the proposed facility they would oversee the project in order to ensure that the same first class, class A type of facility would be constructed.

Chairperson Freitag opened the meeting for comments and discussion by the Commissioners as follows:

- Ms. Freitag stated that Welsh Companies is a good neighbor and they do build first class facilities.
- Mr. Burcroff stated we are really excited about the potential tenant that will be occupying the building and concurs that Welsh Companies has been a very good corporate tenant.
- Mr. McAnally stated he is thrilled with the idea of having a green company in Romulus and that the vacant building will be utilized and even happier about the company's plans to expand.
- Mr. Schoenberger stated this company has a Master Plan to construct their North American Headquarters on the corner of Ecorse and Cogswell Road and occupy the previous Mastronardi building on Cogswell Road, as well as, the building at 38100 Ecorse Road with a connecting court yard.
- Mr. Schoenberger stated this company has raised 400 million dollars and have Government Grants for alternative energy, so they are very optimistic that they have found a tenant that will grow, not only with Welsh Companies, but with the community of Romulus.

Motion by Burcroff supported by McAnally to grant PC-2007-019, Welsh Romulus, a twelve (12) month extension on the site plan for a 296,056 square foot bulk warehouse distribution building with the capability of accommodating 57 truck docks and storage of 79 trailers. The extension expires on January 23, 2011. The subject property is located on the east side of Cogswell Road between Ecorse and Van Born Roads. Parcel#'s 82-80-024-99-0004-701, 82-80-024-99-0004-702, 82-80-024-99-0004-703, 82-80-024-99-0004-704. Roll Call Vote: Ayes – Burcroff, McAnally, Zilka, Glotfelty, Paul, Freitag. Nays – None. Motion Carried.

8. Public Discussion – None.

9. Reports

A. Chairperson

- Mr. Burcroff notified the public that there will be a Town Hall Meeting on February 18th at the Romulus Middle School at 6:30 pm regarding the Romulus Community Schools millage proposal in May.

B. City Planner

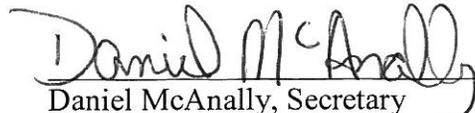
- Ms. Lyon provided a brief explanation regarding the Planning Director Memorandum dated January 21, 2010 detailing “Actions of the Board of Zoning Appeals related to current site plans”.

10. Communication

- A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on November 4, 2009.
- B. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on December 2, 2009.
- C. Updated Planning Commissioner’s Phone List.

11. Adjournment– Motion by Zilka supported by McAnally to adjourn the meeting at 8:17 p.m. Roll Call Vote: Ayes – Zilka, McAnally, Burcroff, Glotfelty, Paul, Freitag. Nays – None. Motion Carried.

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Daniel McAnally, Secretary
City of Romulus Planning Commission