

MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON WEDNESDAY, FEBRUARY 23, 2011

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Daniel McAnally, Diane Banks Lambert, Mike Glotfelty,
Melvin Zilka, Byron Butler, Cathy Freitag
Excused: Michael Prybyla, Dave Paul, Leroy Burcroff
Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Zilka supported by Lambert to approve the agenda as presented. Roll Call Vote:
Ayes – Zilka, Lambert, Butler, Glotfelty, 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, December 20, 2010.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
 - A. 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 and the Planning
Commission granted a 2nd twelve (12) month extension on the site plan approval on
February 17, 2010)
8. New Business
 - A. PC-2011-001; Ryder Truck Rental, requesting site plan approval for a 2,150 square
foot building for a proposed Ryder used truck center located on a 6.93+- acre parcel

on the southeast corner of Middlebelt Road and Smith Road. Parcel#'s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. Zoning: C3, Highway Service District and M-T, Industrial Transportation District. (Action required: Review site plan)

- B. 2010 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 2010. (Action required: Review and approve 2010 Planning Commission Annual Report and recommend that the report be submitted to the Mayor and City Council)

9. Cases Involving Advice or Input from the Planning Commission

10. Reports

- A. Chairperson
- B. City Planner

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, December 20, 2010. Roll Call Vote: Ayes – McAnally, Glotfelty, Lambert, Butler, Freitag. Abstain – Zilka. Nays – none. Motion Carried.

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

- 6. Public Hearings – None.

7. Old Business

- A. 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 and the Planning Commission granted a 2nd twelve (12) month extension on the site plan approval on February 17, 2010)

Motion by Lambert supported by Zilka 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, 2012. 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 – Lambert, Zilka, Butler, Glotfelty, McAnally, Freitag. Nays – None. Motion Carried.

8. New Business

- A. PC-2011-001; Ryder Truck Rental, requesting site plan approval for a 2,150 square foot building for a proposed Ryder used truck center located on a 6.93+- acre parcel on the southeast corner of Middlebelt Road and Smith Road. Parcel#'s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. Zoning: C3, Highway Service District and M-T, Industrial Transportation District. (Action required: Review site plan)

Bill Trowbridge, Regional Director for Ryder, came forward to represent the petition.

- Mr. Trowbridge stated they are requesting approval for a proposed “Ryder Used Truck Center”.

Cynthia I. Lyon, AICP, Planning Director, reviewed the summary memorandum dated February 15, 2011.

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

- Mr. Glotfelty questioned if the Ryder facility located in the City of Taylor would remain open.
- Mr. Trowbridge stated the Ryder facility located in the City of Taylor is shared by the “Used Truck Center” and the “Leasing Division” and would remain open and the proposed facility would be used to provide additional space.
- Mr. Glotfelty questioned if there would be any fuel storage or power washing done on the site.
- Mr. Trowbridge stated all truck repairs would be done at the Taylor or Livonia facilities; no trucks would be fueled on site; and the power washing would be done at the Taylor facility or by a vendor.
- Mr. McAnally stated concerns regarding the the floor area that is labled as the “parts area”, which the word “parts” suggest some sort of repair.
- Mr. Trowbridge stated the “parts area” would contain the “hot start”, which is the battery used to start the trucks and the area would also be used for office storage.

- Mr. McAnally stated that the “parts area” would basically be used for equipment storage.
- Mr. Trowbridge confirmed that the “parts area” would be used for equipment storage.

Motion by Lambert supported by Glotfelty to grant site plan approval to PC-2011-001; Ryder Truck Rental, for a 2,150 square foot building subject to the conditions of the Planning Director’s summary memorandum dated February 15, 2011 as follows:

1. Approval of the draft Zoning Ordinance by the City Council which allows the proposed use to be considered permitted by right within the MT District. If the City Council does not approved the Ordinance revisions, special land use approval may be necessary;
2. Combination of lots and address assignment through the city Assessing Department;
3. Dedication of 33’ of Smith Road r-o-w and revisions to the legal description to the Assessing Departments satisfaction;
4. Landscaping Modification to allow the 50 foot woodland preservation area to be substituted for the formal greenbelt plantings provided the area is maintained and not clear cut, any removal of trees within this area will require full compliance with the greenbelt requirements for industrial frontage as well as the tree and woodland replacement plantings;
5. Approval of payment in-lieu-of construction of the required sidewalk in the amount of \$5,750.00 for Middlebelt Road and a small portion along Smith Road near the eastern property line prior to issuance of a Certificate of Occupancy;
6. If the overhead utility line in the center of the site cannot be relocated or removed as indicated, the applicant shall submit a revised site plan for the Planning Commission’s review and approval;
7. Properly post and maintain the required fire lanes.

The subject site is located on a 6.93+- acre parcel on the southeast corner of Middlebelt Road and Smith Road. Parcel#’s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. Zoning: C3, Highway Service District and M-T, Industrial Transportation District. Roll Call Vote: Ayes – Lambert, Glotfelty, McAnally, Zilka, Butler, Freitag. Nays – None. Motion Carried.

- B. 2010 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 2010. (Action required: Review and approve 2010 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 2010 Planning Commission Annual Report.

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

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

10. Reports

A. Chairperson

- Ms. Freitag welcomed Mr. Zilka back and is glad that he is feeling better.
- Mr. Zilka thanked everyone for their “get well” wishes.

B. City Planner

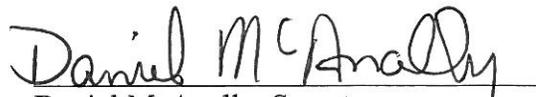
- Ms. Lyon informed the Commission that there has been an increase in activity from what has been seen over the last year; we are getting more industrial inquiries; and some of the site plan approvals that have been extended have tenants looking to lease those buildings.

11. Reports on Interest Designation

- Ms. Freitag reminded everyone that we are in the middle of flu season and to get your flu shots, which is free at Sav-On Drugs if you have medicare or you can call Wayne County Health Department.

12. Communications – None.

13. Adjournment– Motion by McAnally supported by Lambert to adjourn the meeting at 7:20 p.m. Roll Call Vote: Ayes – McAnally, Lambert, Glotfelty, Zilka, Butler, Freitag. Nays – None. Motion Carried.


Daniel McAnally, Secretary
City of Romulus Planning Commission