

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, APRIL 16, 2012**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Daniel McAnally, Melvin Zilka, Leroy Burcroff, Michael Glotfelty,
Diane Banks Lambert, Michael Prybyla, David Paul and Cathy Freitag
Excused: Byron Butler
Also in attendance: Carol Maise, City Planner, Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by Lambert to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Lambert, McAnally, Prybyla, Paul Glotfelty, Burcroff 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, February 22, 2012.
5. Comments from Public on Non Agenda Items
6. Public Hearing
 - A. PC-2012-007; Romulus Village, 39325 Ecorse, requesting to rezone 7.10 acres of property on the southeast corner of Ecorse and Hannan Roads from C-2 General Business and R1A/RCOD-Single Family Residential/Rural Character Overlay District to C-3 Highway Service District. Parcel #'s 82-80-026-99-0016-000, 82-80-026-99-0017-000, 82-80-026-99-0018-000, 82-80-026-99-19-000 & 82-80-026-99-0021-000.
7. Old Business
8. New Business
9. Cases Involving Advice or Input from the Planning Commission
 - A. PC-2012-005/006 Romulus Village Design Standards – Gas Station Canopy and ATM Facility
 - B. 12750 Huron River Dr. – Enclosure of Drive-thru Facility
 - C. Planning Commission Agenda – Recommended Action
10. Reports
 - A. Chairperson

B. City Planner

1. Planning Department Status Report
2. Planning Commission ID Cards

11. Reports on Interest Designation

12. Communications

13. Adjournment

4. Motion by Burcroff supported by Glotfelty to approve the minutes of the regular meeting of the Planning Commission held on Monday, February 22, 2012. Roll Call Vote: Ayes – Burcroff, Glotfelty, Zilka, Lambert, McAnally, Paul and Freitag. Nays – Prybyla. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearing:
 - A. PC-2012-007; Romulus Village, 39325 Ecorse, requesting to rezone 7.10 acres of property on the southeast corner of Ecorse and Hannan Roads from C-2 General Business and R1A/RCOD-Single Family Residential/Rural Character Overlay District to C-3 Highway Service District. Parcel #'s 82-80-026-99-0016-000, 82-80-026-99-0017-000, 82-80-026-99-0018-000, 82-80-026-99-19-000 & 82-80-026-99-0021-000.

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

Mr. Frank Jarbou came forward representing Romulus Village.

- Ms. Maise gave a brief overview of the Romulus Village project which includes five parcels for rezoning. She continued by saying that they propose to have drive-thru restaurants, a gas station and ATM all which require C-3 zoning. She went on to say that the five pieces will be combined, two of which are zoned C-2 and three that are zoned R-1B, all of which have the Rural Character Overlay District zoning as well.
- Ms. Maise stated that the Romulus Village site plans were sent to the Planning Consultant for review due to the requirement for a traffic study. She went on to say that there are five special land uses and driveway placement, circulation and access of the site issues that were currently being addressed. She finished by saying that the legal descriptions must be revised and the traffic study does need to be updated but we are recommending that Planning Commission recommend this for approval to City Council.
- Mr. Frank Jarbou came forward and stated that his family has owned this property for the good part of thirty years. He continued by saying that the economy is picking up and that this property is a blip on the map that is perfect for development. He also stated that he is not only excited about this project but his customers and prospective tenants that they have talked to are excited about this project as well. He continued by saying that he has already spent a considerable amount of time and money working with Carol to make sure the plans are in order. He finished

by saying that he has even gone so far as to purchase the property across the street in Van Buren Township and intends to develop it also so that the entire corner looks nice.

Let the record show 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. Harry Harding came forward and stated that he is not opposed to the project but questioned whether the project was going to be focused around a truck stop with showers and truck parking. He went on to say that the neighbors are not in favor of a truck stop and questioned whether a truck stop would be allowed in the C-3 zoning if the applicant decided to do that at a later date.
- Mr. Jarbou answered no, that he is sure they will have trucks purchasing diesel gas there, but that is not the intention for it to be a truck stop. He went on to say that the property that he purchased in Van Buren Township is only a two acre parcel and is not large enough for that and he finished by saying that Van Buren would not allow a truck stop on their corner either.
- Ms. Maise stated that we need to keep in mind this is the rezoning before the Planning Commission tonight not the special land use.
- Mr. Harding stated that although the neighbors would love to see the site cleaned up they are not in favor of a truck stop.
- Ms. Freitag stated that based on the information provided to the Planning Commission it does not look like that is what they intend to do.
- Ms. Maise stated that a truck stop is too intense of a use for the C-3 zoning, and that truck stops are a special land use in the M-T district only.
- Mr. Prybyla suggested that the petitioner give a brief description of exactly what he intends to develop on the property.
- Mr. Jarbou came forward and explained that he intends to have exactly what has been submitted on his plans twice already. He went on to say that he will have a 5,000 sq. ft. retail/gas station facility with a 2,000 sq. ft unit adjacent to it. He will also have a 16,000 sq. ft retail facility and a out-lot of 2,400 sq. feet which makes 90% of the development retail. He finished by saying that he will be occupying the gas station/convenience store that his family has operated for the last 30 years.
- Addie Walden came forward and stated that the petitioner has been laying asphalt behind the existing convenience store all winter and that trucks have been going in and out dumping something in the rear of the property. She finished by saying that she would like to have her property rezoned.
- Ms. Freitag explained that they would have the Ordinance Department look into exactly what is going on out there.
- Ms. Maise asked Ms. Walden to come see her in regards to rezoning her property and asked her if she had applied for the rezoning before.
- Ms. Walden answered that she did not know what that is.
- Mr. Kenneth Smith came forward and stated that he has flooding on his property and maybe we should have it looked into. He stated that he is not opposed to the project and would like to possibly rezone his property in the future and asked whether that may be possible.
- Ms. Freitag explained that as far as the rezoning he would have to look into whether that would be possible and directed him to the City Planner.

- Ms. Maise explained that she had met with Mr. Smith earlier in the day and explained all the rezoning requirements to him.
- Mr. Smith stated that he does understand why that corner is all of a sudden having water problems after the trucks have been in and out of there dumping and expressed his desire to have Ordinance take a look at what is going on back there. He explained that Ordinance has been on him and he has been cooperating.
- Ms. Freitag stated that it's only fair that they look into what's going on at the proposed site also.
- Mr. McAnally read into the record a letter from Patricia D. Brown stating that she is not opposed to the development as long as the petitioner addresses the flooding issues she has on her property which are a direct result of the dumping of numerous loads of dirt behind the adjacent property.
- Mr. Jarbou came forward and stated that any water that this property absorbs goes directly into the retention basin which is then discharged into the county drain. He went on to say that FEMA has deemed this area as a flood plain zone and that he has hired the same company that the City of Romulus has hired to fight it.
- Ms. Freitag stated that this is the third person with flooding issues so we need to check this out.

Chairperson Freitag closed the public hearing and opened the meeting up for comments and discussion from the Commissioners as follows:

- Mr. Burcroff stated that this could be a very good project, but we are only here this evening to determine whether we make a recommendation to City Council for the rezoning portion of this project. He also stated that a lot of the flooding issues we've heard about this evening could be resolved with the development of this project, but he also continued by saying that there are some things going on with FEMA right now and there will be a Town Hall meeting in the next month or so to talk about the recently created flood maps and the impact that it could have on the residents house insurance. He went on to say that anything that fits within the C-3 zoning could potentially go there, and that he would really like to see this area developed. He finished by saying that this development is a tremendous improvement to that area and that he will take all the citizens comments here this evening and make sure everything is on the up and up.
- Ms. Lambert stated that she also is excited about this project and the fact that it is one of the corners to our city. She went on to say that across the street the 7-11 has that beautiful "Welcome to the City of Romulus" sign and it would be nice to have the other corner look just as nice. She finished by saying that she also will take the citizens comments here this evening, and the one received by mail, and make sure the citizens know that they were heard here this evening. She finished by saying that she fully supports this project.
- Mr. Prybyla questioned when the site plan and special land use would come back before the Planning Commission.
- Ms. Maise answered that they still have another public hearing to do and there is still some work to be done with regards to driveway locations and circulation problems, but once we get those resolved it should breeze right through. She finished by saying that it could be back in front of the Planning Commission come May.
- Mr. Prybyla stated that he had concerns with regards to the traffic study requiring a deceleration lane and that he did not see that on the plans before him this evening.
- Ms. Maise answered that the plans before the Planning Commission this evening are concept only and that those issues will be dealt with during the special land use.
- Mr. Paul stated that his only concern is the driveway off Hannan Road which is fairly close to the intersection.

- Mr. Jarbou stated that he has already looked at that and he will be addressing that issue with Carol at the next meeting. He finished by saying that he thinks everyone will be happy with it.
- Ms. Freitag stated that with regards to the traffic study there were things that the engineers were not happy with.
- Ms. Maise stated that LSL, OHM, DPW and Fire Department are all working together on getting these issues resolved and we're hoping to get something from the applicant soon as far as a revision. She finished by stating that the last plan that was reviewed did not take into account the traffic study and approval here tonight will move this forward.
- Ms. Freitag stated that she too is in favor of this project and that it will be a real asset to the city. She finished by saying that she also is concerned with the fact that we have three residents, in this lightly populated area, that are complaining about dumping and flooding issues and that these issues need to be addressed.

Motion by Paul supported by Prybyla to recommend to the City Council approval of PC-2012-007 Romulus Village to rezone Parcel 80-026-99-0016-000, 0.71 acres, from C-2 to C-3, Parcel 80-026-99-0021-000, 5.65 acres, from C-2 to C-3, Parcel 80-026-99-0017-000, 0.23 acres, from R-1A/RCOD to C-3, Parcel 80-026-99-0018-000, 0.26 acres, from R-1A/RCOD to C-3, Parcel 80-026-99-0019-000, 0.24 acres, from R-1A/RCOD to C-3 subject to:

- Sheet ZON-1 must be revised to correctly illustrate the existing parcels and zoning.
- The legal description for Parcel 1 on Sheet ZON-1 must be corrected.
- The Traffic Impact Study must be revised as part of the special land use and site plan review for the development and the applicant is advised that modifications to the site layout may be needed.

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

7. Old Business – None

8. New Business – None

9. Cases Involving Advice or Input from the Planning Commission

A. PC-2012-005/006 Romulus Village Design Standards – Gas Station Canopy and ATM Facility

- Ms Maise stated she was looking for some direction from the Planning Commission in regards to the canopy design for the Romulus Village project. She went on to say that she has copied off some pictures of different styles of canopies and that because the applicant is here this evening the Commission can give him that direction personally.
- Ms. Maise continued by saying the traffic engineers are having issues in regards to the free standing ATM that is located in the middle of the parking lot. She went on to say that because this is a special land use, any sort of direction ahead of time would be helpful so that they can be working on these issues. She finished by saying that she is not looking for any decisions to be made here tonight but that she is just looking for some direction.

- Mr. Jarbou stated that the plans that were originally submitted were just basic plans that they give the municipality to get them going. He continued by saying that he has no problem working with Carol and making the development something nicer. He also stated that they are doing the brick building that will look very nice as you come into the city.
- Ms. Maise stated that she was looking for direction as simple as “no we do not want a flat roof canopy”.
- Mr. Jarbou stated in order to prove to a lending institution that there is enough activity at a particular site for them to occupy they put a free-standing ATM on site to determine if the activity generated at the ATM is enough business for the lending institution to be a tenant. He finished by saying that he will not build the retail facility until they are 75% occupied and in order to attract some sort of lending institution they have to have the ATM prior to that.
- Ms. Freitag questioned whether it is Mr. Jarbou’s intention to have the ATM in order to attract a lending institution to the proposed site.
- Mr. Jarbou answered absolutely and he went on to say that the free standing ATM that is right out in the open will draw the patrons in as opposed to having it tucked away somewhere where it cannot be seen. He finished by saying that it is also safer for the patron being right out in the open where they can be seen.
- Ms. Maise stated that the design is probably going to depend on who the tenant is and what their design preference is.
- Ms. Freitag stated that any tenant is going to have their own specific design that they may have to use per their corporate office.
- Mr. Jarbou stated that Tim Horton’s for instance, will have their own design as far as signs and design. He finished by saying that it is so hard to get tenants to come and take a look at Romulus, but he has had the opportunity to show people that the traffic is there and there is an opportunity here.
- Ms. Freitag stated that it’s just a matter of getting that one person to commit and the rest will follow.
- Ms. Lambert stated that no matter who Mr. Jarbou’s tenants end up being, she is looking for uniformity within the proposed site.
- Mr. Jarbou stated that he absolutely agreed and referenced his Olga’s site in Canton on Ford Road across from IKEA. He finished by saying that he wants the three buildings to look like one development with a nice shopping area that is easy to get in out of with a very nice upscale gas station.
- Ms. Maise stated that the buildings are beautiful and very well designed. She went on to question whether it was fair to say that the canopy upgrade is needed.
- Ms. Freitag stated that she gets the impression that when the petitioner comes back before Planning Commission the canopy will be upgraded. She finished by saying that she has visited the Olga’s in Canton and that it is a very beautiful building.
- Mr. Jarbou stated that they were not required to do that nice of a building but that they wanted to so that they stood out in that area in a very positive way. He finished by saying that they want people to say “hey” let’s stop there no matter what part of the country they’re from.
- Mr. Prybyla stated that he may get more traffic at the proposed site once they finish the overpass over I-275. He went on to say that he would like to see a canopy with a wood shingled roof as it will be stronger and better looking. He finished by saying with regards to the ATM machine there needs to be adequate lighting for safety purposes.

- Mr. Jarbou stated that the photometric plan will show that there is adequate lighting. He finished by saying that in regards to the canopy he is not sure that wood will meet the code but that no matter what he is going to do a nice job whatever it takes.
- Mr. Paul stated that he hopes that there will not be competition between retail #1 and retail #2. He finished by asking if he had any idea at this point who he tenants may be.
- Mr. Jarbou asked Mr. Paul if he wanted to know who was on his wish list.
- Mr. Paul stated that his wish list would be a good start.
- Mr. Jarbou stated that McDonald's has shown interest, and that they want to have a sub guy, a pizza guy and hair cut guy. He continued by saying that he would also like to have an urgent care facility.
- Mr. Paul questioned whether he was looking for multiple tenants.
- Mr. Jarbou answered yes.
- Mr. Paul questioned whether he would have a grocery store that would be in competition with the retail facility.
- Mr. Jarbou answered no and explained that he would not have tenants that would be in competition with each other because that would just be bad business.

B. 12750 Huron River Dr. – Enclosure of Drive-thru Facility

- Ms. Maise stated that she and Mr. McCraight are looking for some direction in regards to this project. She went on to say that the ordinance states that any building addition 2,500 square feet or more requires site plan approval. She went on to say that the ordinance also defines a building as anything with a roof and columns. She noted that when Mr. McCraight first looked at this project he did not see it as an expansion of the building area. Since they are having an ARC meeting to review the site plan, she and Mr. McCraight thought getting some direction from the Planning Commission would be helpful. Ms. Maise went on to explain that the use is unknown at this time and depending on what the use is, it may require Planning Commission approval.
- Mr. McAnally stated that until the Planning Commission knows what the use is going to be, they cannot determine whether the petitioner needs Planning Commission approval.
- Ms. Maise stated that the petitioner needs to get the building upgraded so that he can get the building ready to lease. She continued by an auto repair business as an example. The petitioner plans to install two front doors, two rear doors, enclose the side with split face block, install sidewalks and a few other site improvements. Ms. Maise finished by saying that her question to the Planning Commission is whether the enclosure of the 2,400 square foot canopy requires Planning Commission approval or not.
- Mr. Prybyla questioned whether the enclosure of the canopy requires the installation of a foundation.
- Ms. Maise answered yes.
- Mr. Prybyla questioned whether the enclosure of the canopy makes the addition more than 50% of the existing office building.
- M. Maise answered yes, it is more space than the existing office building.
- Ms. Lambert stated that from what Mr. Prybyla described the petitioner is actually changing the building. She went on to say it will have a different foundation, a different roof, a different façade and she concluded by saying that it is her feeling that it would require Planning Commission approval.

- Mr. McAnally stated that from that description he would have to agree. He's building a new building that requires site plan approval.
- Mr. Burcroff stated that he likes the fact that the petitioner is repurposing a building but he agrees that he also believes it requires Planning Commission approval. He finished by saying that the Planning Commission has to be consistent.
- Ms. Maise stated that the next issue is overhead doors and she went on to say that petitioner plans to have four overhead doors. She noted that the plan includes having two on the front of the building and two on the rear of the building and the ordinance states that overhead doors for loading areas shall not face a public road. She continued by asking the Planning Commission what their intent was in regards to this part of the ordinance and finished by saying that this will actually turn into a procedural question as to whether or not the petitioner will need a variance. She finished by saying that if he does need a variance, the practical difficulty is there.
- Mr. Burcroff stated that the whole idea was to screen the loading dock station, not to keep someone, as in this case, from reusing an existing building for storage or auto repair. He finished by saying that this part of the ordinance was to address the big box developments that had loading areas that needed to be screened from the major arteries.
- Mr. McAnally stated that it was his understanding that the ordinance was to address the businesses that operated 24/7 with trucks in and out all night where people would look out their window and see trucks being backed in and we were trying to protect that.
- Ms. Maise stated that her reasoning was due to the fact that she deals with several ordinances that do not allow overhead doors on the front façades of the building whether it is commercial or industrial, and they have to be located on the rear or sides of the building. She finished by saying that both she and Mr. McCraight wanted clarification because of the phrase "for loading areas".
- Ms. Freitag questioned why the petitioner requires overhead doors on both the front and rear of the building.
- Ms. Maise answered that makes it more appealing to become a vehicle maintenance facility or a contractor's facility that has vehicles coming and going unloading equipment. Ms Maise finished by saying that she would inform the petitioner that if it is a contractor's facility with outdoor storage greater than 50% it would require special land use approval.
- Mr. Zilka stated that he would be in favor of approval due to the fact that there are no residential homes across the street.
- Ms. Maise verified with the Planning Commission that the intent was for businesses and facilities with continuous trucking operations.
- Mr. Paul questioned whether the zoning would allow a contractor's yard and vehicle repair facility.
- Ms. Maise answered yes, that it is zoned M-2 General Industrial.
- Ms. Freitag questioned whether that is due to the factory that is located directly behind the proposed site.
- Ms. Maise answered that she also questioned the zoning and when she looked at the zoning map it may be due to the proximity to the expressway and other type businesses in the area.
- Mr. Paul stated that when the petitioner comes before the Planning Commission there needs to be clarification as to how a contractor's yard would be able to fit on this site. He finished by saying that in his opinion it would be a tight fit due to the limitations of the rear yard.
- Ms. Maise stated that the petitioner is only trying to get the proposed site to the point where he can start marketing it for sale or lease.

C. Planning Commission Agenda – Recommended Action

- Ms. Maise questioned what the intent was of the recommended action on the Planning Commission agenda. She finished by asking whether they are looking for her recommendation based on the ARC reports or are they looking for the next step in the process.
- Mr. Burcroff stated that he thinks it makes sense to have the recommended action on the agenda so that Planning Commission and the public are clear on what action is being taken at the meeting. He finished by saying that way whether the Planning Commission is making a recommendation or approving a site plan everyone is clear on what the expectations are.
- Ms. Freitag questioned whether those were previously on the agenda.
- Ms. Maise stated that they were removed due to the fact that she was unsure what the intent was in having it on the agenda.
- Mr. Burcroff stated that it was his recommendation after talking with Ms. Maise to have them placed back on the agenda so that everyone is clear what action is being taken.
- Ms. Freitag stated that she liked the fact that it was on the agenda.
- Ms. Maise stated that as you saw earlier this year with a special land use that still had many issues in regards to the site plan review, the recommendation would have been to table the special land use. She continued by saying that the action was to actually hold the Public Hearing and review the special land use with a recommendation to City Council coming later. She finished by saying that we just need to make it a little more clear as far as what the different processes are and which ones go to City Council for recommendation.
- Mr. McAnally stated that more information is better for everyone.
- Ms. Maise stated that they were removed due to the fact that they were inconsistent.
- Mr. Prybyla stated that it is his opinion that placing the recommendation back on the agenda is a good idea. He finished by saying that years ago there was no recommendation and it makes it easier for the Planning Commission.
- Ms. Lambert stated that it is her opinion that the action required be placed on the agenda. She finished by saying that the recommendation is included in the Planner's Report and is not necessary to be on the agenda also.
- Ms. Maise stated that after going back and looking at previous agenda's that is exactly where the confusion started and she thanked the Planning Commission for the input.

10. Reports

A. Chairperson

- Ms. Freitag stated that she had nothing to report and that she hoped everyone had a Happy Easter.

B. City Planner

- Ms. Maise stated that since she typed her report a week ago the Planning Department has received six new applications. She went onto report that one of the applicants is a teen dance club that will occupy the west most suite in the retail facility located on Eureka Road. She went on to report that she is working very closely with the Police Department and other various city departments along with the applicant to get this project going.

- Ms. Maise reported that she is also working with Tim Horton's in regards to the traffic report and driveway locations. She went on to say that Wayne County has been very good about working with us and is actually having us do some of the upfront work as we have traffic expertise such as Roberto at DPW and Dave Allison at the Fire Department.
- Mr. Zilka questioned where Tim Horton's would be located.
- Ms. Maise answered that they would be located on Eureka Road where the rezoning took place just recently. She went on to say that the biggest frustration has been that they have not been able to acquire shared access from the Shell Gas Station so the project will require another curb cut. She finished by saying that it will be another special land use that should come before you in May.
- Ms. Maise reported that another applicant is the Wayne/Wick gas station located on the southeast corner of Wayne and Wick Roads which has been closed for a few years. She went on to report that she has been working with Wayne County on this one also and that one of the driveways closest to the light will be closed.
- Mr. McAnally questioned whether it was the closed gas station and went on to say that someone has been there doing some welding on site.
- Ms. Maise stated that the applicant purchased the property not really realizing what all was required. She went on to say that after reviewing this with Mr. McCraight in the Building Department they realized that the ordinance states that a special land use is required since the business has not been operating for over three years and the applicant must start the process over.
- Mr. McAnally stated that this site has huge drainage issues.
- Ms. Maise stated that is one of the issues that DPW and engineers are currently looking at and we do not know at this point if Wayne County will get involved or not but it is going to definitely be a challenge. She finished by saying that she has an ARC meeting with the applicant on Wednesday.
- Ms. Maise stated that she has spoken with Lee Steel and they are shooting for the May Planning Commission meeting and will be getting their plans submitted in the next few days. She finished by saying that if it all pans out you could potentially have Lee Steel and Romulus Village for the May meeting.
- Mr. Zilka verified that Lee Steel will be located behind the Lear Seating buildings. He went on to say that there has been a lot of traffic going in and out of that site.
- Ms. Maise stated that there is a potential tenant looking at that site.
- Mr. Burcroff stated that there is a tenant occupying building #2.
- Ms. Maise answered yes.
- Mr. Prybyla stated that he did not see The Upscale Warehouse included in the Planner's Report.
- Ms. Maise stated that they did submit their revised plans with the conditions of approval changes but have not paid the review fee. She continued by saying that they do not have the engineering ready and has not heard from them any further.
- Mr. Prybyla stated that they rushed this project through and could not wait to get started and now after continuously checking the site there is nothing being done. He went on to question in regards to Dollar General why the report states that the columns have been removed and after a site visit clearly the columns have not been removed.
- Ms. Maise stated that due to the denial of the building materials variance they are back in the process of revising their plans. She went on to say that the columns have been removed from

the revised plans and they are still in the process of revising those plans even further as they do not wish to go back to the Board of Zoning Appeals.

- Ms. Lambert questioned whether Dollar General is under any time restraints.
- Ms. Maise stated that they were originally issued a thirty day temporary certificate of occupancy. She went on to say that the revised plans were submitted right near the end of the thirty days so Mr. McCraight granted them an extension for another thirty days.
- Mr. Paul stated that it was his understanding that they were granted a total of sixty days to complete the replacement of the vinyl siding with the brick siding.
- Ms. Lambert stated that we probably want to keep a lid on this so that it does not become a continuous stall tactic.
- Ms. Maise stated that she is also working with them on a revised landscaping plan. She finished by saying that the good thing about all of this is that from here on out Mr. McCraight is going to require a sample board of building materials.
- Mr. Glotfelty questioned whether there has been any contact with the McLane people.
- Ms. Maise stated that Mr. Keyes had spoken with someone from McLane's recently and they indicated that they are focusing on the Cincinnati project at the moment. She continued by saying that the approval for the McLane project is good for eighteen months so they have plenty of time and every intention of completing this project.
- Mr. Glotfelty stated that he drove by their Plymouth Road site and there was quite a bit of traffic on Beck Road which was his concern with this site also.
- Ms. Maise stated that at a previous Board of Zoning Appeals meeting it was brought to her attention the board members have previously had ID cards. She went on to say that a board member was doing a site visit and did not have an ID card and he was questioned whether he could receive one. She finished by saying that the Human Resource Department has been contacted in regards to this and would be more than happy to make the commissioners one, all they have to do is contact Lois before hand to make an appointment.
- Ms. Freitag stated that the property owners just take for granted that we are who we say we are.
- Mr. Zilka stated that he has been asked previously for identification.

11. Reports of Interest Designation

- Mr. Burcroff stated that the City of Romulus Clean Sweep Day is May 12, 2012 from 9:30 a.m. till 12:00 p.m. He continued by saying that they are looking for volunteers to work that day and if you are with a particular organization that would like to clean a certain area you can let them know when you arrive at the Senior Center that day.

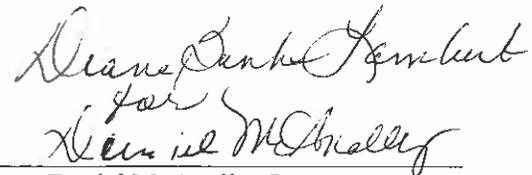
12. Communications

- Mr. Prybyla reported that about six weeks ago it was reported that there was an earthquake in Ohio near the deep well injection site. He continued by saying that it was further reported that not only was there contamination to the water table but that the earthquake was actually caused by the deep well injection. Mr. Prybyla also stated after reading previous Planning Commission meeting minutes that he was disappointed in the Planning Commission's approval of the revised lighting plan for the Five Bay Auto located on the corner of Goddard and Wayne Roads. He finished by saying that there was another applicant that asked for a variance in regards to the building material that was denied but yet we approve the revised

lighting for this project that was clearly the contractor's fault and he stated that he is not in favor of that decision.

13. Adjournment– Motion by Zilka supported by Burcroff to adjourn the meeting at 8:14 p.m. Roll Call Vote: Ayes – Zilka, Burcroff, McAnally, Lambert, Prybyla, Paul, Glotfelty and Freitag. Nays – None. Motion Carried.

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Handwritten signature of Daniel McAnally in cursive script.

Daniel McAnally, Secretary
City of Romulus Planning Commission