

MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS
PLANNING COMMISSION HELD ON MONDAY, MAY 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, Diane Banks Lambert,
Dave Paul, Leroy Burcroff, Mike Glotfelty, Byron Butler,
Michael Prybyla Cathy Freitag
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, Butler, Glotfelty, Paul, Prybyla, Lambert, 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, April 19, 2010.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2010-005, Tracie Bland, requesting special land use approval for a group
child day care home for 7 to 12 children less than 24 hours per day located on
a .27+- acre parcel on the east side of Chamberlain Avenue between Hearst
and Cincinnati Avenues. The subject property is located at 6225 Chamberlain
Avenue. Parcel# 82-80-013-02-0246-000. (Action required: Hold a public
hearing and make recommendation to City Council on special land use)
7. Old Business
 - A. PC-2009-013, Jay Kay Investment, LLC, requesting an extension of Planning
Commission site plan approval for a new 70,000 square foot speculative
warehouse containing 11 truck dock doors and six (6) trailer staging spaces.
The subject property is located on a 7.10+- acre parcel on the east side of
Cogswell Road between Jay Kay Drive and Van Born Road. Parcel# 82-80-
021-99-0006-716. (Planning Commission granted site plan approval on July
20, 2009)

8. New Business
 9. Cases Involving Advice or Input from the Planning Commission
 10. Reports
 - A. Chairperson
 - B. City Planner
 11. Reports on Interest Designation
 12. Communications
 - A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on March 3, 2010.
 - B. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on April 7, 2010.
 - C. Planning Commission By-Laws Adopted April 19, 2010
 13. Adjournment
4. Motion by Lambert supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Monday, April 19, 2010. Roll Call Vote: Ayes – Lambert, McAnally, Paul, Glotfelty, Butler, Zilka, Burcroff, Freitag. Abstain – Prybyla. Nays – none. Motion Carried.
 5. Comments from Public on Non Agenda Items – None.
 6. Public Hearings
 - A. PC-2010-005, Tracie Bland, requesting special land use approval for a group child day care home for 7 to 12 children less than 24 hours per day located on a .27+- acre parcel on the east side of Chamberlain Avenue between Hearst and Cincinnati Avenues. The subject property is located at 6225 Chamberlain Avenue. Parcel# 82-80-013-02-0246-000. (Action required: Hold a public hearing and make recommendation to City Council on special land use)

Tracie Bland, property owner, came forward to represent the petition.

Cynthia I. Lyon, AICP, Planning Director, reviewed the staff report dated April 23, 2010 and provided a power point presentation on the proposed project.

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

- Ms. Bland stated that she and Ms. Carrie Cook, her assistant, have been operating a day care facility for up to 6 children in her home for several years and since the daycare facility at the Beverly Road head start program has closed there is a need and opportunity to expand her operation to care for more children.
- Ms. Bland stated that she is working with the Building Department in order to obtain her Certificate of Occupancy.

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.

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

- Mr. Paul stated he visited the site and found a nice play area and the house and yard were well maintained.
- Mr. Burcroff agreed the facility was very well maintained, the play area was nice and the new white fence provided protection for the children.
- Mr. McAnally stated he had no problem with the request.
- Mr. Prybyla questioned if a waiver would be necessary to allow for the addition and shed that encroach on the 1,500 square foot of outdoor play area required.
- Ms. Lyon stated that a waiver to reduce the required minimum fenced outdoor play area by 44 square feet to 1,456 square feet would be required.
- Ms. Banks requested that a waiver be granted to reduce the required minimum fenced outdoor play area by 44 square feet to 1,456 square feet.

Motion by Paul supported by Burcroff to recommend to Romulus City Council approval of Special Land Use for PC-2010-005, Tracie Bland, for a group child day care home for 7 to 12 children less than 24 hours per day based upon the finding that it is consistent with the Master Plan, compatible with adjacent land uses, has minimal impact on the environment and can be consistent with the Zoning Ordinance requirements, be compatible with public services, and have a minimal impact on traffic and subject to the following:

1. Cannot operate the Group Daycare facility for 7-12 children until the State has approved the license and a copy of such license is submitted to the Planning and Building Departments and the following are met:
 - a. Submission of a copy of the State Plan review letter to the Fire Department.
 - b. Approval of the Home Occupancy by the Building Department.

- c. Obtaining a City Business License.
- d. Obtaining a Certificate of Occupancy for the home.
- 2. Waiver granted to reduce the required minimum fenced outdoor play area by 44 square feet to 1,456 square feet.

The subject property is located at 6225 Chamberlain Avenue. Parcel# 82-80-013-02-0246-000. Roll Call Vote: Ayes – Paul, Burcroff, Glotfelty, McAnally, Lambert, Zilka, Butler, Prybyla, Freitag. Nays – None. Motion Carried.

7. Old Business

- A. PC-2009-013, Jay Kay Investment, LLC, requesting an extension of Planning Commission site plan approval for a new 70,000 square foot speculative warehouse containing 11 truck dock doors and six (6) trailer staging spaces. The subject property is located on a 7.10+- acre parcel on the east side of Cogswell Road between Jay Kay Drive and Van Born Road. Parcel# 82-80-021-99-0006-716. (Planning Commission granted site plan approval on July 20, 2009)

Cynthia I. Lyon, AICP, Planning Director, stated that due to health issues of the applicant and the distant location of the Engineer and since this is the first extension request she suggested it would not be necessary for a representative to be present.

- Ms. Lyon also stated that the City is happy the applicant is keeping the project viable and hopeful that the project will come to fruition in the next year.

Motion by Zilka supported by Prybyla to grant a twelve (12) month extension on the site plan approval for a new 70,000 square foot speculative warehouse containing 11 truck dock doors and six (6) trailer staging spaces. The extension expires on July 20, 2011. The subject property is located on a 7.10+- acre parcel on the east side of Cogswell Road between Jay Kay Drive and Van Born Road. Parcel# 82-80-021-99-0006-716. Roll Call Vote: Ayes – Zilka, Prybyla, Paul, Butler, Burcroff, Lambert, McAnally, Glotfelty, Freitag. Nays – None. Motion Carried.

- 8. New Business – None.
- 9. Cases Involving Advice or Input from the Planning Commission – None.

10. Reports

- A. Chairperson – None.
- B. City Planner – None.

11. Reports on Interest Designation

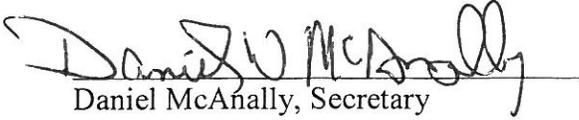
- Mr. Burcroff thanked everyone that participated on Saturday, May 15th in the dedication of the planting of the elm tree at the VFW memorial, the annual City of Romulus spring clean-up day – with snacks sponsored by Waste Management, the celebration of the 40th Birthday of the City of Romulus, the dedication of the Community Garden- west of the Senior Center and the Romulus Cemetery clean-up.

12. Communications

- A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on March 3, 2010.
- B. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on April 7, 2010.
- C. Planning Commission By-Laws Adopted April 19, 2010

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

vf


Daniel McAnally, Secretary
City of Romulus Planning Commission