

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING  
COMMISSION HELD ON MONDAY, SEPTEMBER 15, 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, Michael Prybyla, Celeste Roscoe, Melvin Zilka and Cathy Freitag  
Excused: David Paul  
Unexcused: Byron Butler  
  
Also in attendance: Carol Maise, City Planner; Tim Keyes, Economic Development Director; Brad Strader, LSL Planning, Inc. and Linda McNeil, Senior Secretary
3. Motion by Zilka supported by Prybyla to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Prybyla, Glotfelty, McAnally, Lambert, Roscoe 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, July 21, 2014.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
8. New Business
  - A. Zoning Ordinance Amendment – Article 8, Industrial Districts
    1. Southern Gateway Overlay District (LSL memo)
    2. Middlebelt/Goddard/Northline Area (LSL memo)
    3. Article 8, Industrial Districts (Draft amendments)
  - B. Zoning Ordinance Amendment – Article 22, Section 22.03(e) Temporary Uses (Draft amendments, Steve Hitchcock, City Attorney)
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 McAnally supported by Lambert to approve the minutes of the regular meeting of the Planning Commission held on Monday, July 21, 2014. Roll Call Vote: Ayes – McAnally, Lambert, Zilka, Roscoe, Prybyla, Glotfelty and Freitag. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings - None
7. Old Business - None
8. New Business

#### A. Zoning Ordinance Amendment – Article 8, Industrial Districts

##### 1. Southern Gateway Overlay District (LSL memo)

- Ms. Maise explained that a memo from Brad Strader, LSL Planning Inc., is included in the Planning Commissioner's packet and he and Mr. Keyes are here tonight to discuss some proposed zoning ordinance changes.
- Tim Keyes, Economic Development Director, City of Romulus, reported that there is roughly eight hundred (800) acres of property on the south side of the airport south of Eureka and north of Pennsylvania between I-275 east to Wayne Road. The city spent a few million dollars in that area a number of years ago to upgrade Wahrman Road to allow development. The majority of that vacant property in that area also sits within the sixty five (65) decibel rating as determined by the Airport and is some of the most heavily impacted property with regards to the noise from of the airplanes themselves. The current zoning of the Eureka Road frontage is C-3 Highway Business District and the land located to the south of that is zoned M-1 Light Industrial District. The Economic Development Department has had numerous requests by companies who are looking to develop in that area however they do not meet the M-1 zoning requirements because the use is heavier than what is allowed in the M-1 District. Inquiries have been from logistic companies, distribution companies and metal forming companies requiring 100,000 square feet up to 450,000 square feet of building space. There is a new substation that was installed in the area to accommodate development and at this point the city has not been able to bring a tenant or builder into that area due to the current zoning that is in place. Carol and Brad Strader have been asked to take a look at the area and make recommendations as to what should be done in terms of trying to make changes, whether it be an overlay district or a change in the zoning, or leaving the zoning as is and working within the Master Plan.
- Brad Strader, LSL Planning, Inc. stated that this area is referred to specifically in the current Master Plan and previous Master Plan as the Southern Gateway District and the idea was to have a unified campus for this particular area. The area is distinct in that it is different from any other M-1 in the City of Romulus because of the factors that Tim stated such as the sixty five (65) decibel range and the visibility to I-275. Unlike other M-1 in the city it is not located near any residential development. The M-1 zoning district treats all M-1 throughout the city similarly and the thought was that maybe some different standards for this area are needed. Consistent with the Master Plan, attempts are being made to allow more flexibility in the types of uses allowed while recognizing its different characteristics. Premium site design and high quality building views for any part of the building or site that is visible from I-275 and the commercial district on Eureka Road or from Eureka Road itself should be required. There is less concern with the interior parcels with regards to building materials and landscaping that are not so visible. Some draft

language was put together and Mr. Strader noted that feedback from the Commission is needed. The hope is to have some informal discussion to get direction from the Planning Commission so that a Public Hearing can be held in October as there is some sense of urgency because of the opportunities for the property owners and developers that Tim has talked to.

- Mr. Strader continued with a discussion on setbacks along I-275 and high quality building design and materials. One of the ideas is to have a performance base standard where a building can be closer to the expressway with more visibility including a nice sign creating a corporate identity if high quality materials are provided; lesser quality would require more screening and the building setback further. Providing visual interest by breaking up building lines or using different materials and landscaping is also suggested. He also noted that staff has been dealing with the ordinance requirement regarding the number of dock doors allowed in the M-1 District since it determines the amount of trucks that can be parked on the site and also the orientation of the docks noting that they shouldn't be visible from the public view.
- In closing Mr. Strader stated that the State of Michigan and City of Romulus have made a lot of investment on the roads and infrastructure and most of the truck traffic in that area would go right from Wahrman Road to I-275 so there will not be the impact on the neighborhoods like there is in other parts of the city.
- Ms. Maise mentioned that the truck dock/overhead door to truck parking requirement in the ordinance is often missed and it's unrealistic for logistic companies for example to meet that standard. The limitation of one (1) truck storage space for every two (2) truck docks is too restrictive for warehouse and distribution uses. More thought needs to be given to this standard. Heavier uses have also been requested for this area such as metal forging and industrial manufacturing and while they do have more of a negative impact there is no residential in this area like there is in other M-1 areas of the city.
- Ms. Maise noted that the draft provided is very rough and just a starting point for discussion.
- Mr. Strader asked if the Commission agreed about the approach to be more flexible on some of the uses in the Southern Gateway area with having a higher design standards where the development is visible and less design standards where it is not as visible.
- Ms. Freitag stated what appealed to her were the higher standards with regards to landscaping and building materials such as the Lee Steel project for properties that are visible from the roadway.
- Mr. Prybyla questioned whether anyone is aware of the zoning in Huron Township south of Pennsylvania between I-275 and Wahrman Roads. He stated that a new road has been developed and they are doing some earth moving and suggested that if it is a nice project that maybe the city could counter that by doing the same thing with a nice stretch of buildings along there.
- Mr. Keyes replied that he is not aware of the zoning but that we are competing for the same projects.
- Mr. Prybyla asked what the zoning is in that area.
- Mr. Strader answered that when working on the last Master Plan, one of the reasons for the M-1 district was that there was a county plan for a unified urban design plan where everything would sort of match. Unfortunately that plan has since fallen by the wayside as that vision didn't happen after the racetrack went in. At one point there was a plan for a unified vision for the east side of the I-275 corridor with a similar look for both Huron Township and Romulus.
- Mr. Keyes stated that what has changed is the scope and scale of buildings as the economy has changed and businesses have changed. What logistic companies are looking for now is different than what there were looking for five or ten years ago. It is not uncommon for him to be talking to a company that is looking for minimum thirty (30)-foot clear ceiling height and in fact one of the Amazon requirements was a sixty (60)-foot clear height on a 800,000 to 1,000,000 square foot building. He finished by saying that the scale of buildings has changed since these requirements were adopted.
- Mr. Strader stated that he does believe that Huron Township had more restrictive standards for the types of uses than even the M-1 because they were looking at more of a corporate office look but that might have changed.

- Ms. Freitag noted that she was told that Huron Township put the infrastructure in to attract more business into the township and at that time they didn't have any perspective applicants but they were hoping the infrastructure would attract some.
- Mr. Zilka stated that he heard that Huron Township and the county put Wahrman through to Sibley due to a big business that was moving in the area and that although the road has been done for almost a year now and the barricades are still up.
- Mr. Keyes mentioned that a logistics company will be locating there.
- Ms. Maise noted that the zoning for that area of Huron Township per their website is an overlay district. The west side is zoned I-2 which would be heavier industrial and the east side is zoned office/professional.
- Mr. Keyes stated that they will double check the zoning and get back to the commissioners as he knows they have been working on that district with regards to rezoning.
- Mr. Zilka said that he would have a concern with what they are proposing for the Southern Gateway as there are residences along the west side of Merriman. He does not think that there should be anything adjacent to them that would be a heavy industrial.
- Ms. Freitag stated that she does not believe that they are proposing that area.
- Ms. Maise directed Mr. Zilka to the map where it states that that portion of Merriman Road will remain M-1.
- Mr. Zilka questioned how far away the overlay would be from the residences as the yellow line indicates that it is directly adjacent to them.
- Ms. Maise showed Mr. Zilka on the map that the existing zoning of M-1 for that area will remain the same and that there will be a required buffer between the existing M-1 and the new district to the west.
- Mr. Strader noted that the limits of the district should not extend all the way to Merriman so that there would be no change to what abuts the residential. Standards will be added to require more buffering and higher standards when uses are next to or visible to the residential.
- Mr. Zilka questioned whether there is any way to keep the truck traffic to a minimum as there is currently a lot of truck traffic utilizing Eureka Road. He asked Mr. Keyes if he is getting inquiries from trucking companies.
- Mr. Keyes answered that some of the inquiries have been from trucking companies.
- Ms. Freitag stated that a lot of the Eureka Road traffic comes from Sibley Road and travels north unless there is a train and then they come down to Eureka but that there seems to be additional traffic these days.
- Mr. Keyes said that it is hard to gauge what is going on these days with I-96 being shut down.
- Mr. Zilka stated that I-96 should be reopened shortly.
- Mr. Prybyla mentioned that it is obvious that with our proximity to the airport that applicants are going to want to construct buildings that utilize trucks. He does not like to use Eureka Road with all the truck traffic but the fact is the land is there, the airport is there and trucks are going to take stuff back and forth.
- Mr. Glotfelty stated that Pennsylvania and Inkster Roads are Class B roads and questioned the existing status of these roads since there is no money to upgrade them to Class A roads. Eureka is a Class A road and the trucks can utilize that all year road and we can't stop them and that Inkster and Pennsylvania are crumbling apart.
- Mr. Zilka replied that it is his understanding that Pennsylvania from Middlebelt to Inkster is scheduled to be redone shortly.
- Mr. Glotfelty stated that it is his understanding that it will still be a Class B road.
- Mr. Zilka added that the trucks are utilizing Pennsylvania Road all the way to Wahrman just as they do Inkster Road and obviously the county must consider that to be a Class B road.
- Mr. Glotfelty stated that on the map and after conversation with the county it is a Class B road.

- Mr. Keyes noted that we cannot predict what direction the trucks will go and the reality is that they will be looking to get on the freeway as soon as possible whether it be at Sibley and I-275, Eureka at I-275 or Wayne Road and Vining.
- Mr. Strader stated that from the Southern Gateway area obviously the easiest is to jump on I-275 and head towards wherever they are going. There may be some localized traffic heading to Taylor or there may be some construction that may take them to other streets but that an origin destination study would probably show that 90% of traffic utilizes the interchange. Unlike some other parts of the city that would show distribution onto other streets, truck distribution in this area would be less impactful on the city than some other places where we do have those uses where they do have to travel several miles on city streets or county roads.
- Mr. Prybyla stated that for this area we are talking about industries or companies that use trucks for transportation not freight places like we have in other parts of the city.
- Mr. Strader clarified that a truck terminal would not be allowed under the M-1.5 zoning.
- Ms. Freitag questioned whether truck terminals would be prohibited.
- Ms. Maise answered that the truck terminals would be a M-T use only.
- Mr. Strader stated that those terminals would not give the kind of high quality kind of vision that they are looking for in that it would generate a lot of trucks but not a lot of tax base.
- Mr. McAnally stated that with regards to this south end he does not have a whole lot of issues with what is being proposed but that he would be curious to see what a proposed forging company would think about these standards and whether the requirements would be too much for their type of business. He would love to see it work but that he would not want to over regulate these people so that they don't want to build either and would like to get some input to see what they think. He agrees in that if you build close to the freeway that you should have a nice looking building and that we may want to think long and hard with regards to the types of building materials and what we can get away without driving somebody out.
- Mr. Strader stated that in order to get it in the Planning Commissioners hands for review this draft amendment may have been premature but it was to get a little discussion. He noted that it appears the direction the commission is going would be to allow more intense uses if the property along the expressway was held to higher standards.
- Mr. McAnally stated that is fine as long as it is clear to the proposed builder who is coming in and that he understands that.
- Ms. Freitag said that she would think that if they were building something that was visible from I-275 that they would want to present themselves in a good light.
- Mr. McAnally replied that if they have the money they would.
- Mr. Strader noted that the same standard would be applied to all applicants and that they can expect the same high quality from other applicants and if they don't want that type of investment and visibility then they would look for an internal site as there will be variable price points for them.
- Ms. Maise added that there is a concern about the visibility of outside storage since it can have a tremendous impact on that corridor. Standards such as limiting the use to interior sites, buffering and screening will be considered.
- Mr. Strader stated that you can drive through communities and see the ones that treat the highway views as a backyard versus treating it as a second front yard and that may be more important than anywhere else because of the visibility and the impression it gives of the city.
- Ms. Lambert questioned the downside of the high decibels that was brought up earlier that could be detrimental to the product or buildings.
- Mr. Keyes stated that he does not know from a logistics standpoint other than one of the larger parcels went under contract just last week for logistics and based on that they are not concerned about it. The metal forging group that he has been working with loves the idea that they will not have to worry about neighbors in the area and whether they would have a negative impact to their neighbors.

- Ms. Maise noted that while the Master Plan suggests uses such as a business park for this area, it would not be as desirable in this area since this area is too noisy.
- Mr. Strader clarified that shorter setbacks may be fine; building, landscaping and lighting standards need to be considered on the exterior parcels; no outdoor storage should be visible from I-275 or it needs to be well screened.
- Ms. Freitag stated that if we have someone interested in building over there than we definitely want to get those tax dollars and we don't want them to go somewhere else.
- Mr. McAnally questioned if we allow outdoor storage are we going to spell out what the ground surface should be.
- Ms. Maise answered the required surface can certainly be specified.
- Ms. Freitag stated that the draft states that it should be concrete.
- Mr. McAnally noted that he is tired of fighting about what they are going to put on the ground and if they are going to spell it out than let's get that done.

## 2. Middlebelt/Goddard/Northline Area (LSL memo)

- Mr. Keyes stated that he has asked his team to take a look at this area as well as he has had a lot of interest in this area from the development side. Most of this area is zoned M-T which is conducive to the development we are seeing along with its location near the airport. What we are now seeing is that interest is shifting down Middlebelt Road south as far as Northline Road where the zoning is not conducive. What he asked the team to look at is if there are any opportunities to make changes to the zoning that would allow additional industrial development specifically logistics distribution type development in that area.
- Mr. Strader noted that this one is a little trickier and nothing has been drafted since input is needed. Unlike the Southern Gateway District, trucks would go several miles in this area on city roads that are pretty congested already at peak hours near the interchanges. There is also residential in close proximity as well. This area is quit a hodge podge of uses and some of the land is owned by the airport, some is developed and some is undeveloped and there's some commercial. In the previous Master Plans we have tried to use light industrial as a way to buffer the neighborhoods from the M-T uses and a previous task force questioned whether those neighborhoods would remain. Both previous Master Plans protect those neighborhoods but have other types of uses as well and that may be why the land has stayed undeveloped. Unlike the Eureka Road site where the Master Plan is clear, this area would need to be modified to make a zoning change but before looking at the tactics of how to do things, Planning Commission input is needed.
- Ms. Freitag questioned whether it is Mr. Strader's theory to go to like an M-1.5 zoning or more like an M-2.
- Mr. Strader answered that both those options could be considered but that he is just not sure.
- Ms. Maise stated that it could be just as simple or complicated as adjusting that truck storage to overhead door calculation and she questioned Mr. Keyes as to what type of uses are being requested and if it is primarily the truck storage.
- Mr. Keyes answered that the primary request is for logistics.
- Mr. Strader stated that potentially the uses could stay but they would just need to relax the standards.
- Ms. Maise noted that they could adjust the standards to two to one which would allow more truck storage which means more trucks on the road and more impact.
- Mr. McAnally questioned if the standards are adjusted that the residential would still remain conforming and would not become non-conforming.
- Ms. Maise answered that the residential would remain the same and that they are not talking about rezoning any residentially zoned properties.

- Mr. McAnally said that he does not want anybody getting locked into a non-conforming status. The more they adjust the standards the more congested the roads will become and the more the county will have to do something to upgrade the roads including Middlebelt Road. He finished by saying that we need to give serious consideration to businesses that want to come to that area but we need to make sure we do it the right way.
- Ms. Freitag questioned if they modify the zoning whether that would apply to all M-1 districts in the city.
- Ms. Maise answered not necessarily if an overlay just for that area was done.
- Mr. McAnally clarified that the overlay would only modify the requirements of what they would be allowed to put in there.
- Ms. Maise answered that it could apply to just this particular M-1 area.
- Mr. McAnally stated that it would be an overlay with just a few modifications to what is existing.
- Ms. Maise stated that unless the Planning Commission wants to change the entire M-1 district.
- Mr. McAnally stated not necessarily.
- Ms. Freitag stated no.
- Mr. Strader noted that they have had a number of spirited debates on this issue. He and Carol thought that changing the M-1 district everywhere would be inconsistent with the Master Plan as the districts in Romulus are very different and treating them all the same would not work out very well. He said that they are trying to recognize that there are some M-1 properties that are very close to residential and that they did not feel comfortable changing those areas.
- Ms. Maise added that care must be taken with this particular area because there is a good amount of existing residential here.
- Ms. Freitag stated that is the Planning Commission's goal to protect the residents and to not negatively affect their quality of life in that area. Most of the M-1 that they are proposing to change abuts Inkster Road.
- Ms. Maise directed the commissioners to the Future Land Use map where they can see the logical transition from M-T to M-1 to residential and the Zoning Map shows the smaller picture along Harrison to the south where there is scattered non-conforming residences where people are living. Changing the M-1 zoned properties in this area to allow more trucks could impact the residential uses in the area.
- Ms. Freitag stated that even though Inkster Road is not a good road there are a lot of trucks on that road.
- Ms. Maise asked if the commission wanted to allow logistic companies in this area which will potentially bring in more trucks.
- Mr. Keyes stated that he cannot speak for these companies and does not know how many more trucks it will entail.
- Ms. Freitag questioned whether there is M-2 available or whether it is all pretty much taken as the logistics companies would require the M-2 or M-T zoning.
- Mr. Keyes stated that there is not a lot of M-T for sale. Although there is some M-T on Smith Road east of Middlebelt that is all owned by one particular land owner who has no interest in selling it and is sitting on it for the expansion of his current logistics company. He also owns all the logistics on the front face of Ecorse Road heading to the south.
- Mr. Strader noted that the problem is there is a surplus of M-1 property and we have to decide which ones we want to adjust so that they are used a little more and which ones need to stay M-1 and the thinking is to leave the ones near residential alone.
- Mr. Glotfelty stated that he has no problem adjusting the Middlebelt Road stuff but he has a problem adjusting the Goddard and Inkster Road stuff as there is a lot of residential there.
- Ms. Maise directed the commissioners to look at the aerial map she provided so that the residential is more clearly seen.
- Mr. Keyes questioned whether Mr. Glotfelty felt that Harrison road would be a good place to break off.

- Mr. Glotfelty replied that he would prefer to see it from Harrison Road to the west since there is a substantial number residential properties along Inkster on the Taylor side as well as Romulus residents along Goddard Road.
- Ms. Freitag added that there is a lot of residential on the Taylor side of Inkster Road but that their main goal is to protect the Romulus residents. Depending on who the applicant is and what size they are, would they be better suited in another part of the city rather than Inkster Road.
- Mr. Strader questioned whether staying west of Harrison Road would give enough acreage for what his clients would need.
- Mr. Keyes stated that it sure helps.
- Ms. Freitag said that it would take up over half of the area proposed.
- Mr. Strader and Mr. McAnally questioned whether they could split the portion east of the airport and include that area as well.
- Mr. McAnally added that it would provide a buffer from Inkster Road and there would be additional property to market.
- Ms. Maise suggested another option would include overlays on the M-1 areas of the road frontages.
- Mr. Strader mentioned that it is kind of like the I-275 theory where views from the residential areas would require a higher standard.
- Ms. Maise stated that they would work on it further for next month's meeting.
- Mr. Strader questioned whether everyone is clear on what they are talking about.
- Ms. Maise noted that one of the goals is to get the industrial zoning districts cleaned up and outdoor storage seems to be the biggest issue. Special land use standards are being reconsidered since redevelopment sites may not need City Council approval. This step is just holding these applicants up so some changes to the review process are being discussed such as permitting the outdoor storage use subject to the outdoor storage conditions.
- Ms. Roscoe stated that they (City Council) have never denied any.
- Ms. Maise added that Planning Commission does such a good job and that City Council never even questions the Planning Commission's Special Land Use recommendations.
- Mr. Strader reported that the Michigan Economic Development Corporation recently stated that in talking with other states they have found that the developers in Michigan have to go through a lot more public hearings for special land uses than other states for uses that are permitted in those other states. The MEDC stated that when the applicant sees that a public hearing is required then the applicant will look for a place where the use is permitted. So the thought is that with the uses that would typically get approved anyway that we would remove that barrier so the applicant does not have to take the risk not knowing how the Planning Commission or City Council may rule.
- Ms. Freitag stated that she agrees and that when they get before City Council then Ms. Roscoe explains what the Planning Commission's decision was and then they pretty much just approve it. She finished by saying that we have then just pretty much taken up twenty (20) minutes of their time.
- Ms. Maise noted that for redevelopments, the applicant is just frustrated that they have to go to Planning Commission anyway and then to City Council on top of that.
- Mr. Strader stated that the attitude is to make the things we want easy and the things we don't want not so easy and that was not the way the ordinance was set up when it was first constructed.
- Ms. Freitag said that makes total sense and that we'll keep refining and refining and eventually we'll get it right.
- Mr. Strader stated that they were not thinking logistics when the ordinance was constructed and the economy has since changed.
- Ms. Roscoe said that the economy is coming back at this point and if we don't take advantage of the opportunities while we can than before you know it they will be gone.
- Ms. Freitag added that in some cases we have cut back the amount of time that it takes to get the building up as well.

- Ms. Roscoe stated that the sooner the applicant can get the building up the sooner they can begin to make money, they sooner people can get to work, and the sooner we can bring taxes into the city.
3. Article 8, Industrial Districts (Draft amendments)
- Ms. Maise stated this was incorporated in the earlier discussion unless the Planning Commission would like to talk about it further.
  - Ms. Freitag stated that it was pretty much discussed earlier regarding the industrial districts.
- B. Zoning Ordinance Amendment – Article 22, Section 22.03(e) Temporary Uses (Draft amendments, Steve Hitchcock, City Attorney)
- Ms. Maise explained that draft for these proposed amendments was not provided since she was continuing to work out the details with the city clerk and city attorney. While the needed amendments appears at first to be relatively simple, it was realized that changes impacted others ordinances. Temporary Uses are regulated by the Board of Zoning Appeals however requests often come in at the last minute and there is no time to process them since a legal notice and publication of the request is required. Staff handled the firework sales requests administratively since they are regulated by the State of Michigan. While exempt from BZA review, staff had to make sure they were in the right zoning district and that the setback requirements were met as well as having the Police and Fire Departments address their concerns. In working with the city attorney a modified process that requires the applicant to go through an administrative review was considered. In addition to a simpler, shorter process, requirements such as payment of taxes and proof of approval from the property owner will be required for temporary uses.
  - Mr. Prybyla questioned whether temporary uses covered such things as the sales of red wing shirts and such at gas station corners.
  - Ms. Maise answered yes and stated that while firework sales were the first temporary uses to be considered administratively, there have also been requests for food trucks and mobile food sales. Food trucks are becoming a very popular and an example of a request was a BBQ trailer that wanted to set up in the vicinity of Block's to capitalize on the traffic during the spring. At the same gas station there was someone doing a windshield chip repair business. T-shirt sales and flower sales on certain holidays are other examples. The BZA process is good however timing is the issue. For example, we don't know when the Red Wings will win the Stanley Cup so therefore there may not be time to get it before the BZA.
  - Ms. Maise continued by explaining that administrative review is being proposed for certain uses that would not impact the neighbors. These are unlike batch plants and oil drilling, which by the way is occurring at Inkster and Ecorse Roads. Direction is needed regarding food trucks since there are thoughts that they could take away business from the local restaurants. The current ordinance requires that preparation of food be done in a permanent building. The Transient Merchant, Peddlers and Special Events Ordinances are also impacted and consistency between all these ordinances is needed. A chart was provided showing several examples and how they would be regulated. The Building Department regulates construction trailer/sales offices and portable storage for equipment as part of the building permit. The Zoning Ordinance regulates such things as roadside stands for the sale of produce and Christmas tree sales falls under seasonal holiday sales which would be similar to the fireworks sales and reviewed administratively. Temporary signs are regulated through the sign ordinance. Language will be drafted for next month's meeting and the Planning Commission should contact staff with any suggestions they may have.
  - Mr. McAnally questioned whether BBQ sales outside of an existing market would be considered an accessory use.
  - Ms. Maise answered that right now our food ordinance requires that any food preparation has to be done in a permanent building and prohibits outside food preparation. This is one reason why

amendments are needed and a decision made as to whether we want to allow them only as part of special events like the Pumpkin Festival and Farmers Market or on private property as well.

- Mr. McAnally stated that it needs to be tied in with a Health Department Certificate.
- Ms. Maise agreed that a Health Department Certificate is mandatory.

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

10. Reports

A. Chairperson

- Ms. Freitag thanked Tim Keyes and Brad Strader for attending the meeting and clarifying and answering any questions the Planning Commission had. She wished Mr. McAnally a Happy Birthday and Mr. Prybyla a Happy Belated Birthday as his birthday was last month and there was no meeting. She finished by reminding everyone about the upcoming Pumpkin Festival this weekend and invited everyone to attend.
- Ms. Roscoe explained that the route for the Parade of Lights had changed for this year due to the Goddard Road construction and will now leave the west entrance of the Romulus High School, travel down Shook Road to Goddard Road and will travel through town to the Progressive Hall. She gave a brief summary of all the events taking place during the Pumpkin Festival and invited everyone to come down and have a good time and volunteer some time if available.
- Ms. Freitag added that this is a good time to support the community along with family and friends. She finished by saying that the car and tractor shows will take place as usual and St. Aloysius Church will be having their White Elephant Sale as well.
- Mr. McAnally questioned whether the car and tractor shows will be located near the pavilion as in previous years.
- Ms. Freitag answered yes.
- Mr. Keyes stated that they will be directed in from the north and that the overflow will be to Goddard Road as it will be closed down at that point.

B. City Planner

- Ms. Maise asked that Mr. Keyes update the commission on recent development activity.
- Mr. Keyes reported that last Monday at the City Council meeting, council approved a six (6) month moratorium on gas and oil drilling specifically to get a handle on the fracking and to give the city time to understand the implications of fracking. During this time the Planning Department will be working with the city attorney and reviewing options which will then be brought before the Planning Commission and City Council. He also updated them on the status of the outlet mall and noted that there are three (3) competing interests and that Romulus is only concerned with the competing interest in Canton. He believes the one in Clinton Township will stand on its own and will not impact on what is being proposed here in Romulus or the one being proposed in Canton. The Canton developer is a group out of Baltimore named Paragon and the Romulus Developer is a group out of Boston named New England Development. The retailers were in town in July looking at all the sights and they left the decision up to the development teams as they liked both sites. The first one to secure the permits and entitlements will be the group the retailers will start working with. In the meantime we have been working diligently with New England Development to work through some of the issues associated with the site specifically two major issues with the site plan which are flood plain issues, and we have been working with the State of Michigan on that issue, as well as the Vining Road access issue. Vining Road is a limited access road with regards to frontage and there is continued coordination with the Federal Highway and MDOT to see if a waiver can be secured to create driveway access. The developer does have a Plan B which would be to gain access off Wick Road and their intent is to have a submittal into the Planning

Department in the next thirty (30) to sixty (60) days. He finished by saying that their plan is to come before the Planning Commission sometime in February with a three hundred and twenty five thousand (325,000) square foot footprint with seventy five (75) to one hundred (100) stores.

- Ms. Freitag stated that they are all for the mostpart high end stores.
- Mr. Prybyla questioned whether the proposed site would be located on the southeast lot off Vining and Wick Roads.
- Mr. Keyes answered yes.
- Ms. Freitag noted that there is currently a sign on the proposed site and that she believes it would be a great asset to this community and she believes the Planning Commission is willing to work with them to make this development possible.
- Mr. Keyes added that it would be a great jump start for that area.
- Mr. McAnally commented that it would more than likely bring an interested party to re-occupy the Metropolitan Hotel.
- Mr. Keyes stated that they have been fielding a number of calls from different development teams in that area and that it is interesting how the first guy sparks interest.
- Ms. Freitag said that it is her understanding that the Canton residents have formed a coalition to fight the development of the Canton site.
- Mr. Keyes answered that they have and suggested that the residents of Romulus may want to join that coalition.
- Mr. Zilka questioned Mr. Keyes as to whether the rumor that the property on the northeast corner of Wick Road has sold.
- Mr. Keyes answered that is not true and stated that it is owned by a family trust and was on the market but has been removed from the market in the last sixty (60) days.
- Ms. Freitag noted that they are probably waiting to see what happens with the project across the street.
- Mr. Keyes explained that the property values in that area have changed since New England development made their intentions known.
- Ms. Freitag stated that the hotels are probably enthusiastic about this project as well.
- Ms. Maise noted that she is happy to answer any questions regarding her Status Report and that they have a lot of administrative reviews in the works and more applications are going out to people daily but nothing large enough to come before the Planning Commission has been submitted. She said that people are investing in their businesses and making improvements and that is all good.
- Ms. Freitag stated that everything is looking good in the City of Romulus right now.

#### 11. Reports of Interest Designation

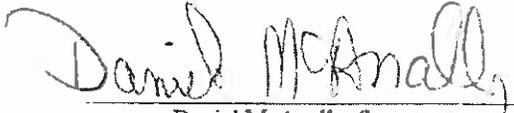
- Ms. Freitag reminded everyone that flu season is right around the corner and for everyone to make sure and get your flu shot.
- Ms. Roscoe stated that the Rolling Thunder Chapter 5 is sponsoring a clothing and food drive for the Veterans. All donations go to benefit the Michigan Veterans Foundation. Donations are being accepted until October 10<sup>th</sup> at the Romulus Police Station, Romulus Department of Public Works and Romulus Fire Station #4.

#### 12. Communications – None.

#### 13. Adjournment

Motion by Zilka supported by Lambert to adjourn the meeting at 8:15 p.m. Roll Call Vote: Ayes –Zilka, Lambert, Roscoe, McAnally, Prybyla, Glotfelty and Freitag. Nays – None. Motion Carried.

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Daniel McAnally, Secretary  
City of Romulus Planning Commission