

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON WEDNESDAY, FEBRUARY 20, 2013**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Leroy Burcroff, Byron Butler, Michael Glotfelty, Diane Banks-Lambert,
 Daniel McAnally, Melvin Zilka and Cathy Freitag
Excused: David Paul, Michael Prybyla
Also in attendance: Carol Maise, City Planner
3. Motion by Zilka supported by Burcroff to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Burcroff, Lambert, McAnally, Butler, Glotfelty 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 Wednesday, January 23, 2013.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2012-037/038; Subway, requesting SLU/SPR approval for a 1,650 square foot restaurant with drive thru window located on a .68+- acre parcel on the east side of Middlebelt between Hildebrandt and Lorman. Parcel # 82-80-051-01-033-303. Zoning: C-2 General Business District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action site plan.)
7. Old Business
8. New Business
9. Cases Involving Advice or Input from the Planning Commission
 - A. PC-2012-005/006; Romulus Village, requesting modification to gas station canopy (Action Required - make recommendation)
10. Reports
 - A. Chairperson
 - B. City Planner
 1. Planning Department Status Report
11. Reports on Interest Designation

12. Communications

- A. Minutes of the regular meeting of the Board of Zoning Appeals held on January 2, 2013.

13. Adjournment

4. Motion by Lambert supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Wednesday, January 23, 2013. Roll Call Vote: Ayes – Lambert, McAnally, Butler, Glotfelty, Burcroff, Zilka and Freitag. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings
- A. PC-2012-037/038; Subway, requesting special land use and site plan approval for a 1,650-square foot restaurant with drive-thru window located on a .68+- acre parcel on the east side of Middlebelt between Hildebrandt and Lorman. Parcel # 82-80-051-01-033-303. Zoning: C-2 General Business District. (Action required: Hold a Public Hearing and make recommendation on special land use to City Council and take action site plan.)

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

Ghassan Abdelnour, GAV Architect Associates and Rafat Putrus, Project Manager came forward representing the petitioner.

- Ghassan Abdelnour presented the development and explained that they are proposing a 1,650-square foot Subway restaurant with drive-thru on a .68 acre parcel on Middlebelt Road. The applicant has met with the ARC Committee and discussed parking, setback requirements and building materials. The building will front Middlebelt Road and have a circular traffic pattern that will provide 9 spaces for the drive-thru due to the size of the building. It will be a white box design with drawings forthcoming in regards to how the interior will be divided up for Subway. He continued by saying that they have reviewed the Administrative Review Report and will be submitting revised plans. The proposed building will have a commercial/residential look with a gable shingled roof and will consist of split face block.
- Ms. Freitag questioned whether the building would be white in color, as stated earlier, and if there would be another tenant in the future.
- Mr. Abdelnour answered that the white box was a reference to the fact that they do not have the interior layout for the Subway restaurant to date. Subway will be the only tenant for this building.

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

Chairperson Freitag opened the meeting up to comments from the public and asked if anyone wished to speak on this matter.

- Oscar Rhoton, Metro Realty Group, came forward and stated that he owns the neighboring properties and he sold the petitioner the proposed property. He noted that the petitioner owns another Subway at Wick and Telegraph and she takes very good care of her property. He welcomes her as a neighbor.

- Ms. Maise stated that the recommendation for approval does include a couple waivers. With regard to the number of stacking spaces, the ARC Committee did not have a problem reducing the required number from 10 spaces to 9 spaces since sandwich shops typically aren't as intense as other fast-food restaurants. Customers are more likely going to go in to get what they want. A second waiver is needed since the parcel is a double frontage lot and the dumpster will be located in the Hyde Park front yard. More landscaping to screen it is recommended. The final waiver is for the sidewalk along Hyde Park which we are recommending payment in-lieu of the construction of the sidewalk.
- Ms. Maise noted that when the initial plans came in, the building was identical to the the original building from 2008, however it was not clear with regards to building materials. When the revised plans were submitted it referenced the use of split-faced block. The Ordinance does not allow for the use of split faced block, except as an accent and the applicant will need to either get a variance from the Board of Zoning Appeals or change the building materials.
- Mr. Abdelnour stated that the split-face block is the same color as a brick and instead of being four (4) inches wide it is eight (8) or twelve (12) inches wide. The face is the same color and texture as a brick but it has more depth structurally.
- Ms. Maise questioned whether the material was block or brick.
- Mr. Abdelnour answered that it is a block with a brick face.
- Ms. Maise stated that the Ordinance does not allow for the use of split-face except as an accent. The Ordinance does allow for the use of twenty five percent (25%) of split-face block but the remainder has to be face brick or brick.
- Mr. Abdelnour responded that this type of material can be a smooth color or split face and they have opted to have the bottom as the smooth color and the rest as split-faced.
- Ms. Maise commented that the Ordinance does not allow for the block.
- Mr. Putrus stated that they will be utilizing the same material used for the Speedway project located on Merriman Road.
- Ms. Freitag questioned whether the applicant brought a material sample.
- Ms. Maise noted that the Speedway project utilized a material called QuikBrik. The Administrative Review Report dated February 11th stated that a material sample board needed to be submitted to the Planning Department. The type of material being used needs to be indicated on the revised plans and can be handled administratively if the Planning Commission is comfortable with that.
- Mr. Abdelnour replied that the material is the same as a brick.
- Mr. Putrus stated that it will be the same material utilized by Speedway.
- Ms. Maise noted the revised plans need be changed to reflect the use of QuikBrik. She finished by saying that the applicant also needs to submit a sample board of the materials being utilized otherwise the applicant will need a variance from the Board of Zoning Appeals.

Chairperson Freitag closed the public comments portion of the meeting and opened the meeting up to questions from the commissioners.

- Mr. Butler commented that he likes the look of the building structurally but he has concerns with not being able to see a color rendering of the building and type of materials being utilized.
- Mr. Abdelnour replied that is not a problem he will provide a colored rendition.
- Ms. Maise noted that normally it is provided at this point.
- Mr. Abdelmour responded that the proposed building is a reddish brick with the bottom being a beige color. The roof is a dark shingle and he will provide the colored drawings.
- Ms. Freitag questioned whether Subway has standard colors that they use.

- Mr. Abdelmour answered that only the sign will be the Subway colors.
- Mr. Glotfelty questioned whether the applicant is proposing a grease trap as it is not indicated on the plans.
- Mr. Abdelmour replied that the location of the grease trap will be noted on the plans submitted for the building permit.
- Ms. Maise noted that Roberto from the DPW commented on the location of the grease trap as well in his report.
- Mr. Glotfelty stated that he likes to see what he is approving.
- Mr. Abdelmour responded that the grease trap will be provided.
- Mr. Burcroff commented that he is looking forward to the Subway and does not have a problem with the stacking or sidewalk waivers. The applicant has indicated the use of QuikBrik along with colors bring a reddish brick and beige brick. He does not want to hold the applicant up and questioned Ms. Maise as to whether this could be handled administratively unless there are changes other than what was discussed here this evening. He asked the applicant how soon they plan on getting started once they receive special land use approval.
- Mr. Abdelmour answered that as soon as they receive approval they will start on the construction documents as the owner and builder are ready to start the project.
- Ms. Maise questioned whether they have received the permit from Wayne County yet.
- Mr. Abdelmour stated that he waiting for the approval to get started on that process.
- Mr. Burcroff stated that his concern was that the colors and building materials get handled administratively so as not to hold up the process.
- Ms. Maise suggested that the applicant provide City Council the colors and building materials proposed.
- Mr. Burcroff stated to the applicant that he is the representative of the City Council and will confirm what is approved here this evening is what is brought before the City Council.
- Mr. Abdelmour noted that he will make sure the colors, building materials and grease trap are noted on the revised plans.
- Mr. McAnally stated that the applicant has read into the record the colors and type of building materials being proposed and as long as it is verified by the administration and City Council he is good with that.

Motion by McAnally supported by Burcroff to recommend to the Romulus City Council approval of Special Land Use for PC-2012-037 Subway on Middlebelt Road based upon the finding that it is consistent with the Master Plan, compatible with adjacent land uses, and has minimal impact on the environment and is consistent with the Zoning Ordinance requirements, be compatible with public services, and have a minimal impact on traffic subject to:

1. Approval of the site plan by the Planning Commission complying with the outstanding items identified by ARC.
2. A waiver to *Section 11.06(a)(3)* to allow 9 stacking spaces instead of 10 spaces based on the lower volume of drive-thru traffic associated with a sandwich shop and subject further to the review and approval by the city for any future users of the drive-thru window facility.

Roll Call Vote: Ayes – McAnally, Burcroff, Zilka, Lambert, Butler, Glotfelty & Freitag. Nays – None. Motion Carried.

Motion by Lambert supported by Zilka to grant site plan approval to PC-2012-038 Subway on Middlebelt Road for a 1,650- square foot Subway restaurant with a drive-thru window conditioned upon the following:

1. Approval of the Special Land Use by the City Council.
2. A waiver to *Section 11.06(a)(3)* to allow 9 stacking spaces instead of 10 spaces based on the lower volume of drive-thru traffic associated with a sandwich shop and subject to the review and approval by the city for any future users of the drive-thru window facility.
3. Approval of the driveway location and design by Wayne County and any modifications to the site plan resulting from country requirements shall be reviewed and approved by the city.
4. Written documentation must be provided for the cross-access easements for approval by the city during engineering review and recording with the Wayne County Register of Deeds prior to issuance of a Temporary Certificate of Occupancy.
5. A waiver to *Section 13.04* for the sidewalk along Hyde Park and payment of \$3,000 into the sidewalk fund prior to issuance of a building permit.
6. A waiver to *Section 13.06(a)* to allow the dumpster to be located in the front yard conditioned upon additional landscaping being provided for screening.
7. Building materials must be in compliance with *Section 13.01(e)*.
8. Submission of eleven sets of revised plans to the ARC incorporating the following:
 - a. A revised landscape plan.
 - b. Revisions to the dumpster enclosure cross sections and landscape screening.
 - c. Building material revisions to include the use of masonry QuikBrik, reddish in color with beige color split-faced block accents.

Roll Call Vote: Ayes – Lambert, Zilka, Burcroff, Glotfelty, Butler, McAnally & Freitag. Nays – None. Motion Carried.

7. Old Business – None.
8. New Business- None.
9. PC Cases Involving Advice or Input from the Planning Commission
 - A. PC-2012-005/006; Romulus Village, requesting modification to gas station canopy (Action Required - make recommendation)
 - Ms. Maise stated that the canopy was originally approved as part of the Special Land Use approval for the Romulus Village project. When Mr. Jarbou submitted the building plan with changes to the canopy, Mr. McCraight forwarded it to the Planning Department since it was determined that the changes did not fall within the minor changes that are allowed through Administrative Review. It was further decided that it was not a technical site plan design change that would require a revised application. Mr. McCraight and Ms. Maise determined that it was appropriate to bring it to the Planning Commission under Cases Involving Advice or Input from the Planning Commission since the Commission had commented on the design of the canopy during the Special Land Use review. She concluded by saying that Mr. Jarbou was here to explain and answer any questions regarding the revised canopy.
 - Mr. Frank Jarbou, Jarbou Development, came forward and stated that when the site plans were originally submitted for review he was anxious to just get them in and approved and onto City Council. Numerous comments were made during the review process that the canopy did not match the building. After approval was received and the plans were submitted to the canopy manufacturer in Indiana, Mr. Jarbou expressed to them that the City of Romulus did not want a

flat roof canopy. He further expressed to the manufacturer that he personally did not want a flat roof canopy but wanted a canopy that was upscale that would stand out but not draw too much attention.

- The proposed canopy that Mr. Jarbou presented contains a metal roof that would match the metal canopies for the buildings in style and color. He noted that it will be a much cleaner look than the previous canopy.
- Ms. Freitag questioned whether there was ever an issue with the previous canopy being too top-heavy.
- Mr. Jarbou answered that there was not only an issue of it being top-heavy, but it was going to be extremely expensive. That proposed canopy would have been the same canopy as the one across the street at the 7-Eleven. He commented that when the engineers were on site they stated that the previously approved canopy would be too tall and take away from the proposed buildings.
- Ms. Maise questioned what color the metal on the top of the proposed canopy would be.
- Mr. Jarbou answered that it would be a light tan with a little bit of yellow trim, due to the fact that he will be selling Shell gasoline.
- Ms. Freitag stated that was a question that she had with regards to what type of gas would be sold and what colors would be required for that client.
- Mr. Jarbou stated that they have been working with Shell and as long as they have their logo they are fine with that.
- Ms. Maise stated that although logos and signs on gas station canopies fall under the authority of the Planning Commission, the Commission granted approval for it to be handled administratively. She explained to Mr. Jarbou that once the sign package is complete that will be handled administratively and he will not be required to go back before the Planning Commission for approval.
- Ms. Freitag questioned how the Planning Commission should proceed from here.
- Mr. Burcroff stated that Ms. Maise is simply looking for direction. He likes the look of the proposed canopy and thinks the metal will better match the buildings. In the long run this canopy will be more durable and will require less maintenance. Since this site is located at the entrance to the City of Romulus, the look is important to all of us. He personally did not like the shingled look that would have required more maintenance down the road and he likes that the metal will match the buildings. He has seen progress on site and asked Mr. Jarbou how things were coming along.
- Mr. Jarbou responded that they could use some more support from Wayne County as they have held him up a bit but things are coming along. He finished by saying that tenants want to see that there is progress being made.
- Mr. McAnally stated that on the previous site plan the materials being used for the columns were noted on the plans. He questioned whether the materials being used for the new proposed canopy would be added to the revised canopy plan.
- Mr. Jarbou replied that the canopy company gave him several different versions regarding a revised canopy and the one presented this evening was the nicest one. He will be submitting revised canopy drawings which will note the building materials being utilized. He stated that he will definitely be using brick for the columns.

10. Reports

- A. Chairperson - None
- B. City Planner

- Ms. Maise stated that Taco Bell has officially submitted their application. They are working on the access with Wayne County and will likely be coming before the Planning Commission in April. There will be two public hearings for the month of March; one will be for a contractor storage yard on Jay Kay Drive that would like to utilize asphalt millings. Unfortunately, this is a case where the millings were laid down last summer without city approval. She continued by saying that the city engineer will be attending the meeting to help with any issues related to the pavement/millings/storm water. She finished by saying that Lee Steel will also be coming back before the Planning Commission in March. They are adding a DTE sub-station and wireless communication tower along with another railroad spur.
- Ms. Freitag stated that the Lee Steel building is much closer to the expressway than they indicated.
- Ms. Maise stated that she and Mr. Zilka were talking about that earlier.
- Ms. Freitag stated that the landscaping looks nice though.

11. Reports of Interest Designation

- Mr. Burcroff reminded everyone that the Winter Frost Day is this coming Saturday, February 23, 2013 at Mary Ann Banks Park from 10 a.m. till 4 p.m.

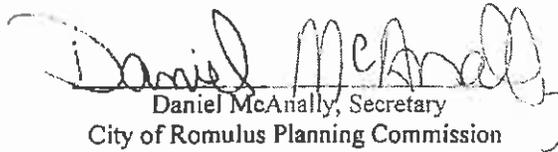
12. Communications

- A. Minutes of the regular meeting of the Board of Zoning Appeals held on January 2, 2013.

13. Adjournment

Motion by Zilka supported by McAnally to adjourn the meeting at 7:35 p.m. Roll Call Vote: Ayes - Zilka, McAnally, Burcroff, Lambert, Butler, Glotfelty and Freitag. Nays - None. Motion Carried.

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Daniel McAnally, Secretary
City of Romulus Planning Commission