

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, APRIL 15, 2013**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Byron Butler, William Crova, Michael Glotfelty, Diane Banks-Lambert, Daniel McAnally, David Paul, Melvin Zilka and Cathy Freitag
Excused: Michael Prybyla
Also in attendance: Carol Maise, City Planner and Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by Lambert to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Lambert, McAnally, Butler, Paul, Crova, 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, March 18, 2013.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2013-003/004; Romulus Taco Bell, requesting special land use and site plan approval for a drive-thru restaurant on .91+-acres located on the west side of Wayne Road between Herman and Ronald. Zoning: C2 – General Business District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action on site plan.)
7. Old Business
8. New Business
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 Paul to approve the minutes of the regular meeting of the Planning Commission held on Monday, March 18, 2013. Roll Call Vote: Ayes – McAnally, Paul, Zilka, Lambert, Butler, Glotfelty and Freitag. Abstain – Crova. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items - None
6. Public Hearings
 - A. PC-2013-003/004; Romulus Taco Bell, requesting special land use and site plan approval for a drive-thru restaurant on .91+-acres located on the west side of Wayne Road between Herman and Ronald. Zoning: C2 – General Business District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action on site plan.)

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

- Mr. Eric Iverson, Design Inc. came forward and gave a brief summary of the Taco Bell project. He stated that the proposed restaurant will be 2,169 square feet and the site is located on Wayne Road next to the Romulus High School. The project will encompass the new Taco Bell design. The proposed building will be completely brick and it will contain two different colored tones of brick and metal slats over the top of a purple brick as part of a LED lighting design. The corner piers will be constructed of stone.
- Mr. Iverson continued by saying that the site plan shows the details of the entrance off Wayne Road, parking spaces, drive-thru and a split face block screen wall. The ordinance states that the dumpster enclosure shall be a split face block and that the screen wall shall be masonry and compatible with the front of the building. The petitioner believes that the split face meets that statement and is requesting a waiver to allow the use of the split face block for the screen wall. The site plan exceeds all setback requirements and the proposed building has been pushed as far forward as possible to protect the surrounding residential properties. There will be wrought iron fencing along the front property line along with a row of hedges in accordance with the ordinance. He finished by saying that the landscape plan complies completely with the ordinance and with regards to the tree and woodland ordinance, all trees that will be removed will be replaced and landscaped to look very beautiful.
- Ms. Freitag thanked Mr. Iverson for making a very thorough presentation that included the sample materials and stated that this is going to be a very attractive 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. No one came forward.

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

- Mr. Glotfelty complimented Mr. Iverson on the plans and stated that they are the best plans that the Planning Commission has seen in a long time. He questioned whether the guy wires located near the PNC bank were going to be a problem for this project.
- Mr. Iverson answered no and stated that they have stayed clear of the easement and guy wires on that portion of the property. There is a guy wire located near the front of the property where the driveway will be located and they will contact Detroit Edison in regards to relocating it.
- Ms. Maise stated that due to the Detroit Edison easement along the south property line the landscaping has been pulled up because of the planting restrictions.
- Mr. McAnally noted that the applicant is requesting a waiver for the separation distance on the driveway but that he believes it is going to be a tight squeeze. He questioned Ms. Maise as to whether the approval from Wayne County is required before granting the approval of the site plan.
- Ms. Maise responded that the ordinance reads that the endorsement of the agency that has authority over the roads is required in order for the Planning Commission to grant a waiver to the spacing standards. Wayne County has that authority and in order to have a plan that is totally approvable we must have the endorsement from Wayne County on the design. We have an approval from Wayne County on the location of the driveway. The county noted that they still need a full set of geometric plans, which are normally part of the permit process. Since this is a Special Land Use, we have provided back-up from the traffic engineers and the police department along with the traffic study. The location has been endorsed by Wayne County but the design is still in question. Ms. Maise stated that the city's traffic engineer is recommending a restricted left turn out of the site.
- Mr. McAnally stated that when he read the police department report, he noted that they are asking for a redesign of Wayne Road which he believes we are not going to get any time in the near future.
- Ms. Maise noted that the Police Department comments were appreciated and they were more for the benefit of Wayne County so that they would be made aware of all the problems in that area, knowing that the driveway was subject to Wayne County's review and approval.
- Mr. McAnally questioned Ms. Maise as to whether she feels that the e-mail that she received from Wayne County is suitable for an endorsement.
- Ms. Maise answered that it is suitable for a conditional endorsement and that Wayne County will have the ultimate say on the design and the location of the driveway. The Planning Commission has the ability and authority under the Special Land Use traffic impact criteria to determine if they agree with the city engineer with regards to restrictions on left turns.
- Mr. McAnally stated that having a teenager at the high school, and knowing how teenage kids drive, he whole heartedly agrees that there should be restrictions on left turns out of the site. He noted that is only his opinion, but there are going to be a lot of inexperienced drivers trying to navigate this site, and whatever we can do to protect them is in the Planning Commission's best interest.
- Ms. Maise stated that it is certainly reasonable to make this condition (no left turns out of the site) part of the recommendation to City Council.
- Ms. Freitag stated that having been in that area many times, there are a lot of ins and outs and it can be very confusing especially in the morning and afternoon when school lets out.

- Mr. Iverson stated that essentially half the traffic comes from the north and half comes from the south. If someone needs to go to the north, where are they going to turn around? If you prohibit turning to the north, they are essentially going to find another way to go north. He finished by saying that the traffic light will stop traffic every sixty (60) to one hundred and twenty (120) seconds which will create a break in the traffic to allow a left hand turn out of the site.
- Mr. James Barnwell, Design Inc. stated that there are pros and cons either way and that the attitude of the applicant, although they have no issue with restrictions of the left hand turn, is that Wayne County has a better grasp of the situation. Now that they are aware of the concerns of the traffic engineer, they can decide. He finished by saying that they believe it would be best to leave the decision up to Wayne County.
- Mr. McAnally questioned whether the applicant is recommending that Planning Commission table their project until Wayne County makes their decision and Planning Commission then has the opportunity to take a look at it.
- Mr. Barnwell stated that the applicant does not want to be tabled but would like the recommendation that they abide by whatever Wayne County determines.
- Mr. McAnally responded that the Planning Commission will never get the opportunity to see that recommendation.
- Mr. Barnwell commented that they do not wish to hold this project up for that.
- Ms. Maise replied that the concerns of the city traffic engineer and police department are that when the light is red, there is only room for approximately two cars from the stop bar (at Michelle Dr.) to the Taco Bell driveway, which could cause traffic conflicts and back-ups. She noted that they don't know whether Wayne County is going to take a look at the situation from a more comprehensive standpoint and look at solutions like moving the traffic light or other improvements that include the entire area.
- Mr. Crova questioned whether the petitioner explored the idea of using a common driveway.
- Mr. Iverson answered that the petitioner did approach the current owner of the PNC Bank and they stated that they were not interested in shared access. They also contacted the school district in regards to shared access of their driveway and they were not interested.
- Mr. Crova stated that although the applicant has had conversation with Wayne County regarding the authorization of the curb cut, what other thoughts have been received from Wayne County.
- Mr. Iverson responded that the application and a complete set of plans were submitted to Wayne County on March 19th and after communication with Hikmat at the county it will be at least two weeks before the petitioner will receive any comments regarding this project as the county has nine other applications to review before the Taco Bell project.
- Mr. Crova stated that he agrees with Mr. McAnally in that this will be the only opportunity that the Planning Commission will have to review the site plan. Although it will go to City Council for the Special Land Use approval, normally the council does not put restrictions on the special land use with regards to such things as turn lanes. He can see both sides of this issue and personally does not want to delay this project and hopes that both parties can reach a compromise.
- Mr. Zilka commented that he believes that the traffic light at Michelle Drive will help with some of the traffic and that Wayne County will do their best to make it safe for everyone. If Wayne County decides that there will be no left turn there, then so be it but he does not think that there will be that much of a hazard with the traffic signal that is currently there.

- Ms. Freitag noted that she believes that currently right turns on red exiting out of the high school parking lot are permitted. She suggested that if Wayne County installed a “No Right Turn” sign for exits out of the high school that would be helpful.
- Mr. Iverson replied that the entrance to the high school located near the traffic light is not the main entrance but rather the main entrance is located to the north. The entrance located near the traffic light is only for busses and visitors. After visiting the site and entering from the north entrance he noticed a “one-way” sign located there preventing drivers from exiting at the traffic light.
- Mr. Paul also noted that the plans are the best that he has seen in a long time. Based on the traffic study, which stated that there are approximately 36 vehicles traveling to the north during the 2:00 p.m. to 2:30 p.m. time period, and the sign preventing people from exiting at the north entrance, he believes that the traffic light will provide gaps in the traffic which will then allow people to make a left hand turn into the site. Of Wayne County determines that there will be no left hand turns allowed then the applicant will have to live with that.
- Mr. Iverson clarified that it was 35 total vehicles in and out which means there would be 18 or 19 going to the north.
- Mr. Paul noted that it would mean that traffic volume would be fairly small going to the north from the high school.
- Mr. McAnally stated that having seen the “Do Not Enter” sign on a regular basis for the last six years, and watching people go around to drop off band students and equipment, along with the amount of traffic that flows out of that entrance, he is of the opinion that “if you build it they will come”. He stands by his original statement that there should be restricted left hand turns out of the site.
- Mr. Butler commented that the building is going to be beautiful and that he did not have concerns with the left hand turn out of the site until buses were mentioned. Buses are bigger than cars and once they are stacked at the light, even though the driver’s should be responsible enough to wait until they can make a left hand turn out of the site, conflicts are likely. He suggested limiting the hours of restricted left hand turns out of the site to school hours.
- Ms. Freitag questioned whether a restriction of an hour in the morning and also during the time in the afternoon when the school is letting out is what Mr. Butler had in mind.
- Mr. Iverson stated that Taco Bell does not open until 10:00 a.m. so there would be no need for the restriction in the morning. He noted that he will take Mr. Butler’s suggestion into consideration.
- Mr. Crova suggested having the restricted left turns on school days during the common hours when the busses are there and school is letting out. There certainly is no need for restrictions on Saturdays and Sundays and this should be able to be worked out.
- Ms. Freitag questioned how the petitioner felt about that type of restriction.
- Mr. Iverson answered that the petitioner would comply with whatever is approved.
- Mr. McAnally stated that it is his opinion that this is a good solution as we are only talking about a restriction of approximately three hours.
- Ms. Freitag commented that the time frame would probably only be from about 2:00 p.m. until 4:00 p.m.
- Mr. Iverson noted that the school lets out at 2:00 p.m. unless they change their hours.
- Mr. Crova suggested having the city planner work in conjunction with the schools in setting the restricted hours. The maker of the motion should include the ability to adjust the restricted hours should the school change their hours.

- Ms. Freitag clarified that the motion should include that the restricted left hand turns would be determined based on the school's recommendations.
- Ms. Freitag stated that was a very good compromise and questioned whether the applicant would be comfortable with that.
- Mr. Barnwell suggested that the city staff have the ability to adjust the hours.
- Ms. Lambert noted that we don't want to get too convoluted with this as there is spring break, half days and we don't want to have the petitioner changing signs every week. We want to make this as simple as possible and she complimented the petitioner on the quality of the plans and stated that she loves the purple brick being utilized for part of the lighting design.
- Ms. Maise responded that this is something that can be worked out administratively between city staff, the traffic engineer and the schools.
- Mr. McAnally stated that he believes that the Burger King has restricted left hand turns already.
- Ms. Freitag answered that yes they do.

Motion by Paul supported by Glotfelty to recommend to the Romulus City Council special land use approval for PC-2013-003; Taco Bell on Wayne Road based upon the finding that the proposed fast-food drive-thru restaurant is consistent with the Master Plan, compliant with the standards of the Zoning Ordinance, and compatible with adjacent land uses; the proposed drive-thru use will not negatively impact the environment, traffic or public services. This approval is subject to the following:

1. Review and approval of the site plan by the Planning Commission;
2. Approval of the driveway location and design on Wayne Road by Wayne County; and
3. Review of restricted left turns out of the Taco Bell site by the schools, city staff, and city traffic engineer.

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

- Ms. Freitag questioned whether there was any discussion with regards to the site plan and stated that there are three (3) waivers that are needed.
- Ms. Maise stated that with regard to the waivers for the site plan, two (2) are for the driveway spacing standards and they have already been discussed and the third waiver is for the split face block that the petitioner would like to utilize for the screen wall. Staff, including the Building and Safety Director, finds no problem with the design and materials of the wall presented here this evening but the previous submittal included a painted block wall and that was why it got noted as a waiver.
- Ms. Freitag questioned whether the third waiver was still required.
- Ms. Maise stated that the ordinance requires that if it abuts residential that it be a brick wall or other masonry as determined by the city.
- Ms. Freitag asked if the petitioner has received a copy of the planner's report and made note of the comment about increasing the footcandles for the lighting.

- Mr. Iverson replied that it will be difficult to get up to the three (3) footcandles and not spill light over onto the residential right in the corner where the three (3) footcandles on the south side meet with the west side where they have to be zero or point one (0.1).
- Ms. Maise noted that there is quite a bit of light on the residential side where the lights actually push out. The police department commented on the fact that there is the ability to have pedestrian traffic in the rear particularly with the bank property being vacant which may become a place to congregate once the Taco Bell opens up. While we don't want to go beyond ordinance requirements, we want to be mindful of the residents there and keep it as bright and safe as possible.
- Mr. Iverson stated that the petitioner can brighten it up a little bit but certainly not up to the three (3) footcandles. They can get it to a .3 about five (5) feet off the property line and 0.1 on the residential property line by just changing the last light. They will do that and it will bring the lighting to a .3 on the bank property line and it will still meet the ordinance requirements for the residential.
- Ms. Freitag noted that the corner will still be pretty well lit.
- Mr. Iverson commented that it will be at the low end of the ordinance allowance on the bank side of the property.
- Ms. Maise said that there are not a lot of outstanding site plan items. Conditions of approval have been included in notes on the plan like the shared access provision should the bank property get developed in the future.
- Ms. Freitag complimented the petitioner on his willingness to consider shared access should the bank property be developed in the future.

Motion by Lambert supported by Zilka to approve the site plan for PC-2013-004; Taco Bell on Wayne Road, subject to:

1. Special land use approval by the City Council;
2. The following waivers:
 - a. A waiver to *Section 14.06(d)* to allow a reduction in spacing between the proposed driveway and a signalized intersecting street (Michelle Dr.) from 250 feet to 100 feet.
 - b. A waiver to *Section 14.06(e)* to allow a reduction in spacing between the proposed driveway and another commercial driveway from 350 feet to 75 feet (PNC Bank driveway) and 150 feet (Romulus High School driveway).
 - c. A waiver to *Section 13.02(h)(4)* to allow a color-impregnated split face block screen wall.
3. Approval of the driveway location and design by Wayne County;
4. Increased light levels at the southwest portion of the site as practical for greater security in compliance with ordinance standards;
5. Variances for the requested wall signs being approved by the BZA; and
6. Restricted left turns out of the Taco Bell site as determined by the city staff, traffic engineer and the school.

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

7. Old Business – None.

8. New Business- None.

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

10. Reports

A. Chairperson

- Ms. Freitag thanked Mr. Crova for filling the remainder of Mr. Burcroff's term. She noted that he proved to be an asset this evening already. She asked the Commission for a motion for a resolution thanking Mr. Burcroff for his service as a liaison to the Planning Commission.

Motion by McAnally supported by Lambert for a resolution thanking Mr. Burcroff for his service as a liaison to the Planning Commission.

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

B. City Planner

- Ms. Maise stated that the first project listed on her Status Report is Corrigan Air and Sea Cargo and they are requesting site plan approval for a building addition. The building is existing and non-conforming and they will be required to go before the Zoning Board of Appeals for variances. In a discussion with Mr. Crova prior to the meeting this evening he stated that it is his recommendation that the variances required be secured from the BZA prior to requesting site plan approval from the Planning Commission. She noted that typically site plan review by the Planning Commission is done first so that possibly variances can be reduced or eliminated through the site plan process. If the variances are granted first then the design and layout is set and this is something that should happen at the Planning Commission level. She asked what the Planning Commission's opinion or policy is with regards to this so she can direct Corrigan as to what their next step is.
- Mr. Crova noted that in the past when he served on the Planning Commission the policy was not to put any undue pressure on the Zoning Board of Appeals. He feels that the ZBA is the most powerful board in the City of Romulus because they provide relief of the ordinances that the Romulus City Council creates. The only people that overrule the Board of Appeals would be the Circuit Court. When variances are granted he does not like to see any additional pressure put on the Board of Appeals. He stated that they should be able to make a clear decision and if they see fit to grant the variance then when it comes before the Planning Commission it is clean and there are no "ifs, ands or maybes". Then the variances have already been granted and the final site plan can be approved. Presently he believes that the Planning Commission is approving a site plan contingent upon the Board of Appeals giving relief to the petitioner. He finished by saying that the Zoning Board of Appeals is a completely autonomous board to make decisions to give relief to the ordinances. In his opinion this is just a scheduling issue and it is up to what the majority of the board wishes. He realizes that the City Planner's ideas are different than his and that things may have changed with the laws but this is his belief

and he realizes that majority rules as far as what the remainder of the Planning Commissioner's thoughts and wishes are.

- Mr. Paul commented that previously when he served as an Administrator to the Planning Commission and Mr. Crova was the Chairman of the Planning Commission this was the policy they followed at that time. It worked well in that it did not put pressure on the Zoning Board of Appeals as they felt that if the Planning Commission gave their approval then they should almost have to approve it.
- Ms. Maise questioned whether the Planning Commission was reviewing complete site plans at the time or just preliminary plans.
- Mr. Paul answered yes.
- Ms. Maise thought that the cost to the applicant may be higher in that the plan would have to be administratively reviewed and ready for final approval before going before the Board of Appeals. All of the necessary variances would need to be determined so therefore the plan would need to be complete. Once it got to Planning Commission with variances already granted, it would basically be a rubber stamp of approval.
- Mr. Paul stated the plans may not have been full blown but something that was totally understandable by the Zoning Board of Appeals.
- Ms. Maise responded that what we don't want to happen is for the applicant to go before the BZA, get their variance granted, go on to the Planning Commission for site plan approval, and then find that there is another variance that is required or there's an aspect of the plan that the Planning Commission wanted changed that they now can't change based on the variance which had been granted. This could take away the Planning Commission's ability to be creative with design and layout modifications.
- Ms. Maise continued that it would put more responsibility on the administration (ARC) to have a plan ready for final approval before it comes before the Planning Commission. The BZA also has the ability to put conditions on variances to mitigate impacts of the variance. For example, additional screening. She finished by saying that in theory this is why the structure is the way it is now.
- Mr. Paul stated that he does not remember any particular problem with it.
- Mr. Crova noted that with regards to the timing, the Zoning Board of Appeals meets the first Wednesday of the month and the Planning Commission meets the third Monday of the month. So that if there is a requirement for a variance it can be granted and then the site plan can move forward to the Planning Commission. He finished by saying that he is not trying to hold any projects up or create any additional expense as much as he is trying to not put any undue pressure on the Zoning Board of Appeals.
- Mr. Paul stated that the Zoning Board of Appeals used to have a problem with that hence is why we have the current structure. He suggested that Ms. Maise talk with the ZBA and see what their thoughts are on this matter.
- Ms. Freitag stated that she can appreciate what Mr. Crova is saying and that when it does go before the Zoning Board of Appeals and the Planning Commission has already approved it then they are going to feel like they have to approve it.
- Ms. Maise explained that one of the examples of where the current process is successful is the Lee Steel project. The Planning Commission granted conditional approval of the site plan (which is under their authority and not the BZA's) and then it went before the BZA. The Board of Appeals has the ability to mitigate conditions like landscaping where the Planning Commission does not have that ability unless it is a Special Land Use request.

- Ms. Maise brought up another example which is the Corrigan Air & Sea project. It was known at the time of submission that a variance was needed but during administrative reviews it was discovered a second variance was required. This may have been missed if the request went immediately to the BZA. She finished by saying that we don't want to hold an applicant up and make them wait the extra month.
- Mr. McAnally questioned whether the Planning Commission could have Ms. Maise discuss this with the BZA first before making any changes or decisions.
- Ms. Maise answered that she could certainly discuss it with them however they are not meeting again for a couple months and she would like some direction on how to proceed with the Corrigan Air & Sea project.
- McAnally questioned whether the project could move forward as is for now.
- Ms. Maise stated that the Corrigan project requires variances for an existing non-conforming situation.
- Ms. Freitag suggested that Ms. Maise should move forward with Corrigan as is until she has a chance to discuss the process with the Zoning Board of Appeals at their June meeting.
- Mr. McAnally stated that there is no hurry and the process can be adjusted at a later date.
- Ms. Lambert questioned if the Zoning Board of Appeals approves the variances before the Planning Commission approves the site plan, will they (the Planning Commission) have any say or are we locked in to what they say.
- Ms. Maise stated that is exactly the issue - whatever the Zoning Board of Appeals approves, the Planning Commission will not have the ability to change unless the BZA conditions the project upon whatever the Planning Commission determines.
- Mr. Crova commented that an example would be that should the Planning Commission approve the use of brick as a building material and then they go before the Zoning Board of Appeals and they approve a variance to allow the use of stucco. Both boards have to work for the good of the City of Romulus and are working for the good of the city. What this process creates is site plan that comes before the Planning Commission without numerous conditions of approval. With regards to the Corrigan project, it should move forward until the Planning Commission and the Zoning Board of Appeals has a study session to decide how they want to move forward.
- Ms. Maise stated that when we are in the process of updating the Zoning Ordinance, we will be pulling in Brad Strader from LSL. We can have him involved in this study session and see what his thoughts are as well. Her biggest concern is timing since it will cause a delay in the process since we have to make sure that all variances are uncovered and to do that a complete site plan review will need to be done administratively before variances can be granted. Everything will have to be restructured due to the notification process that is required to go before the Board of Zoning Appeals.
- Mr. Zilka noted that he is not in favor of a process that is going to hold an applicant up. He understands what Mr. Crova is saying and that the Planning Commission should discuss it further.
- Ms. Freitag suggested that the Planning Commission will have a study session and set up a schedule that will not delay that applicant.
- Mr. Crova stated that the process will not send the applicant to the Zoning Board of Appeals a second time it will just change the order in which they go before the two boards.

- Ms. Maise replied that the current process allows for the site plans to be reviewed right up until the packets are delivered to the Planning Commissioners. With the site plans going before the BZA first, it will create a gap of time that the plans are just sitting due to the notification process. She would like to see how changing the process will affect the timeline of the process. She finished by saying that once the site plan clears the ARC and the notification process starts, we are probably looking at a four week gap of time.
- Ms. Freitag asked if the site plan will clear the Zoning Board of Appeals on Wednesday and then go before the Planning Commission the following Monday.
- Ms. Maise explained that with going to BZA first, since notification has to be done a month beforehand, the plan must be in a close to final, approvable state. It will sit for a few weeks before the BZA meeting. So while the timing between the BZA meeting and the Planning Commission meeting is relatively short, the notification process beforehand lengthens the process.
- Mr. Crova suggested changing the meeting dates and that can be discussed at the study session.
- Ms. Lambert stated that she would be in favor of changing the meeting dates to make it more cohesive.
- Mr. Crova added that he is not trying to hold the applicant up but is only trying to take undue pressure off the Zoning Board of Appeals.
- Ms. Freitag asked Ms. Maise to look into scheduling a study session.

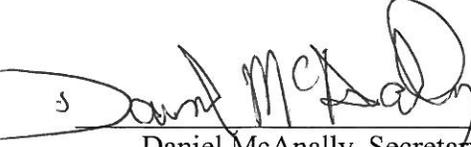
11. Reports of Interest Designation – None.

12. Communications – None.

13. Adjournment

Motion by McAnally supported by Lambert to adjourn the meeting at 8:00 p.m. Roll Call Vote: Ayes –McAnally, Lambert, Crova, Zilka, Glotfelty, Paul, Butler and Freitag. Nays – None. Motion Carried.

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Daniel McAnally, Secretary
City of Romulus Planning Commission

