

MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, APRIL 18, 2011

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Daniel McAnally, Cathy Freitag, Diane Banks Lambert, Melvin Zilka, Leroy Burcroff, Byron Butler, Michael Prybyla, David Paul, Michael Glotfelty

Also in attendance: Cynthia I. Lyon, AICP, Planning Director

3. Motion by Banks supported by Burcroff to amend the agenda to place Item 7. Old Business ahead of Item 6. Public Hearings. Roll Call Vote: Ayes – Lambert, Burcroff, McAnally, Glotfelty, Prybyla, Paul, Butler, Zilka, 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, February 23, 2011.
5. Comments from Public on Non Agenda Items
6. Old Business
 - A. PC-2009-014/015; H&R Properties, Inc., requesting a twelve (12) month extension of Planning Commission's conditional site plan approval to construct a 2,745 square foot gas station, convenience store and drive-thru restaurant located on a .964+- acre parcel on the east side of Middlebelt Road between Hildebrandt and Wick Roads. Parcel# 82-80-050-99-0003-006. The parcel is zoned C-3, Highway Service District (Planning Commission granted conditional site plan approval on April 19, 2010)
7. Public Hearings
 - A. PC-2011-002/003; Construction Management Technology, requesting special land use and site plan approval to construct a 173,485 square foot building for a proposed McLane Foodservice Inc. warehouse/distribution facility located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads. Parcel# 82-80-125-99-0008-700. Zoning: M-1, Light Industrial District. Warehouse/Distribution Facilities over 80,000 square feet are permitted in the M-1,

Light Industrial District, subject to Special Land Use Approval. (Action required: Hold a public hearing and make recommendation to City Council on special land use and take action on site plan).

8. New Business
 9. Cases Involving Advice or Input from the Planning Commission
 10. Reports
 - A. Chairperson
 - B. City Planner
 1. Michigan Medical Marihuana Act (MMMA)
 2. Zoning Ordinance
 11. Reports on Interest Designation
 12. Communications
 - A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on December 1, 2010.
 13. Adjournment
4. Motion by Zilka supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Wednesday, February 23, 2011. Roll Call Vote: Ayes – Zilka, McAnally, Lambert, Glotfelty, Butler. Abstain – Burcroff, Prybyla, Paul. Nays – none. Motion Carried.
 5. Comments from Public on Non Agenda Items – None.
 6. Old Business
 - A. PC-2009-014/015; H&R Properties, Inc., requesting a twelve (12) month extension of Planning Commission's conditional site plan approval to construct a 2,745 square foot gas station, convenience store and drive-thru restaurant located on a .964+- acre parcel on the east side of Middlebelt Road between Hildebrandt and Wick Roads. Parcel# 82-80-050-99-0003-006. The parcel is zoned C-3, Highway Service District (Planning Commission granted conditional site plan approval on April 19, 2010)

Motion by Zilka supported by Lambert to grant PC-2009-014/015, H&R Properties, Inc., a twelve (12) month extension on Planning Commission's conditional site plan approval for a 2,745 square foot gas station, convenience store and drive-thru restaurant located on a .964+- acre parcel on the east side of Middlebelt Road between Hildebrandt and Wick Roads. Parcel# 82-80-050-99-0003-006. Roll Call Vote: Ayes – Zilka, Lambert, McAnally, Burcroff, Glotfelty, Prybyla, Butler, Paul, Freitag. Nays – None. Motion Carried.

7. Public Hearings

- A. PC-2011-002/003; Construction Management Technology, requesting special land use and site plan approval to construct a 173,485 square foot building for a proposed McLane Foodservice Inc. warehouse/distribution facility located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads. Parcel# 82-80-125-99-0008-700. Zoning: M-1, Light Industrial District. Warehouse/Distribution Facilities over 80,000 square feet are permitted in the M-1, Light Industrial District, subject to Special Land Use Approval. (Action required: Hold a public hearing and make recommendation to City Council on special land use and take action on site plan).

Prasad Gadiraju, Executive Vice President, Construction Management Technology, came forward to represent McLane Foodservice Inc.

Cynthia I. Lyon, AICP, Planning Director, reviewed the summary memorandum dated April 11, 2011 and provided an overview of the waivers requested by the applicant.

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

- Mr. Gadiraju stated McLane Foodservice is a twenty-five billion dollar distribution company currently leasing a building in Plymouth MI and wants to build a facility in Romulus.
- Mr. Gadiraju introduced Jack Knowles, R.L.A., Vice President, Dietrich, Bailey & Associates, P.C. as project site designer.
- Mr. Knowles cited a brief overview of the proposed project.
- Mr. Knowles stated McLane Foodservice is currently leasing property in Plymouth MI and is excited about owning their own facility in Romulus with great proximity to the major roadways.
- Mr. Knowles explained the grade will be built up and a retaining wall will be installed in an area fronting Wahrman Road to accommodate the 6 ft. berm height requirement.
- Mr. Knowles showed the Commissioners product samples and building materials.
- Mr. Knowles stated the City has strict landscape requirements and is pleased with the results of the developed plan.

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

Chairperson Freitag opened the public hearing for public comments and asked if anyone in the audience wished to speak on this matter.

No one came forward.

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

- Chairperson Freitag questioned if trucks will be backing up on Wahrman Road, how many trucks can be stacked on site and how many trucks will enter and exit the site in a 24 hour period.
- Mr. Knowles stated he doesn't anticipate trucks backing up on Wahrman Road; 3-4 trucks can be stacked on site; the site will be in operation 24 hours; 7 days/week; approximately 130 trucks will be coming in and coming out over a 24 hour period.
- Mr. Paul questioned the deceleration lane relative to the box culvert on the west side.
- Mr. Knowles replied that the culvert will be extended 50' and the deceleration lane will be installed.
- Mr. Paul questioned what method of land balancing will occur on site.
- Mr. Knowles advised that fill material will be brought in.
- Mr. Glotfelty questioned whether fuel tanks will be installed on site and if a mechanics area will be on site.
- Mr. Knowles stated no fuel tanks will be installed on site; a vender will fuel the vehicles. Only minor mechanical repairs will be conducted on site. Major repairs will be conducted off site.
- Mr. Burcroff welcomed McLane Foodservice to the City of Romulus and indicated he was glad to hear the deceleration lane will be installed during phase 1 of the project.
- Mr. Burcroff questioned the driving route of the major truck traffic.
- Mr. Knowles advised that truck traffic will traverse Eureka Road, not Pennsylvania Road.
- Mr. McAnally asked Ms. Lyon, Planning Director if the Planning summary report (dated 4/11/11) includes all modifications and waivers.
- Ms. Lyon, Planning Director stated all conditions/modifications are included in the report.
- Mr. Knowles advised that he concurs with all conditions in the report.
- Mr. McAnally asked the petitioner if hours were cut, would stacking still be adequate.
- Mr. Knowles replied that he suspects they would limit the time when they would receive deliveries.

Motion by Paul supported by Glotfelty to recommend to Romulus City Council approval of Special Land Use for PC-2011-002, Construction Management Technology for a 173,485 sq. ft. warehouse/distribution facility for a proposed McLane Foodservice Inc., based upon the finding upon the finding that the site as designed, is consistent with the Master Plan, compatible with adjacent land uses, has a minimal impact on the

environment, is consistent with the Zoning Ordinance, is compatible with public services, and has a minimal impact on traffic if the outstanding site plan items are addressed and subject to:

- a. Approval by the Environmental Review Board;
- b. Incorporation of the additional landscaping as provided in the summary memorandum dated April 11, 2011.
- c. Incorporation of more glass (panels or bands) in the office area and use of band of color (custom taupe) around the top of the north, south and west office elevations; and
- d. Compliance with all the conditions of site plan approval.

The subject property is located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads. Parcel# 82-80-125-99-0008-700. Roll Call Vote: Ayes – Paul, Glotfelty, Burcroff, Zilka, Butler, Prybyla, Lambert McAnally, Freitag. Nays – None. Motion Carried.

Motion by McAnally supported by Lambert to grant site plan approval to PC-2011-003; to construct a 173,485 square foot building for a proposed McLane Foodservice Inc. warehouse/distribution facility subject to the conditions of the Planning Director's summary memorandum dated April 11, 2011 as follows:

- a. Approval by the Environmental Review Board;
- b. Approval of the Special Land Use by the City Council;
- c. Approval of the variances by the Board of Appeals with the condition if they are not approved and the layout changes revised site plan approval may be necessary;
- d. Approval of payment in-lieu-of construction of the required sidewalk in the amount of \$22,000.00 for Wahrman Road prior to issuance the of a Certificate of Occupancy;
- e. Approval of the Landscape Modification for Genron Court to eliminate the required berm and reduce the overall total plantings to allow for a more formal street tree enhancement plan conditioned upon: corrections to the quantity; relocation of the mechanical equipment plantings to further screen the fence line to the west of the equipment; removal of these plantings from the calculations for required shrubbery along Genron; and the incorporation of shrubbery and or evergreen with the street trees to further soften the impact of this large scale building similar to the proposal for the Wahrman Road general plan.
- f. Approval of the Landscape Modification for Wahrman Road General to eliminate the required berm and provide a dense layered landscape design consisting of street trees, evergreens and shrubbery. Approval is granted due to the increase in quantity and size of the evergreens (eight at 10'-12' and seven at 12'-14') over the 8'-10' minimum.

- g. Approval of the Landscape Modification for Wahrman Road Industrial Screening to reduce the plant quantity and install a retaining wall for screening conditioned upon the screen wall being constructed of simulated stone matching the sign and decorative building accents.
- h. Approval of the Landscape Modification for I-275 General to eliminate the required berm and provide a diverse planting plan of dense evergreens on the southwest portion of the site to screen the mass of the building from I-275 transitioning to ornamental trees and shrubs to screen the parking area conditioned upon some of the evergreens being increased in size similar to the Wahrman Road plantings to minimize the mass of the building and that groupings of shrubs such as forsythia, honeysuckle, burning bush or red twig dogwood be added in front of the evergreen rows to add seasonal color and provide greater conformity to the ordinance regulations.
- i. Approval of the Landscape Modification for I-275 Industrial Screening to allow a 6 foot berm with a double staggered row of evergreens and groupings of deciduous trees in-lieu-of all the required plant material conditioned upon shrubs and ornamental trees being incorporated into this area to better integrate with the planting plan proposed south of this area along I-275.
- j. Approval of the Landscape Modification for the Detention Plantings to allow more deciduous and evergreen trees than are required in exchange for decreasing the required shrub/grass requirement;
- k. Submission to the FAA of Form 7460-1 Notice of Proposed Construction prior to submission to the Building Department.
- l. Submission of eleven (11) sets of revised plans for administrative review and approval prior to submission to the Building Department incorporating all of the following:
 - i. Dates of approval of the Environmental Review Board, the City Council and Board of Zoning Appeals;
 - ii. Listing of all waivers, modifications, and variances and the date of approval and who granted the approval;
 - iii. Compliance will all noted deficiencies identified in the Planning Department Technical Report #2b dated April 4, 2011;
 - iv. Proposed retaining wall being constructed of simulated stone to match the sign and decorative accents of the buildings;
 - v. Elevations being revised to incorporate more glass (panels or bands) in the office area and use of band of color (custom taupe) around the top of the north, south and west office elevations;
 - vi. Permits be obtained from Wayne County for storm water and soil erosion; and
 - vii. Relocation of the truck entrance further to the south to accommodate a future deceleration lane that will be necessary for the proposed expansion or the applicants acknowledgement being provided on the site plan stating that they understand they will be responsible for expansion of the box

culvert for the carter drain at the time the deceleration lane is installed for the proposed expansion.

The subject property is located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads. Parcel# 82-80-125-99-0008-700. Roll Call Vote: Ayes – McAnally, Lambert, Burcroff, Glotfelty, Prybyla, Paul, Butler, Zilka, Freitag. Nays – None. Motion Carried.

8. New Business

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

10. Reports

A. Chairperson

- Ms. Freitag introduced an audience member, her niece, Lindsay Dever who was raised in Romulus and is a teacher in Las Vegas, Nevada.

B. City Planner

- Ms. Lyon advised the Commission, that Vickie Franklin, Planning Department Secretary will be leaving the City after 5 years of service in the Planning Department and 14 years total service to the City of Romulus.

Motion by Burcroff supported by Prybyla to recognize Victoria Franklin for her outstanding service to the City of Romulus. Roll Call Vote: Ayes: Burcroff, Prybyla, Zilka, Lambert, McAnally, Butler, Paul, Glotfelty, Freitag. Nays – None. Motion Carried.

- Ms. Lyon advised the Commission that the City is in the process of setting up steering committee meetings and public workshops for discussion of the Michigan Medical Marihuana Act (MMMA) and is looking for two Planning Commission volunteers. It is anticipated 2-3 steering committee meetings will be scheduled. The steering committee will consist of 2 Planning Commission members, 1 Board of Zoning Appeals member, 2 City Council members and citizens who may want to volunteer their service. Recommendations of citizens who may be interested in serving on the committee will be appreciated.

Mr. Paul and Mr. Burcroff volunteered to serve on the steering committee.

- Ms. Lyon advised the Commission that due to the issues City Council had during the 2nd reading of the Zoning Ordinance, the special land use provisions of the Zoning Ordinance are being changed back to the way they were; Planning Commission's recommendations of special land use will be forwarded to City Council for final approval.

11. Reports on Interest Designation

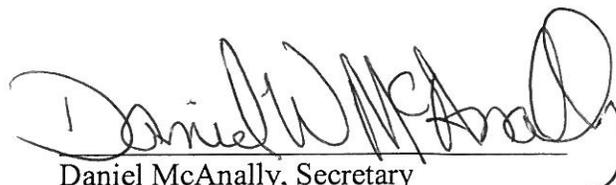
- Mr. Burcroff advised the Commission that a budget workshop for the City's fiscal year 2011/2012 budget is scheduled for 6:00 p.m., Thursday, April 21, 2011.
- Mr. Burcroff advised the Commission a study session for the Romulus library is scheduled for 7:00 p.m., Thursday, April 21, 2011.
- Mr. Burcroff advised the Commission a 'Good Friday' walk is scheduled for 11:30 a.m., Friday, April 22, 2011 at Romulus Historical Park and ending at Wesleyan Church with a community wide service.

12. Communications

- A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on December 1, 2010.

13. Adjournment– Motion by Zilka supported by Prybyla to adjourn the meeting at 8:16 p.m. Roll Call Vote: Ayes – Zilka, Prybyla, Burcroff, Lambert, McAnally, Butler, Glotfelty, Paul, Freitag. Nays – None. Motion Carried.

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Daniel McAnally, Secretary
City of Romulus Planning Commission