

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, MAY 20, 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, Michael Prybyla, Melvin Zilka and Cathy Freitag
Also in attendance: Carol Maise, City Planner and Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by Prybyla to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Prybyla, Paul, Glotfelty, Crova, Lambert, McAnally, Butler 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, April 15, 2013.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2013-008/009; Currey's Kennel, requesting special land use and sketch plan approval for a commercial kennel on 71.00+-acres located on the east side of Hannan Road between Ecorse and VanBorn Roads. Zoning: R1A – Single Family Residential District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action on sketch plan.)
7. Old Business
8. New Business
 - A. PC-2013-007; Corrigan Air & Sea Cargo, requesting site plan approval for a 18,400 sq. ft. building addition and pavement expansion on 11.32+-acres located on the west side of Middlebelt Road between Beverly and Van Born. Zoning: M-1 Light Industrial District. (Action required: Take action on site plan.)
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, April 15, 2013. Roll Call Vote: Ayes – McAnally, Lambert, Zilka, Crova, Butler, Paul, Glotfelty and Freitag. Abstain – Prybyla. Nays – None. Motion carried.

5. Comments from Public on Non Agenda Items - None

6. Public Hearings

- A. PC-2013-008/009; Currey's Kennel, requesting special land use and sketch plan approval for a commercial kennel on 71.00+-acres located on the east side of Hannan Road between Ecorse and VanBorn Roads. Zoning: R1A – Single Family Residential District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action on sketch plan.)

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

- Ms. Maise explained that as outlined in her report, what is before the Planning Commission is an existing use that was never approved and that in order to get a kennel license, special land use approval is needed. Mr. Currey has met with the Fire Chief, Building Official and Animal Control Officer and that many of the comments in her report have already been resolved.
- Mr. Patrick Currey, the applicant, stated that he is requesting the special land use and sketch plan approval for his business which the kennel use has been existing since 1996. He has owned and operated this business since June of 2004 and has previously had a kennel license through the City of Romulus. He is a disabled veteran and chose this career path after serving his country for twenty years. He chose this career to help people and the public to better assist with their dogs. When he purchased this facility his goal was to make the property more appealing. He noted that when he purchased the property there were numerous trailers and blight such that he wanted to make the property more usable for people to come and interact with their dogs.

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.

- Tammy Harris stated that she met Patrick Currey three years ago and he operates a very nice facility and is very helpful with her dogs. He donates to the Dearborn Animal Shelter and

helps with the shelter dogs as well. She finished by saying that she is here to support Mr. Currey and hopes that the City of Romulus will do whatever they can to support him also.

- Trina Stillwagon stated she met Patrick Currey two years ago and that he is very generous with community groups, provides a public service and has invested everything in this business. She finished by saying that she would hope that the City of Romulus would do whatever they can to accommodate Mr. Currey.
- James Calvert stated that he has kenneled his dog at this facility and finds it to be a first rate facility. He finished by saying that he has no problem with the kennel, supports Mr. Currey and thinks that it is a good use for this particular property.
- Shirley Hurt stated that she has known Patrick for ten years and he runs a very clean facility and is an asset to this community. He works with other organizations and the training he offers is above and beyond what is required.

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

- Mr. Zilka stated that he visited the facility and found it very clean and that he feels Mr. Currey is very deserving of the special land use approval. He finished by saying that this type of facility is needed in this area and he supports Mr. Currey.
- Ms. Freitag stated that she also visited the facility and found the kennels very clean and the dogs were happy and content. She finished by saying that Mr. Currey has done a nice job cleaning the site up and that she does encourage business in the City of Romulus.
- Mr. Paul stated that this is a good place for this type of facility and that he too found it to be very clean. He finished by saying that Mr. Currey has done several things that have been requested by the department heads and that he has no problem with this operation.
- Mr. Crova stated that he remembers when this facility relocated from the Vining and Sibley area and that it is a very unique site due to the wetland mitigation due to the expansion of the Ford Plant. He finished by saying that Mr. Currey has done a number of things to increase the property value and he too has no problem recommending Special Land Use approval.
- Mr. Prybyla stated that when he visited the site he noticed a pile of wood, stumps and trees on the left side of the driveway and questioned what Mr. Currey intends to do with them.
- Mr. Currey answered that when he first purchased the property he tried to pull a permit for an outdoor wood burning stove. He has since received approval from the building inspector for the outside wood burning stove which he utilizes to heat the facility. He finished by saying that he is in the process of stacking the wood that will be burned in the stove.
- Mr. Prybyla questioned the purpose of the mobile home unit that is located on the southeast portion of the property.
- Mr. Currey stated that it was the only mobile home of the seven that was initially stored on the site that was still intact enough to be utilized for storage purposes only.
- Mr. Prybyla stated that it sounds like it will eventually have to be torn down or removed.
- Mr. Currey stated that having trailers stored on your property is not high on the list of things I would recommend especially when it comes to your wife.
- Mr. Prybyla stated that Mr. Currey is required to make payment in lieu of sidewalks and questioned where the sidewalks would lead to and who would be utilizing them.
- Mr. Tracy Thomas, Attorney for Mr. Currey, stated that this \$3,100 dollars is very problematic for Mr. Currey in that this is funds that he does not have available. He continued by saying that Mr. Currey has received a number of quotes that would allow him to build that

stretch of sidewalk that is required for a lot less than the monies required. He finished by saying that although it is essentially a sidewalk to nowhere if it is much less expensive to install the sidewalks versus making the payment in lieu of than maybe Mr. Currey will put in the sidewalks.

- Ms. Maise stated that Mr. Currey can provide those quotes to the city and she will have the city engineer take a look at them. When an estimate is not received from an applicant then the city standard numbers are utilized. With regards to the sidewalk issue the applicant is required to install the sidewalks or make payment in lieu of into the sidewalk fund. She finished by saying that the Planning Commission does not have the ability to waive that fee.
- Mr. Thomas stated Mr. Currey is not requesting that the Planning Commission waive the sidewalk fee but that he is asking for the option to make the payment in lieu of or install that stretch of sidewalk
- Ms. Maise stated that what she is saying is that if Mr. Currey has a bid that is less than the \$3,175, rather than putting the sidewalk in, he can deposit that amount into the sidewalk fund. She finished by saying that the city would need to see the quote first.
- Ms. Freitag stated that if Mr. Currey has a bid for \$2,500 he could either make that payment in lieu of or install that stretch of sidewalk.
- Mr. Thomas stated that Ms. Maise made that very clear in her conversation.
- Mr. Prybyla stated that he is satisfied per the conversation.
- Mr. Crova questioned whether the ordinance requires Mr. Currey to go around the entire property that he owns with the sidewalks.
- Ms. Maise stated that the Building and Planning Departments have been requiring sidewalks around the development area. The \$3,175 was for the building area of the kennel only. She finished by saying that that has been the policy in the past and whether that is written anywhere she does not know.
- Mr. Crova stated that that has been the policy. And had we not started requiring sidewalks we would not have sidewalks at all. Although we do have sidewalks to nowhere he is glad to see that Planning Commission has the option to offer some relief to the applicants. Mary Ann Banks and her administration initiated the sidewalk program some years ago. He finished by saying that if the applicant has a bid of a different nature than Planning Commission will work with him.
- Mr. Glotfelty questioned whether everything with regards to the Fire Chief comments had been taken care of.
- Mr. Currey answered that the day after the Fire Chief came out he had everything taken care of.
- Mr. Glotfelty questioned whether replacing the Bradford pear trees were going to be a problem.
- Mr. Currey stated that they were installed today.
- Ms. Maise stated that she had spoken to Mr. Currey about the tree replacement being located on either the side property or in the front of the property as a buffer. And although you can see the kennel from the roadway the trees could not be located on the front of the property due to the septic field.
- Mr. Glotfelty questioned the letter from Kevin Watts with regards to any further construction going on site and if that was going to be part of the motion.
- Ms. Maise indicated yes.
- Ms. Freitag stated that they have covered the special land use and questioned whether anyone had questions with regards to the sketch plan review.

- Ms. Maise stated that she would go over the comments in her report as some of the items have already been addressed. She continued by explaining that the existing pole barn exceeds the allowable square footage for accessory building and that if any additional accessory buildings are needed in the future a variance will be required. In terms of the barrier free parking, the Building Department is checking the standards for an existing use with gravel and how you would address barrier free parking. The Building Department is also working with Mr. Currey on a couple building appearance issues also. The wetlands are under the jurisdiction of the DEQ and further documentation will be required from them as far as how they will deal with any improvements to the conservation easement. She finished saying that numbers six and seven could be removed, due to the fact that the trees are in and Animal Control has completed their yearly inspection and she stated that “or as determined by a quote provided by the applicant” to be added to number five.
- Mr. Zilka questioned whether a handicap sign would take care of the barrier free parking issue.
- Ms. Maise answered that that is what the Building Director is looking into right now with the State of Michigan.
- Ms. Freitag questioned whether the applicant would need to go to the Board of Zoning Appeals with regards to the buffer requirements stated in condition number two.
- Ms. Maise answered that number two is a waiver from the Planning Commission.

Motion by Prybyla supported by Zilka to recommend to the Romulus City Council special land use approval for PC-2013-008; Currey’s Kennel at 6261 Hannan Road based upon the finding that the commercial kennel is consistent with the Master Plan, compliant with the standards of the Zoning Ordinance, and compatible with adjacent land uses; the use will not negatively impact the environment, traffic or public services. This approval is subject to review and approval of the sketch plan by the Planning Commission.”

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

Motion by Paul supported by Lambert to approve the sketch plan for **PC-2013-009; Currey’s Kennel** at 6261 Hannan Road at subject to:

1. Special land use approval by the City Council;
2. A waiver of the buffer requirement between the kennel and the property to the south since there is adequate distance from the kennel to the property line and the area includes dense trees;
3. Any future addition or expansion of any accessory building either associated with the residence or the kennel will require approval of the Board of Zoning Appeals since the amount of accessory building area exceeds ordinance requirements;
4. Any existing or future development on the site will be subject to review and approval of the MDEQ per the conservation easement;
5. A deposit in the amount of \$3,175, or as determined by a quote provided by the applicant, must be made to the city’s sidewalk fund through the Planning Department prior to issuance of a kennel license;
6. All outstanding items as noted by the Building and Safety Director must be addressed;

7. A floor plan must be provided to verify that there is adequate space for animal housing and the dog runs; and
8. One (1) barrier-free parking space must be provided.

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

7. Old Business – None.

8. New Business

- A. PC-2013-007; Corrigan Air & Sea Cargo, requesting site plan approval for a 18,400 sq. ft. building addition and pavement expansion on 11.32+-acres located on the west side of Middlebelt Road between Beverly and Van Born. Zoning: M-1 Light Industrial District. (Action required: Take action on site plan.)

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

Mr. Steve Sorenesen, Engineer, PEA Inc., Mr. Matt Maden, Architect, and Mr. Richard Nagrocki, Vice-President, Corrigan Air & Sea came forward representing the petitioner.

- Mr. Nagrocki stated that Corrigan Air & Sea has been at the Middlebelt location since the early seventies and they have done a couple building expansions over the past thirty some years. This latest addition is to try and expand some of the current business of export packing and freight forwarding. The addition will accommodate a crane bay that will allow Corrigan to sell a broader form of export packaging and hopefully employ a few more people in the area. He finished by saying that Corrigan likes Romulus and would appreciate the commission's consideration.
- Mr. Sorensen stated that Corrigan is requesting site plan approval for the building expansion which will also require approval of two variances from the Board of Zoning Appeals for the side yard setback and building height. The building height will allow Corrigan to be competitive in handling certain type of materials. A large portion of the site that is not already paved will be paved for outdoor storage. He has worked with the staff to come up with a good plan that meets everyone's expectations. They are fully compliant with the storm water management ordinance and have tried to minimize the amount of tree disturbance on site.
- Mr. Sorensen commented that one of the issues noted during the site plan review was the handicap space that limited the amount of room for a fire lane. That issue was addressed by taking out spaces from the front portion of the lot which would mean no additional handicap spaces would be required and the added bonus would be that there will be additional green space in the front.
- Mr. Sorensen noted another issue in the review was the eight (8)-inch water main being longer than what is allowed per the standards. Proactively they have consulted with a fire protection designer to analyze the flow test provided by the City of Romulus and have also spoken with the city engineer. Based on the two psi loss from the road to the hydrant the engineer is confident that the main can handle the full fire flow and that this can be worked out through the engineering review. One of the other issues noted in the review by the Fire Chief was the condition of the outdoor storage area. Although he understands that the site

was not in good shape the day the Fire Chief completed the site visit, he agrees that the site is in need of maintenance which would include adding some additional gravel along with some grading that would make it able to support fire trucks. He has since spoken to the Fire Chief and he is in agreement with that. He finished by saying that the addition will allow Corrigan to decrease the amount of outdoor storage.

- Mr. Maden explained that Corrigan would like to utilize their corporate colors for the crane bay addition which will be comprised of metal siding and integrally colored block which will not require continued painting since it will maintain its color.
- Ms. Maise stated that because this is an existing building, per the ordinance the proposed materials will not require a variance but the Planning Commission has the ability to waive the requirement that they are subject to the standards of the ordinance if they find the addition is consistent and compatible with the existing building and it won't impact the surrounding properties.
- Mr. Maden noted that one of the advantages of this metal siding is that it is an architectural siding and not the standard ribbed siding. It is highly efficient in terms of insulated value and meets the current energy code while the existing building would not meet the energy code of today.

Chairperson Freitag opened the meeting up to questions from the commissioners.

- Ms. Freitag stated that during a site visit she noticed that when the wind picked up the sand on site was really bad. She questioned what effect the sand would have on the equipment that is stored outside unwrapped.
- Mr. Nagrocki replied that under normal circumstances they do dust control but it is a little early in the season for that. The equipment in question is used equipment that is being stored for one of Corrigan's rigging partners and it should be off the site in the next couple weeks. Any equipment that is normally stored outside is fully boxed.
- Ms. Freitag noted the entire yard looked cluttered and messy and that during the site visit she was informed that a lot of the equipment currently being stored outside would be moved inside once the addition is complete.
- Mr. Nagrocki responded that they are currently jammed for space and they are hoping that is exactly what is going to happen once the addition is complete. Eliminating the cargo that is currently being stored on site as a favor will clean the site up also.
- Mr. Zilka questioned whether there is any intention to hard surface the remainder of the storage area.
- Mr. Nagrocki answered that there is no intention to hard surface the outside middle portion of the storage area. He noted that the detention pond will take up a large portion of the existing gravel storage area along with the installation of a fair amount of asphalt/concrete along the side of the existing building.
- Mr. Sorensen demonstrated on the site plan which portion will be paved and which portion will remain gravel.
- Mr. Zilka questioned what will be stored on the portion of the storage lot that will remain gravel.
- Mr. Nagrocki answered that it will be export boxes that will be waiting to be exported.
- Mr. Zilka commented that when he visited the site there were two forklifts operating on the exterior of the site and you could virtually see nothing due to the dust. He thinks it would be

a great improvement to pave the remainder of the storage lot so as to cut down on the dust. He does not know how the employees on the forklifts can stand working with all that dust.

- Mr. Nagrocki replied that they do try and maintain the dust control on a regular basis during the season and he does not think that an application for the dust control has been applied yet this season due to the equipment being moved around.
- Mr. Zilka questioned whether a hard surface was required several years ago when an addition was added on previously.
- Mr. Nagrocki stated that issue was just brought to his attention today and he will have to look into that.
- Mr. Zilka suggested that Mr. Nagrocki should research it.
- Ms. Freitag stated that she was told by an employee when she visited the site that the dust control application has not been applied yet this season.
- Ms. Maise questioned Mr. Sorensen as to whether he has discussed and resolved the comment the Fire Chief made with regards to improvements to the hard surface area.
- Mr. Sorensen responded that it was his understanding from conversation with the Fire Chief that the improvements would include cleaning up the outdoor storage area, maintaining the access road with routine maintenance where needed, and adding additional gravel where needed.
- Ms. Maise questioned whether there were specifics in regards to bringing in additional gravel and questioned whether the Planning Commissioners were comfortable with that or if they wanted more specifics with regards to what additional gravel means.
- Mr. Sorensen stated that one of the concerns that the Fire Chief has is the lack of drainage. There are catch basins on site but they are adding a vortex structure downstream of the last catch basin which will not only treat the existing water onsite but will also treat any additional water due to the addition which will improve storm water quality.
- Mr. Crova asked Ms. Maise to research as to whether or not a hard surface was a condition of approval previously.
- Ms. Maise answered that there was a variance granted in 1988 as part of a building addition and one of the conditions of approval was that the storage area would remain gravel for up to twelve (12) months and then it was to be paved. The Building Department does not have records back that far so we are not sure why it was never followed up on.
- Mr. Crova stated that the hard surface requirement was a condition of approval for the twelve (12) month variance that was granted and the variance was not met so now it is time to make them meet the standards of the previous approval or waive the requirement and let it remain gravel.
- Ms. Maise explained that it appears that back in 1988 the gravel required a variance whereas now it requires a waiver from the Planning Commission. She is not sure when that requirement changed or whether administrative waivers were granted but clearly there has been a change in procedure and where this project fell into that no one seems to know.
- Mr. Paul noted that he remembers the petitioner coming before the Board of Zoning Appeals but does not remember any specific variances.
- Ms. Maise replied that the previous minutes don't have the detail like the current minutes.
- Mr. Crova questioned the size of the gravel storage area.
- Mr. Sorensen answered that the existing storage area is approximately four hundred and forty (440) feet by one hundred and eighty (180) feet. The proposed storage area will be approximately three hundred and sixty (360) feet by two hundred (200) feet. He noted they are reducing the outdoor storage lot by a pretty big chunk.

- Mr. Crova questioned whether that was to improve the circulation for the fire trucks.
- Mr. Sorensen answered that the largest area is near the retention pond and the area along the building. The overall size of the proposed storage lot would be approximately an acre and a half.
- Mr. Prybyla questioned what the overall square footage would be.
- Mr. Sorensen answered that it would be approximately sixty six thousand (66,000) square feet.
- Mr. Crova stated that although there are cheaper alternatives than asphalt, such as chip seal, it is not a standard that we use, but it would certainly help with the dust control. He can understand the petitioner's reluctance due to the storage lot being such a large area but that this is the Planning Commission's chance to get that area corrected. It was a condition of approval by a past administration and a past Planning Commission and he supports their actions. He finished by saying that he does not like the dust and dirt on site and that he understands all the conditions surrounding it but that the issue has been out there for some time on one of our major roads but he is torn with regards to the fact that a previous board had required that it be done.
- Mr. McAnally asked Ms. Maise to confirm that the variance was granted in 1988, and although the work was never completed the variance and conditions of approval were not rescinded either.
- Ms. Maise replied that Mr. McAnally is correct but that other activity has taken place and the building permit has been finalized out.
- Mr. McAnally questioned whether the variance was binding in any way anymore.
- Ms. Maise answered not with the issuance of Certificate of Occupancy.
- Mr. McAnally stated that he does not like the idea that a petitioner can ignore it and never have to comply.
- Ms. Maise responded that we do know if the ordinance changed and that we do not know the history.
- Ms. Lambert stated that this is a twenty five (25) year old problem and that she is not sure it would be right to go to the applicant and tell them that they have to fix this twenty five (25) year old problem that could have been the City of Romulus' fault or simply a change in policy.
- Mr. Crova replied to Ms. Banks that the petitioner is now proposing an expansion and at the time of expansion is where we have the opportunity to bring the standards of the property up. Mr. Crova does not want to hold the petitioner up but Mr. Zilka has brought up an issue with regards to the previous conditions of approval and he believes the conditions of approval should be followed through with. He noted that sometimes we are lax, sometimes things do get by us, but we are now dealing with it on a major expansion, and if in fact we want to make it right, now is the time. The petitioner may go to the Board of Zoning Appeals and request a variance on that portion of the outside storage lot.
- Ms. Maise stated that we have a non-conforming situation and they are reducing the non-conformity and the ordinance says that is allowed to continue because they are reducing it. The use of gravel is under the authority of the Planning Commission whereas it was previously under the authority of the Board of Zoning Appeals.
- Mr. Paul questioned the petitioner whether he has seen the letter that has been passed between the Planning Commissioners. The letter was from Mr. Paul when he was previously the Director of the Building Department and it is addressed to the Board of Zoning Appeals. The letter states that Mr. Paul had met with the contractor regarding the hard surface parking

- area and the gravel will remain in the storage lot area until the late summer of 1988 at which time it will be replaced. He cannot remember what happened or why it was never replaced.
- Mr. Sorensen stated that the letter seems to address the parking area and a parking area should be paved.
 - Ms. Maise replied that they were using the word parking instead of storage area since the parking area was concrete and already there.
 - Mr. Sorensen stated that he realizes that we have an existing non-conformity but that there are a lot of other good things that go along with this project to make it a better site. He asked the Planning Commission to allow the non-conforming use to stay because of the fact that the petitioner is reducing the size.
 - Ms. Freitag stated that the Planning Commission would never want to hinder the expansion of a business in our community and that we now have to figure out what is an acceptable compromise.
 - Mr. Nagrocki stated that he would hate to see that be a deal breaker and that could very well be.
 - Mr. Crova stated that as Ms. Maise stated earlier, the Planning Commission has the ability to waive that portion of the project and it would have to specifically be described. He finished by saying that we may also want to include in the motion a time period that the dust control would have to be replaced on a regular schedule.
 - Mr. Sorensen replied that in talking with Mr. Nagrocki he is willing to look to Mr. Sorensen as a design professional to recommend a more aggressive dust control regiment.
 - Mr. Zilka questioned what the depth of the gravel is in the storage lot.
 - Mr. Nagrocki answered that he does not know other than the fact that every spring they bring in additional gravel and they have to use high-lows in that area along since the area is so wet.
 - Mr. Zilka suggested that once the equipment that is stored on the site temporarily is removed, they could work the site up a little bit and re-compact it.
 - Mr. Nagrocki responded that the area where the equipment covered in blue tarps is located has a different type of gravel that has worked out very well. They have been so slammed with the used machinery and their business is the storage and shipping of cargo. If you should happen to visit the site three weeks from now probably seventy percent (70%) of the cargo currently stored outside will be gone. He does not want to tell you that you won't see cargo stored outside again because that is the nature of their business.
 - Mr. Sorensen stated to Mr. Nagrocki that what Mr. Zilka is saying is that when the opportunity arises, the area needs to be worked up and re-compacted and that may go a long way.
 - Ms. Freitag noted that the used equipment makes the yard look messy too.
 - Mr. Nagrocki replied that a nice berm and some landscaping along the front of the parking lot along Middlebelt Road would help.
 - Ms. Freitag questioned whether the driveway entrance from Middlebelt would all be paved between the building and the outside storage.
 - Mr. Sorensen answered yes.
 - Ms. Freitag stated that was where all the dirt and dust were coming from when she was on site.
 - Mr. Paul stated that there are other products that will help bind the gravel storage area but it will need to be mixed up and re-graded. The storm catch basins being located in the gravel area will get a lot of the washing in of the gravel and the dust and with the vortex that will

help, but with the heavy rain due in the next few days it could have a problem. He also questioned whether the City of Romulus did the test on the water main.

- Mr. Sorensen answered yes.
- Mr. Paul questioned whether there was a 2 psi drop.
- Mr. Sorensen answered that the consultant took the analysis from the City of Romulus and then calculated with the additional water main how much the drop would be across the main line.
- Mr. Paul suggested to Ms. Maise that the engineers verify that.
- Mr. Prybyla stated that he cannot vote for something that was passed some twenty five (25) years ago. The City of Romulus made a recommendation that was not followed and now the petitioner is here looking for other types of remedies. He thinks it is only respectful of this Planning Commission to follow the recommendations that a previous Planning Commission made. He finished by questioning what type of material is being proposed for the addition.
- Mr. Maden answered that it is a prefinished metal.
- Mr. Prybyla questioned whether it is thicker than the sample piece.
- Mr. Maden answered yes that the sample is just a sample.
- Ms. Freitag asked whether anyone has come up with a solution to the outside storage area.
- Ms. Maise stated that the recommendation is that the Fire Chief's concerns will be addressed by OHM during the engineering review.
- Mr. Crova stated that the only way he would be able to support the approval is if the maker of the motion includes a variance for the soft surface area. The ordinance has changed and Planning Commission now has that ability. He doesn't really like it but it is an existing use that has been there for a long time.
- Ms. Freitag stated that she agrees that the motion needs to include the variance in order for it to be approved.
- Mr. McAnally questioned Ms. Maise as to whether the gravel issue was an ongoing issue that would be handled through the engineer.
- Ms. Maise stated that the engineers will review the routine maintenance provisions during engineering review. Marcus from OHM and the Fire Chief are both comfortable handling that through the construction review.
- Mr. Sorensen stated that the petitioner is willing to work with Marcus to come up with an agreeable maintenance plan that spells out the time period.
- Ms. Freitag stated that the Planning Commission would still need to include in the motion a waiver for that particular area.
- Mr. McAnally questioned who would compose the motion to include the verbiage for the variance.
- Ms. Freitag stated that the Planning Commissioners will.
- Ms. Maise noted that item "B" in the recommendation can be revised to include a maintenance plan that will be determined during the construction/engineering review.
- Ms. Freitag commented that as Mr. Crova pointed out the Planning Commission also needs to include in the motion the waiver for the outside storage area to be gravel.
- Mr. Crova stated that the petitioner made a commitment twenty five (25) years ago and they did not live up to their commitment. They may have not realized the commitment was there but it was part of the approval and the approval was not met. He finished by saying that we can put together a maintenance plan for them too, but are they going to follow it.

- Ms. Freitag stated that the three people here this evening may not have been involved twenty five (25) years ago.
- Mr. Crova stated that he understands that.
- Ms. Maise noted that an additional condition can be added to include a waiver to the hard surface requirement for the outside storage area to allow gravel per the maintenance plan as determined during the engineering review with the city engineer.
- Ms. Freitag commented that it will be limited to the outdoor storage area as shown on the site plan so it cannot be expanded bigger.
- Mr. Prybyla stated that should the Planning Commission approve a variance like this it is being very disrespectful to the previous Planning Commissioners.
- Ms. Freitag replied that this Planning Commission does not know what the previous Planning Commission's intent was or even what the ordinance was back then.
- Ms. Lambert stated that she agrees with Ms. Freitag.

Motion by Paul Supported by Lambert to approve **PC-2013-007; Corrigan Air & Sea Cargo** at 6170 Middlebelt subject to the following:

1. Variances from the BZA must be granted for the side yard setback and building height.
 2. The two parcels must be combined into one prior to issuance of a building permit.
 3. A waiver to the hard surface requirement for the outside storage area square footage as noted on the approved site plan to allow gravel per the maintenance plan as determined during the engineering review with the city engineer.
 4. Eleven (11) copies of a revised site plan must be submitted for administrative review noting the following:
 - a. The maximum height of items stored outdoors must be noted on the site plan.
 - b. Any additional improvements to the existing gravel surface per the comments of the Fire Chief must be identified on the site plan.
 - c. Revisions to the parking space calculations and parking lot/greenbelt landscaping must be provided.
- Mr. Crova stated that he also doesn't like the idea of not following conditions set by a previous administration, but things have changed so that the Planning Commission does have that ability. The petitioner is making a major improvement to the property and had they came in and not wanted to do any paving and just wanted the building addition then he would have felt differently. He finished by saying that the petitioner has been a long standing and good resident of this city and he would not want to stop progress in this community.
 - Ms. Freitag noted that she agreed with Mr. Crova whole heartedly.
 - Mr. Paul commented that he agrees also with Mr. Crova and would not have made the motion if they were not making the improvements that they are.

Roll Call Vote: Ayes – Paul, Lambert, Crova, Zilka, McAnally, Butler, Glotfelty & Freitag.
Nays – Prybyla. Motion Carried.

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

10. Reports

A. Chairperson

- Ms. Freitag wished everyone a very Happy Memorial Holiday and to remember and honor our veterans.

B. City Planner

- Ms. Maise stated that as you can see from her status report there is a lot of activity going on. There will be a public hearing in June for Tim Horton's that will be located at the previous site for KFC/Taco Bell on Merriman Road. She finished by saying that there will more than likely be a public hearing in July also for Jimmy John's who are submitting tomorrow for the old Denny's site on Middlebelt Road.
- Mr. Glotfelty questioned what the second building on the Jimmy John's site would be.
- Ms. Maise answered that the petitioner is talking about a Bigby's Coffee Shop.
- Mr. Zilka stated that the he went by the Dollar General Store on VanBorn Road and that it is coming along nicely and is going to be a very nice asset to the community.
- Ms. Freitag stated that she went by the Romulus Village site and there is activity on that site also.

11. Reports of Interest Designation –

- Mr. Prybyla stated that Detroit Metropolitan Airport is in the process of replacing runway 4R-22L which is twelve thousand (12,000) feet long and is 60 years old. He finished by saying that they are removing the existing runway crushing up the concrete and laying the crushed concrete down as a base for the new runway.

12. Communications – None.

13. Adjournment

Motion by Zilka supported by Lambert to adjourn the meeting at 8:31 p.m. Roll Call Vote: Ayes – Zilka, Lambert, McAnally, Butler, Crova, Prybyla, Paul, Glotfelty and Freitag. Nays – None. Motion Carried.

lm


Daniel McAnally, Secretary
City of Romulus Planning Commission

