

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, MAY 21, 2012**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Michael Glotfelty, Diane Banks Lambert, Michael Prybyla, David Paul and Cathy Freitag
Excused: Leroy Burcroff, Melvin Zilka & Daniel McAnally
Unexcused: Byron Butler
Also in attendance: Carol Maise, City Planner
3. Motion by Prybyla supported by Paul to approve the agenda as presented. Roll Call Vote: Ayes – Prybyla, Paul, Glotfelty, Lambert and Freitag. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of the minutes of the regular meeting of the Planning Commission held on Monday, April 16, 2012.
5. Comments from Public on Non Agenda Items
6. New Business
 - A. PC-2012-008; Lee Steel, requesting site plan approval for a 200,000 total square foot steel processing facility located at the north side of Eureka Road and west of I-275. Zoning: M-2 – General Industrial. (Action Required – Site Plan Review)
 - B. PC-2012-015; Pritula Equipment/Office Renovations, requesting site plan approval for alterations to the commercial building located at 12750 Huron River Dr near Wabash and Northline. DP# 82-80-076-99-0027-003. Zoning: M-2 General Industrial. (Action Required – Site Plan Review)
7. Cases Involving Advice or Input from the Planning Commission
 - A. PC-2000-009; 35426 Goddard, Zourob Enterprise/Mobile – Proposed Diesel Fuel Relocation
8. Reports
 - A. Chairperson

B. City Planner

1. Planning Department Status Report

9. Reports on Interest Designation

10. Communications

A. Minutes of the regular meeting of the City of Romulus Board of Zoning Appeals held on March 7, 2012 and April 4, 2012.

11. Adjournment

4. Motion by Glotfelty supported by Lambert to approve the minutes of the regular meeting of the Planning Commission held on Monday, April 12, 2012. Roll Call Vote: Ayes – Glotfelty, Lambert, Paul, Prybyla and Freitag. Nays – None. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. New Business:
 - A. PC- PC-2012-008; Lee Steel, requesting site plan approval for a 200,000 total square foot steel processing facility located at the north side of Eureka Road and west of I-275. Zoning: M2 – General Industrial. (Action Required – Site Plan Review)

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

Mr. Devan Anderson, Steven C. Flum Inc., Architect, came forward representing the petitioner.

- Mr. Anderson stated that the petitioner is evening requesting not only site plan approval but approval for two (3) waivers. The first one being a waiver for the dumpster enclosure material which is required to be a brick or split face CMU and the petitioner is requesting a waiver to allow a high quality burnished CMU which will tie it in with the office area portion of the building which uses a similar CMU. The second waiver is for banked parking. He went on to say that the ordinance requires approximately 291 parking spaces and that this particular type of business is highly automated and only requires 24 parking spaces which is considerably less than the ordinance requires. The petitioner is requesting that the remaining parking spaces be banked as shown on the site plan. Mr. Anderson went on to say that the third waiver is for the parking lot landscaping which requires 27 trees due to the banked parking. He noted that the petitioner is not putting in the banked parking and the site is so obscured from I-275 that they are requesting a waiver for the 27 trees as well.

- Mr. Anderson stated that in the staff report it noted that after the building is erected and before the final certificate of occupancy is issued, the Building Official will determine whether there is a deficiency with regards to the trees needed for screening and if there is, the petitioner will, at that time, install the trees per the Building Official's request. They are at this time humbly requesting that the 27 trees be lumped into that portion regarding future considerations. Mr. Anderson went on to say that in regards to the curbed driveways, because the site is 500 feet off Eureka Road, and the fact that the trucks hauling the steel tend to damage the concrete curbs, due to the weight of the steel on the trucks, the owner is requesting a waiver on the curbed driveways which the engineer review seems to agree with. He continued by saying that because the petitioner has not yet received approval for the variances requested to the Board of Zoning Appeals they are requesting that pre-approval be deferred in regards to any additional landscaping requirements by the Building Official before the issuance of the final Certificate of Occupancy.
- Mr. Anderson continued by outlining the various reasons why this site requires the variances that are being requested at the upcoming June Board of Zoning Appeals meeting. He went on to say that the petitioner looked long and hard at sites throughout Wayne County and Romulus, and although it is a 31 acre site that is located near the airport, I-275 and includes a rail spur, it is a difficult site in regards to how the railroad spur angles in on the site. He stated the requirements per CSX required that they not only move the building closer to I-275 but also turn it slightly which created two problems. One problem being that they have two front elevations and the other being so close to I-275. He noted that the petitioner would have preferred to have only one front elevation and have the building set back far enough that they met the 300 foot setback requirements, which would have allowed them to avoid the use of some exterior materials. He continued by saying that the petitioner has had to comply with FAA requirements, Woodlands and Federal regulations, Wetlands and Wayne County regulations along with the personal program of the owner/client which has all compiled to direct the development of the parcel in such a way that the configuration of this building, at this location, at this angle is the only feasible way for the petitioner to do it. He finished by saying that they have resubmitted and number of times and that the staff has been very patient with them, and that the petitioner has reached a plan that not only satisfies the City of Romulus but all other agencies, as well as the client.
- Mr. Anderson stated that in regards to the general difficulty of developing parcels in the neighborhood, half of the other developed parcels within the area of the proposed site are for sale due to the bad economy. And the other half are undeveloped and full of woodlands, which in the petitioner's opinion, makes them almost undevelopable due to the high cost of tree removal. He went on to say that in working with both Tim Keyes and Wayne County's Development Director, there is a lack of available and developable land in both Romulus and Wayne County, which made the proposed site the one great hope for this project to be located in Wayne County at all, and the petitioner appreciates your help in making this project possible.

- Mr. Anderson noted the landscaping along I-275. He said that in March of this year, with no foliage on the trees at all, the obscurity that the existing landscaping provided was about 85%. He went on to say that the petitioner will be building a ten (10) foot high berm along the I-275 frontage that will be fully landscaped with approximately 67 trees. He finished by saying that at the end of the project, when the Building Official stands across the street, to examine how dense the landscaping is, the official will not be able to see the proposed building. He finished by saying that the petitioner does not anticipate having to provide any further landscaping.
- Mr. Anderson continued by providing the Commissioners with a copy of CAM Magazine which showcased the Lee Steel headquarters on the cover. He went on to say that the petitioner is in the steel business and has set a standard that he is continuing with at the proposed site with the office set-off as a design element. He mentioned that the panels will be indistinguishable from tilt up panels and the siding will be of premium quality. He also stated that due to a deadline of June 18th to close on property and the need to break ground as soon as possible, with the hopes of completion of the project by the end of the year, the petitioner is willing to work with the Planning Commission to come to a compromise.
- Ms. Freitag stated that the Planning Commission is excited about new businesses coming to Romulus and glad the petitioner chose Romulus. She questioned Mr. Anderson as to whether Lee Steel was relocating the proposed site from somewhere in Michigan.
- Mr. Anderson answered that Lee Steel was relocating half of the site from Detroit and the other half is a whole new process new to Michigan.
- Ms. Freitag asked for verification of which samples were to going to be used on the proposed building, and asked Mr. Anderson to pass the sample panel around so the Commissioner's could see it. She finished by saying that when she visited the site it appeared to be wide open to I-275 with no very little foliage between the proposed site and I-275.
- Mr. Anderson stated that Ms. Freitag may be referring to the parcel to the south of the proposed site which is completely open to I-275. He finished by saying that the proposed site has only had dead trees removed and is still heavily forested.
- Ms. Maise stated that the proposed site has had a portion of the frontage cleared and that Mr. Paul was on site today and verified that.
- Mr. Paul noted that more trees will have to be removed to install the water line in the right-of-way.
- Mr. Anderson mentioned that there is an access easement and the water line will be installed in the access easement.
- Mr. Paul stated that from what he saw on site today, there are a group of trees in the access easement.
- Mr. Anderson stated that there are very few that are in the access easement and referred to the landscape plan that shows a large bulk of trees that are retained well outside the access easement.
- Mr. Paul stated that it appears that there are a substantial number of trees to come down to put the waterline in. He finished by saying the engineers will work that all out.

- Ms. Maise stated that the engineers and the DPW do have concerns with trees in the access/utility easement but that their bigger issue was the location of the berm. She went on to say that they want the berm moved out of the access easement.
- Mr. Anderson asked Ms. Maise whether she had the area on the plans highlighted that overlap the easement.
- Ms. Maise showed the area in reference to the Commissioners and stated that there is some concerns that the area may need to be supplemented with landscaping.
- Mr. Paul stated that maybe it was not as bad as he thought.
- Ms. Maise stated that there are definitely more trees that may need to come out.
- Mr. Glotfelty stated that he has concerns with the waiver for the curbed driveways. He went on to say that without the curbed driveways, the trucks will drive on the grass, into the landscaping and that the roads will eventually start to crumble.
- Mr. Anderson stated that they are installing a 90-foot turning radius to assure that will not happen, along with a high quality road. He finished by saying that any issues with damage to the grass and landscaping will be handling on site, as it is much easier to repair a lawn area as opposed to a Class A curb.
- Mr. Glotfelty stated that he understands the petitioner's concerns, but that it won't be long and the trucks will be off the road.
- Mr. Anderson stated the petitioner has dealt with this issue at a lot of his other sites due to the longevity of the curbs. He went on to say that the petitioner is here to stay, and is going to take very good care of the facility and he is not going to let his site look like the other parcels that are on this block.
- Mr. Paul stated that the site plan shows the trucks going in on the east side of the building and exiting on the west side. He questioned exactly what the steel company's process is.
- Mr. Anderson stated that the facility has two steps. The first step is the pickling process which actually unrolls and cleans the steel using a revolutionary green process. The second step of the process is actually cutting the steel in widths requested by the client.
- Mr. Paul stated that he has seen the trucks hauling four or five rolls of the steel and assumes that is what will be brought to the proposed site for processing.
- Mr. Anderson stated that the rolls are approximately seven feet high and seven feet wide. He continued by directing Mr. Paul to the Lee Steel website for a video of the complete process. He finished by saying that he has been to the Detroit facility and it is very quiet.
- Mr. Paul stated that everyone has concerns with the railroad crossing and he is aware that the petitioner has been working with CSX, but that the railroad intersection at Eureka is blocked quite a bit.
- Mr. Anderson stated that the traffic study is forthcoming but that the petitioner will be working with CSX to make sure that the impediments to Eureka Road will not be exasperated. It is his understanding that the current shipments that are being received are over a mile long which creates the current impediments.
- Mr. Paul stated that is very distressing for both Romulus and Huron Township.

- Mr. Anderson stated that Lee Steel will receive a maximum of 15 cars per shipment and that the proposed site is far enough from the Eureka Road crossing that the shipments should not create any impediments.
- Mr. Paul questioned whether the petitioner was willing to increase the number of trees, if at the time of the final inspection, for the certificate of occupancy, the Building Official determines the need for more trees.
- Mr. Anderson stated sure.
- Mr. Paul stated that in regards to the siding, that although the decision is up to the Zoning Board of Appeals, he would like to see something a little more decorative in nature.
- Ms. Freitag stated that she believes that the Zoning Board of Appeals is looking for some direction from the Planning Commission in regards to the siding.
- Mr. Anderson asked to speak on some of the issues previously addressed at the Zoning Board of Appeals meeting. He noted that with the limited visibility from I-275 due to the landscaping requirements, because of the fact that they're seeking all these variances and volunteering all this additional landscaping, they do not believe that the building will be visible from the public right-of-way when it's completed. He continued by saying that if you are able to see the building, regardless of the berm, the high rate of speed along I-275 and with the on-and-off ramps, the City of Romulus is going to require additional landscaping so that you cannot see it. He stated that the site was not chosen for advertising purposes, but for the proximity to the modes of travel that make the petitioner's business possible and profitable.
- Mr. Anderson addressed the issue of safety in regards to the siding versus the masonry wall. He said that industrial accidents do happen and should one of the steel coils cut loose and hit the masonry wall, not only do you have the coil on the move, but you also have the falling masonry to contend with as well. He continued by saying that not only is the steel a nicer finished product, but it's safer for the workers and cheaper to replace should need be. He finished by saying the he is aware that cost is not supposed to enter into it but due to the fact that there are two front elevations facing I-275, you are talking about a million dollars in masonry.
- Mr. Dominic Maltese, D.J. Maltese, General Contractor, came forward and stated that when you stand back thirty feet and look at the steel panel you cannot tell it from any other concrete wall that is vertical. He continued by saying that the panel actually looks nicer than a poured concrete wall, which is allowed. He also stated that they are using a premium steel siding, which you will see more of than the lower metal. He noted that the petitioner wants a quality building using his product which he believes will look great and be a lot safer.
- Mr. Paul questioned whether the steel will be panels as opposed to the squares.
- Mr. Maltese answered that the panels are 16 feet square and ten feet high. He went on to say that if you had a pre-poured concrete wall it would be 30 inches wide and ten feet high, so you are going to have a seam every so many feet either way. He finished by saying that this will look about the same as a vertical poured wall but will not have the board and bat metal look, it's going to be smooth like a concrete wall.

- Mr. Anderson stated that the reason the petitioner is proposing the metal panels versus the poured concrete wall, although allowed per the ordinance, the petitioner feels the concrete panel is a close alternative to the poured concrete wall but it utilizes his product, which is high quality and safe for the workers. He continued by referencing the rendering that he provided to the Commissioners which shows the patterns of the windows which break up the two elevations that face I-275. It gives a very descriptive explanation of what each of the materials is and it shows the coloring which is intended to match the Lee Steel logo.
- Ms. Lambert stated that she is very grateful that Lee Steel chose to develop in Romulus. She went on to say that her recommendation to the Zoning Board of Appeals would be to let it go and she recommends approval. She stated that she hopes that a compromise can be reached on the landscaping and would hope that 27 trees would not kill a deal. She finished by clarifying the exact location of the berm along I-275.
- Mr. Anderson stated that in regards to the three hundred foot setback requirement, it is approximately two hundred and sixty feet from the property line of the proposed site to the middle of I-275. He went on to say that anybody coming from the north will have a completely obscured view due to the wooded parcel next to the proposed site. He finished by saying that anybody coming from the south will have an obstructed view due to the bridge and on/off ramps.
- Mr. Glotfelty questioned whether there would be 15 rail cars per day or 15 cars per week.
- Mr. Anderson answered that as of now it would be 15 cars per week. He continued by saying that if the petitioner needs 15 cars per week, he will have the ability to get one shipment per month.
- Mr. Prybyla questioned who was presently doing the work on site.
- Mr. Anderson answered that the builder is currently doing work on site per the Federal Government and Wayne County with regards to the Migratory Species Act which requires the removal of dead or dying trees prior to April 15th. He finished by saying that approval was granted from the Building Department and the DEQ prior to starting the work.
- Mr. Prybyla questioned a temporary road that has been installed over the top of a drain, blocking the drain, on the south end of the proposed site.
- Mr. Anderson answered that they are in the process of seeking a permit through the DEQ to reroute the drain to avoid the new roadways.
- Mr. Maltese stated that they would have their engineer take a look at it.
- Mr. Prybyla stated his concerns with regards to CSX and the blockage of the Eureka Road railway.
- Mr. Maltese stated that the petitioner has a rail spur that goes into the proposed building and more than enough railway to accommodate more cars than the petitioner will ever have on site.
- Mr. Prybyla stated that it doesn't matter whether it's four o'clock in the morning, or four o'clock in the afternoon, there are always issues with the blockage of Eureka Road at the railroad crossing.

- Mr. Maltese stated it was his understanding that CSX gave the petitioner the spur coming to the south rather than the north, like the petitioner wanted, to avoid further traffic delays at the railroad crossing.
- Mr. Prybyla stated he believes the petitioner but does not believe CSX as the City of Romulus cannot even get them to fix the crossings. He went on to say that he is going to have a hard time supporting this project based on the proposed materials. He continued by saying that the Planning Commission has had previous petitioner's requesting such materials and they have been denied. He finished by saying that if you want a quality building than show it off on I-275.
- Mr. Maltese stated that the ordinance requires so much landscaping that you are not even going to see the proposed building from I-275.
- Mr. Prybyla stated that if the petitioner builds a beautiful building he will personally grant the variance on the trees.
- Mr. Paul stated that he supports the project but is very concerned with the building materials.
- Mr. Maltese stated that it is the Zoning Board of Appeals decision whether to grant or deny the building materials variance. He continued by saying that the petitioner has a deadline of June 18th to close on the 90-acre parcel purchased to offset the five acres of wetlands that has been damaged. He finished by saying that the petitioner is working on a deal with the City of Romulus to donate that parcel for a park and if the petitioner does not close by June the 18th he will have to start all over.
- Ms. Freitag questioned Ms. Maise as to whether, if the Planning Commission granted conditional approval, would they have the ability with the conditional approval to add someone from the Building Department, Planning Commission or Zoning Board of Appeals to go out there after the building is complete, before the issuance of the final certificate of occupancy.
- Ms. Maise directed Ms. Freitag to condition number 8b. She went on to say that it would more than likely be Robert McCraight from the Building Department and herself along with one of the Planning Commissioner's and one of the Zoning Board of Appeals members if they so desire.
- Ms. Freitag stated that she does not have a problem with the building materials based on the fact that it will not be seen from I-275 and the fact that the petitioner wants to showcase his own product along with the safety issue.

Motion by Lambert supported by Paul to approve the site plan for PC-2012-008 Lee Steel subject to the following:

1. The granting of the following waivers from:
 - a. *Section 14.01(e)* to defer 267 parking spaces for land banking since this parking is not needed by the proposed user.
 - b. *Section 14.02(b)(2)* to waive the curbing requirement for the proposed drives.

- c. *Section 13.06(d)* to allow the dumpster enclosure to include 8-inch burnished CMU veneer to match the building.
 - d. *Section 13.02(c)* to allow the existing woodlands to be used towards greenbelt requirements. If any trees in the 60-foot easement have to be removed, replacement will be required.
 - e. *Section 13.02(u)* to substitute shrubs for trees in the front greenbelt.
2. The granting of the following variances from the BZA and the inclusion of any associated conditions imposed by the BZA to off-set the impacts of the requested variances:
 - a. *Section 11.10(a)(4)* and *13.02(c)*, a variance to the front yard loading setback requirement of 75 feet.
 - b. *Section 8.04(b)(7)*, a variance to the natural features setback of 25 feet from regulated wetland areas.
 - c. *Section 13.01(f)*, a variance to the building materials standard which requires that 50% of the building be constructed of brick, face brick, stone, cast stone, or C-brick or split face block or tilt-up panels.
3. A traffic study to determine the impact of the proposed development on the CSX railroad crossing on Eureka Road is to be submitted and addressed during engineering review. If the study concludes that negative impacts from the proposed project are probable, the applicant will work with CXS on a staging plan for rail deliveries so that the Eureka Road railroad crossing will not be negatively impacted from the proposed development.
4. Denial of the waiver request to defer 27 additional parking lot trees; the 27 trees should be planted at the time of construction to help off-set the variances and waivers requested.
5. The health and condition of the existing trees intended to be counted as greenbelt plantings must be clarified since the only reference to quality is comparative in nature. The location of the existing trees in the access and utility easement must also be addressed as these may have to be removed. A condition of approval should include a provision that if existing trees need to be removed for access or utility purposes, they be replaced so to adequately screen the loading areas and property frontage.
6. If any changes to the layout result upon issuance of the MDEQ permit, review of a revised site plan may be required based on the conditions of *Section 17.06*.
7. Based on the information submitted, a variance for the proposed wall sign will be required.
8. The submittal of eleven (11) copies of a revised site plan for administrative review addressing the following:

- a. A reference to *Section 11.10(a)(4)* must be included on the “waivers & variances” table (in addition to Section 13.02(c)).
- b. A note being added to the site plan stating that after construction of the building and prior to the issuance of a certificate of occupancy, a site inspection by the City and the applicant will take place to determine appropriate locations, quantities and sizes of plant material necessary for complete screening. Additional trees and/or increased size of plantings may be required.
- c. A note must be included on the plan stating that all dead and dying trees located in the greenbelt area will be removed as part of the proposed development.
- d. The discrepancies between the number of evergreens on the Evergreen Mix List and the landscape plan must be addressed.
- e. The proposed plantings and berm must be moved out of the 60-foot wide access/utility easement.
- f. The sign structure located on what appears to be the access easement along the east side of the property must be identified on the site plan along with any intentions for removal or continuance.
- g. The clearance between the billboard on the property to the south and the access drive must be noted since the billboard encroaches into the easement.

Roll Call Vote – Ayes – Lambert, Paul, Glotfelty & Freitag. Nays – Prybyla. Motion Carried.

B. PC-2012-015; Pritula Equipment/Office Renovations, requesting site plan approval for alterations to the commercial building located at 12750 Huron River Dr near Wabash and Northline. DP# 82-80-076-99-0027-003. Zoning: M-2 General Industrial. (Action Required – Site Plan Review)

Matt Diffin, Diffin-Umlor & Associates, came forward representing the petitioner.

- Mr. Diffin stated that the petitioner is in agreement with the Planner’s report with regards to notes and details that need to be revised. He went on to say that the petitioner has reduced the list of proposed uses down to the bare minimum. He continued by saying that in the future, if need be, they will come back before the Planning Commission for approval, should they get a tenant that has a controversial use.
- Mr. Diffin stated that the petitioner has issues that they would like to discuss with the Planning Commission in regards to the building materials and landscaping. He went on to say that the building material the petitioner would like to use is split face block. He went on to say that they will be installing two (2) overhead doors which will reduce the amount of split face block being used on the front of the building. He continued by saying that the petitioner would like to use the light bluff colored split face block, which best matches what is presently on the building.
- Mr. Diffin stated that the amount of landscaping that the Ordinance requires for an existing use on an existing building is in their opinion, excessive. He went on to say that they would appreciate it if they could get a waiver on the landscaping. He continued by

saying that the three (3) foot high berm required between the road and the site may cause some drainage issues due to the fact that the property tips toward the road presently, but that can be worked out through engineering. He continued by saying that the existing trees may get damaged if too much digging and filling is done. He stated that the petitioner would like some leeway with regards to the landscaping, but does not want to get tabled due to the landscaping.

- Ms. Maise stated that there is some very mature full-grown landscaping on site but there may be one tree in the right-of-way that may have to be removed. She continued by saying that the first thing that needs to be considered is whether there is any other landscaping that will be impacted due to the installation of the sidewalks. She also stated that if the Commissioners are going to consider a waiver, we certainly need to make sure that the existing landscaping is going to stay. She continued by expressing her concerns with the lack of landscaping at the north end of the property. She agreed with Mr. Diffin that the installation of a berm on this site makes no sense.
- Mr. Prybyla stated that the existing site has a large amount of driveway and not enough frontage for the required landscaping.
- Ms. Maise stated that she was looking for some landscaping on the north side of the property to obscure the pavement.
- Mr. Diffin stated that the petitioner does not want to put in a berm just for the sake of putting in a berm and they don't want to cram all the landscaping that is required into the one small area. He finished by saying that it will look like a crowded landscaping mess.
- Ms. Maise stated that three evergreens in the north corner would be sufficient. She finished by saying that, like what the Commission did with Lee Steel, when the project is complete, and during the final inspection, if it needs more landscaping added here or there, we can handle it then.
- Ms. Freitag questioned whether the petitioner would be agreeable to the City reserving the right to require additional landscaping, if need be, after the project is complete.
- Ms. Diffin answered that the petitioner would be fine with that.
- Mr. Glotfelty questioned whether the petitioner intends to put drains/storm sewers in the storage area portion of the building.
- Mr. Diffin answered no. He finished by saying that the existing site was all sheet drained and that it would be difficult to change the topography without tearing the site up.
- Mr. Glotfelty questioned whether there would be drains installed in the interior where the overhead doors are for the purpose of washing vehicles.
- Mr. Diffin answered that it would depend on who the tenant ends up being but that they probably would. He continued by saying that the Building Inspector would require an oil separator if it ends up being a car maintenance facility. He finished by saying that the determination would be made once the tenant files for re-occupancy.
- Ms. Freitag questioned whether it would be more cost effective to install the drain now as opposed to later.
- Mr. Diffin answered that there is an existing sanitary sewer currently and it's just a matter of tapping that.
- Mr. Glotfelty stated that he was referring to a storm sewer drain or catch basin.

- Mr. Diffin stated that there is no storm sewer at the road to connect to. He finished by saying that they would have to connect to the sanitary sewer and then treat it however need be through the Building Department.
- Mr. Paul stated that he feels that a berm is not needed. He finished by saying that the brick needs to be carried over as close as possible to the existing.
- Ms. Freitag questioned whether Mr. Paul preferred brick as opposed to the split face.
- Mr. Paul answered that he would like to see the petitioner use as close to the existing on the building.
- Mr. Pritula stated that he is working with Mr. McCraight at the Building Department to try and find a brick that matches the existing. He finished by saying that he will continue to try and find a match but stated that the building is over 20 years old.
- Mr. Prybyla questioned whether the petitioner was the one who had started the excavating at the site.
- Mr. Diffin answered yes.
- Mr. Prybyla stated that he is hoping that the proposed site will look nice when completed.
- Ms. Lambert questioned whether the petitioner could use a variety of bricks that would offset the existing brick and still be compatible.
- Mr. Diffin stated yes or they could do ribbons.
- Ms. Freitag stated that if the petitioner is not successful in matching the existing brick than it will just look worse.
- Mr. Diffin stated that the petitioner will continue to work with the Building Department. He finished by suggesting that the Planning Commission actually make that a condition of the approval.
- Ms. Maise stated that Mr. McCraight can handle the final approval for the choice of brick and she will handle the final approval for the landscaping.
- Ms. Freitag questioned whether the petitioner would be receptive to the use of brick as opposed to the split face.
- Mr. Diffin answered yes. He finished by questioning whether the petitioner could do whatever material he chooses on the rear of the building.
- Ms. Maise verified with the Planning Commission that they prefer brick with a mixture of colors that are compatible with the existing brick.
- Ms. Freitag stated that the Planning Commission does not want it to look like they tried to match the brick and weren't successful.
- Ms. Lambert stated that one other choice would be to do it in a totally different color.
- Ms. Maise stated that the final decision could be left to Mr. McCraight.
- Ms. Lambert stated that it is nice to see something being done with this building.
- Mr. Prybyla questioned whether the large tree that is in the easement would have to be removed.
- Ms. Maise answered that she did not think the installation of the sidewalks would require it to be removed.
- Ms. Freitag stated that the mature trees looked good with the existing landscaping.

- Mr. Prybyla stated that the existing landscaping looks good as it is. He finished by saying that additional landscaping may obstruct the view exiting the driveway.

Motion by Paul supported by Glotfelty to approve the site plan for PC-2012-015 Pritula Equipment and Office Renovation at 12750 Huron River Drive subject to following:

1. Any future use that requires special land use approval will be submitted for review and approval.
2. Any future use that expands outdoor storage by 25% or more of the floor area of the building (709 sq. ft.) will require site plan review by the Planning Commission; a storage area of less than 709 sq. ft. will require an administrative review by the ARC committee. Outdoor storage greater than 50% of the floor area of the building will require special land use approval.
3. A warranty deed will be reviewed during engineering review and then approved by the City Council. A final certificate of occupancy cannot be issued until such deed is recorded and returned to the city.
4. Pavement repairs will be as determined by the Building and Safety Director during building review.
5. The existing driveways may continue unless determined to be unsafe by the Fire Chief during building review.
6. The Fire Department will determine if adequate access around the building has been met since the width of the fire lane does not comply with standards at the rear or along the south side of the building during building review.
7. The Planning Commission must determine if the proposed split faced block matches that existing building and meets the standards of the ordinance. More detailed information on the building materials will be required for Planning Commission review.
8. The submittal of eleven (11) copies of a revised site plan for administrative review addressing the following:
 - a. The Use Statement must be changed to state that truck maintenance and repair is prohibited; maintenance and repair is permitted for vehicles only.
 - b. A note must be added to the site plan stating that the performance standards of *Section 8.05* will be met.
 - c. Existing and proposed parking (pavement setbacks must be shown and dimensioned on the site plan.

- d. Lot coverage calculations must be included on the site plan.
- e. More detail is needed on the proposed parking space at the northeast corner of the parking lot.
- f. The existing bumper blocks must be shown on the site plan if they are intended to remain.
- g. A designated loading area (1 space) per the standards of *Section 14.03* must be shown.
- h. A truck circulation plan must be overlaid on the site plan to verify that turning movements can be made.
- i. The city's standard note regarding the location and screening of mechanical equipment and utilities must be added to the site plan.
- j. More detail on the existing and proposed lighting must be provided including a manufacturer's specification cut sheet detail of the proposed building-mounted fixtures.
- k. Building elevations to include brick that is complimentary to the existing brick as determined by the Building Director.
- l. The landscape plan must be revised to address the comments noted above.
- m. Notes pertaining to natural features must be included.
- n. The contact information on Sheet 1 must be updated.
- o. Discrepancies in the acreages associated with the legal description must be resolved.

9. Submittal of the Environmental Protection Screening application.

10. Submittal of proof of ownership.

11. To allow the existing landscaping along with the addition of three (3) evergreens on the north side of the driveway with Administrative Review after the building is complete to see if additional landscaping is required.

Roll Call Vote: Ayes – Paul, Glotfelty, Lambert, Prybyla & Freitag. Nayes – None. Motion Carried.

7. Cases Involving Advice or Input from the Planning Commission

A. PC-2000-009; 35426 Goddard, Zourob Enterprise/Mobile – Proposed Diesel Fuel Relocation

- Ms. Maise stated that she is looking for some direction from the Planning Commission in regards to the proposed relocation of the diesel fuel pumps at 35426 Goddard. She continued by saying that the proposed use is not permitted in the CBD-1 Transition District and would require a Master Plan Amendment along with

a Zoning Map Amendment. She finished by saying that the petitioner has put together a concept plan and is here this evening to present it.

- Mr. Jeff Forsyth, Oscar W. Larson Company, came forward and stated that his company currently services the Mobil station and was contacted by Mr Zourob to relocate his existing diesel fuel pumps. He went on to say that due to the congestion on site, the diesel fuel pumps need to be relocated to another piece of property that he owns adjacent to the existing site.
- Ms. Freitag questioned how many islands are being reinstalled.
- Mr. Forsyth answered that two (2) islands are being removed and three (3) diesel islands are being installed.
- Ms. Freitag questioned Ms. Maise as to whether the adjacent property was on the border of the CBD-1 Transition District.
- Ms. Maise answered that it is and showed the Commissioners the boundaries of the CBD Transition District on the zoning map.
- Ms. Freitag stated that she would have a problem with the fact that the only access to the diesel pumps would be from Goddard Road.
- Mr. Forsyth stated that is how the site was currently being accessed.
- Ms. Freitag stated that it is her impression that the petitioner is trying to attract more truck traffic from the I-94 corridor.
- Mr. Forsyth stated that the petitioner is only trying to relocate his existing truck traffic on site currently. He finished by saying that he will not do any additional advertising.
- Ms. Freitag stated that she personally would not be in favor of this project due to the additional diesel truck traffic that it would create. She went on to question whether the petitioner owns the surrounding properties.
- Mr. Forsyth answered yes.
- Ms. Freitag questioned whether the petitioner owns the adjacent property where the illegal business is operating.
- Mr. Zourob stated there is no business there. He went on to say that somebody is just storing their construction equipment there.
- Ms. Freitag stated there is a sign erected there for the Gatex Company.
- Mr. Zorob stated that somebody put it up by mistake and the petitioner told him to take it down after a discussion with Mr. McCraight from the Building Department.
- Ms. Freitag stated that she has seen traffic coming in and out of the site.
- Mr. Zourob stated that somebody is only storing construction equipment there.
- Ms. Maise questioned whether Mr. Zourob has received permission from Mr. McCraight to store trucks on that site. She stated that truck storage is not allowed on site per the zoning.
- Mr. Zourob stated that he was asked by somebody if he could store his construction equipment there due to the fact that he had nowhere else to store it. Mr. Zourob finished by saying that he is not operating a business from that site and he can have the equipment removed if the Planning Commission so desires.

- Ms. Freitag again stated that it is not an approved use to have trucks stored on site.
- Ms. Maise stated that she would follow up with the Building Department with regards to the truck storage.
- Ms. Freitag stated she would appreciate it, as they had a previous question with regards to the sign.
- Mr. Paul questioned whether this is an expansion of a non-conforming use.
- Ms. Maise stated that gas stations are obviously there to service cars. She went on to say that when you add diesel pumps you are going to service trucks. She finished by saying that when you have this many diesel pumps that turns it into a gas station for trucks as opposed to a gas station for cars.
- Mr. Paul stated that he would not be in favor of encouraging more truck traffic on Goddard Road.
- Ms. Freitag stated that you are going to have a certain amount of cars and pick-up trucks that do use diesel. She finished by stating that when you add this many diesel pumps you are obviously encouraging more truck traffic.
- Ms. Maise stated that the proposed site is clearly being designed for semi-trucks.
- Ms. Freitag stated that beyond that corner there is no reason to have big semi trucks in that area other than for a delivery once in awhile.
- Mr. Prybyla verified that the petitioner intends to relocate the pumps approximately 100 feet to the west.
- Mr. Forsyth answered yes.
- Mr. Prubyla questioned what types of trucks the petitioner expects to get other than semi-trucks.
- Mr. Forsyth answered cube vans and delivery vans.
- Ms. Freitag stated that under canopy number one, the petitioner is proposing to leave two of the existing gas pumps that are closest to Goddard Road. She went on to explain that he is also proposing to add, to the far west of the property, an additional driveway on Goddard Road that would be for entering the property. She finished by stating that there would be three entrances to the site from Goddard Road.
- Ms. Maise explained that she had not reviewed the site plan due to that fact that the proposed use does not meet the intent of the district. She went on to say that the new driveway does not meet access management standards of the Ordinance. She continued by saying that in order to grant the waiver, you would have the back-up, being that it met the intent of the district, which it does not. She finished by saying that it would require amending the Ordinance, which requires amending the Master Plan in order to do this.
- Mr. Paul questioned whether a motion was required.
- Ms. Freitag stated that Ms. Maise and the petitioner were simply looking for input from the Planning Commission.
- Ms. Maise stated that should the petitioner submit a site plan and come before the Planning Commission, the Planning Commission would recommend denial because the use is not permitted. She went on to explain that the petitioner could then go

before the Board of Zoning Appeals for a use variance. The appropriate procedure however, would be to request a rezoning which would then be tabled so we could talk about the Master Plan. She finished by saying that it would be a change to the Master Plan and a policy decision.

- Ms. Freitag stated that she does not know whether the Planning Commission has helped or not but that she is not in favor of this project.
- Mr. Prybyla stated that he agrees with Ms. Freitag and Mr. Paul and is also not in favor of this project.
- Mr. Glotfelty stated that he is not in favor of this project due to the congestion.
- Ms. Lambert stated that she likes to see the business owners of Romulus expand. She continued by saying that she is not sure this is the right thing for this area. She finished by saying that the petitioner needs to come up with an idea that is more suited for the area.
- Mr. Zourob stated that he is not expanding. He continued by saying he is simply making it easier for his existing customers to get in and out. He finished by saying that he is not expecting to get any new customers but that he is simply trying to make it easier for his existing customers.
- Ms. Lambert verified that the petitioner is not expecting an increase in traffic just a better flow of traffic.
- Mr. Zourob stated that he planned on doing this because his existing customers do not have enough room on site to fuel.
- Ms. Lambert stated that it does not sound like this is the avenue for the petitioner to take anyway. She finished by saying that there are only five (5) Commissioner's here this evening, and there are nine total.
- Ms. Freitag stated to the petitioner to meet with Ms. Maise and decide where they want to go from here.

8. Reports

A. Chairperson

- Ms. Freitag stated that Mr. Zilka had hip surgery and that she wished him well and hopes he returns soon.
- Ms. Maise thanked the Commissioners for signing the card for Mr. Zilka. She stated that she has not heard from Mr. Zilka and questioned whether any of the Commissioners had.
- Ms. Freitag stated that she talked to him the day before the surgery but has heard nothing since then.

B. City Planner

- Ms. Maise stated that the Planning Commission will have a meeting in June with two public hearings, possibly even three. She continued in saying that Tim Hortons

will be submitting soon and that she is working with Brad Strader from LSL, and Steve Dearing from OHM on their access issues. She stated that Romulus Village will also be on the agenda for the June meeting and is hoping to have the Wayne/Wick Gas Station as well.

- Mr. Prybyla questioned whether the Wayne/Wick Gas Station planned on expanding the property.
- Ms. Maise answered no. She went on to explain that they intend to get the business up and running and then possibly purchase the piece adjacent to the proposed property and redo the entire site.
- Mr. Prybyla stated that he tried to get the previous owners to expand but that they were not interested. He finished by saying that the previous owners told him they owned the adjacent property.
- Ms. Maise stated that the new owners stated that they do not own the adjacent property.
- Ms. Freitag questioned the status of the Dollar General project.
- Ms. Maise stated that Mr. McCraight is working with Dollar General in regards to the staging that will allow them to remain open during the installation of the brick. She finished by saying that the revised landscaping plan came in today so we should be wrapping this project up soon.
- Mr. Glotfelty questioned whether Dollar General's Temporary Certificate of Occupancy was issued for sixty days.
- Ms. Maise stated that the Temporary Certificate of Occupancy was issued for sixty days. She continued by saying that she is not sure where Dollar General is in that time period with the building. She finished by saying that the landscaping is also not complete so the final Certificate will not be issued until it is.
- Ms. Freitag stated that it looks like the Speedway on Merriman Road is moving right along.
- Ms. Maise stated that she spoke with Brian Lance and they are waiting for Clarion to finish up with the land division and they will be starting construction soon.
- Mr. Prybyla thanked Ms. Maise for her monthly report. He finished by saying that it is a very helpful tool.
- Ms. Maise stated that she is excited to see some of the petitioners that came before the Planning Commission a couple years ago, returning to complete their projects. She continued by saying that H & R Gas Station at Middlebelt and Hildebrandt are working to renew their permit from the county and will come before Planning Commission for approval of their Special Land Use. She finished by saying that every day she is getting more inquiries, including a couple recently for Day Care facilities.
- Mr. Glotfelty stated he is not opposed to the Lee Steel project. He continued by saying that he wanted to see some brick on the building and hopes that the owner will be a man of his word and keep the site up.

- Ms. Freitag stated that she can understand the petitioner wanting to use his own product for construction. She finished by saying that petitioner stated that it will not be visible from the I-275 corridor.
- Ms. Maise stated that there has been much discussion in the office on this subject. She continued by saying at the time of the final inspection, should the building be visible from the I-275 corridor, than more landscaping will be required.
- Mr. Prybyla stated that there will be more visibility with trees due to the fact that the trees have no foliage more months out of the year than the months that they do have foliage.
- Ms. Maise stated that is why they require a certain amount of evergreens.
- Mr. Glotfelty stated that in his opinion the office space should have been brick.
- Ms. Freitag stated that it looks like the office space is all glass.
- Ms. Maise stated that it is metal.
- Mr. Paul stated that the building material requirements will be determined by the Board of Zoning Appeals.

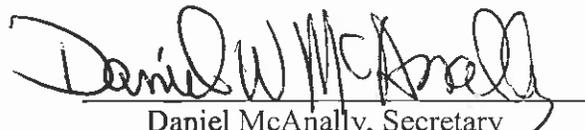
9. Reports of Interest Designation

- Ms. Maise reported the RTF Romulus LLC (E.Q.) are withdrawing their request for a use variance for the installation of additional railroad spurs and expansion of the non-conforming use at the upcoming Board of Zoning Appeals meeting.

10. Communications

11. Adjournment– Motion by Prybyla supported by Lambert to adjourn the meeting at X:XX p.m.
Roll Call Vote: Ayes – Prybyla, Lambert Paul, Glotfelty and Freitag. Nays – None. Motion Carried.

lm


Daniel McAnally, Secretary
City of Romulus Planning Commission

