

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, JUNE 18, 2012**

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

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of the minutes of the regular meeting of the Planning Commission held on Monday, May 21, 2012.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2012-005/006; Romulus Village, requesting special land use and site plan approval for a 7-pump gas station including a single diesel pump island and 7,000 square foot retail building containing a convenience store and drive-thru restaurant; a 16,000-square foot retail building with accessory drive-thru window; a 2,400-square foot drive-thru restaurant; and a stand-alone ATM facility located at the southeast corner of Hannan and Ecorse Roads. Zoning: C-3 Highway Business District (Action Required –Hold a public hearing and make recommendation to City Council on Special Land Use and take action on site plan)
 - B. PC-2012-0010/011; 9215 Wayne Road Gas Station, requesting special land use and site plan approval to reoccupy the existing gas station including a 140 sq. ft addition located on a 0.34 acre parcel on the southeast corner of Wayne and Wick Roads. Zoning: C-3 – Highway Business District. (Action Required – Hold a public hearing and make recommendation to City Council on Special Land Use and take action on site plan)
7. Old Business
8. New Business
9. Cases Involving Advice or Input from the Planning Commission
10. Reports

A. Chairperson

B. City Planner

1. Planning Department Status Report

11. Election of Officers

12. Reports on Interest Designation

13. Communications

- A. Minutes of the regular meeting of the City of Romulus Board of Zoning Appeals held on May 2, 2012.

14. Adjournment

4. Motion by Prybyla supported by Paul to approve the minutes of the regular meeting of the Planning Commission held on Monday, May 21, 2012. Roll Call Vote: Ayes – Prybyla, Paul, McAnally, Glotfelty, Lambert and Freitag. Nays – None. Abstain – Burcroff. Motion carried.
5. Comments from Public on Non Agenda Items – None.
6. Public Hearings
- A. PC-2012-005/006; Romulus Village, requesting special land use and site plan approval for a 7-pump gas station including a single diesel pump island and 7,000 square foot retail building containing a convenience store and drive-thru restaurant; a 16,000-square foot retail building with accessory drive-thru window; a 2,400-square foot drive-thru restaurant; and a stand-alone ATM facility located at the southeast corner of Hannan and Ecorse Roads. Zoning: C-3 Highway Business District (Action Required –Hold a public hearing and make recommendation to City Council on Special Land Use and take action on site plan)

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

Mr. Frank Jarbou, Jarbou Development and Mike Brock, Hennessey Engineers came forward representing the petitioner.

- Mr. Frank Jarbou stated that he has been working on this project for a very long time. He went on to explain that the project includes a 7,000 sq. ft. gas station, which includes a 1,500-2,000 sq. ft. retail facility depending on the tenant, 1,600 sq. ft. retail and a 2,400 sq. ft. outlot. He finished by saying that there are just a few things that need to be done and hopefully everything works out.
- Ms. Freitag questioned whether the proposed site will have three drive-thru windows and what would be at each window.

- Mr. Jarbou answered that each building would have a drive-thru window. He went on to say that everybody wants a drive-thru window these days no matter who you are talking to. Whether you are talking to Tim Horton's, Subway or even a banking facility, they all want the ability to have a drive-thru window. He finished by saying that he would like to keep all his options open to be able to satisfy the needs of any future tenants.
- Mr. Prybyla stated that at a previous meeting with the petitioner he understood that there would only be one drive-thru window for a food establishment.
- Mr. Jarbou stated that there must have been a misunderstanding as he has always proposed to have three drive-thru windows.
- Mr. Prybyla stated the he understood that there would be a building for the gas station, a building for the retail business and a building for a fast food establishment.
- Mr. Jarbou stated that the outlot building is not necessarily for a fast food establishment. He went on to say that he could get a banking institution for a tenant in that building, or they could possibly occupy the retail facility. He finished by saying that is why they would like to keep all their options open in regards to the drive-thru facilities for future tenants.
- Ms. Maise stated that is one of the reasons why she wanted to make sure the petitioner was covered for all uses that were possible on this site. She went on to say that the drive-thru restaurants and ATM do require special land use approval. She finished by saying that is why the petitioner has planned for the maximum uses on this site.
- Mr. Prybyla asked if these are just proposed uses and wondered if the petitioner has any idea who or what will occupy these sites.
- Mr. Jarbou stated that he is in talks with proposed tenants, such as Chase, Bank of America, Huntington Bank, Wendy's and Burger King. He went on to say that these possible tenants want him to build the proposed site first and then they will come. He continued by saying that the banking institutions want you to have the tenants first before they will loan you the money to build. He finished by stating that he is trying to get the two meshed together and that is why he is requesting the special land uses for the three drive-thru's to satisfy all the proposed tenants needs.
- Mr. Prybyla questioned how long after construction starts before the petitioner expects to have tenants.
- Mr. Jarbou answered that his family will be the occupants of the gas station/convenience store. He continued by saying that he has a Letter of Understanding with one tenant and truly believes that once he breaks ground on this development the tenants will come. He finished by saying that he would love to say that he would have it built and occupied in a year or two but it would be difficult to give a time frame at this point.
- Mr. Prybyla stated that he supports this project but questions the petitioner's ability to fill the spaces.
- Mr. Jarbou stated that the last thing he would want to do is build a building and have it sit vacant. He continued by saying that it would not look good for the City of Romulus and it would not look good for him. He finished by stating that he will not build unless he has the tenants to occupy the spaces.
- Mr. Brock stated that Mr. Jarbou had the same circumstance with a building that he built in Canton. He built the building and then the tenants filled the spaces.
- Mr. Prybyla stated that he is not concerned with the large building but is concerned with the drive thru areas.

- Mr. Jarbou stated that in regards to the drive thru areas, the stacking and circulation are within the City of Romulus standards.
- Mr. Burcroff noted that he would rather see the drive-thru's up front on the site plan. He went on to say that it actually works if you look at the flow and it may end up that you only utilize two of the drive-thru's depending on who the tenants end up being. He continued by saying that he is excited about this project and it is going to be a nice development based on what we have seen on paper. He finished by saying that as far as Council is concerned he would rather see the drive-thru's up front so that they can see what could potentially be there.
- Mr. Jarbou stated that he wanted to get approval for all potential use.
- Mr. Glotfelty questioned whether the petitioner planned on having the ability for diesel trucks to fuel.
- Mr. Jarbou answered that the diesel island is not designed for over the road trucks and that the site is designed to be user friendly. He used a landscaping crew as an example.
- Mr. Glotfelty questioned whether the diesel pumps will be located to the west or the east.
- Mr. Jarbou answered to the west.
- Mr. Glotfelty stated that he was just concerned about the circulation.
- Mr. Jarbou stated that he has spent a lot of time on the layout, and the stacking and circulation works.
- Ms. Maise stated that she met with Wayne County this morning and they would have concerns with the driveways and overall circulation if this gas station is going to service semi trucks. She noted however that it was understood that they would be servicing only small cube trucks.
- Mr. Paul questioned whether the gas station would be built first and if the petitioner has a tenant for it.
- Mr. Jarbou answered yes and that he and his family would occupy and run the gas station/convenience store.
- Mr. Paul stated that he has no concerns with the drive-thru but does have concerns with the stacking particularly with the stacking located in the rear of the building, adjacent to the loading area. He continued by saying that the area will have to be kept clean as customers will not go back there if it is junky.
- Mr. Jarbou stated that if you could see all his other developments they are kept very clean.
- Mr. Paul questioned whether they have stacking and drive-thru's in the rear of the buildings.
- Mr. Jarbou answered yes and that he was partners in one that had stacking in the rear. He continued by saying that not only will he want to keep it clean, but the tenants will be on him to keep it clean. He finished by saying that the positive part of all this is that we are not landlords sitting in an office somewhere, we will be the owner/occupier of the gas station/convenience store cleaning and organizing the site every day.
- Mr. Paul questioned whether the petitioner has read the planner's recommendation's and is willing to comply with all of them.
- Mr. Jarbou answered yes.
- Mr. McAnally stated that he has concerns with the petitioner's ability to control the traffic on the south side of the building.
- Mr. Jarbou stated that the plan for the stacking and the circulation works. He went on to say that when they did the circulation plan they used a fire truck and if a fire truck can maneuver in and out, then a normal car should be able to.

- Mr. Brock confirmed that the parking lot and circulation plans are designed based on the city's fire trucks and loading trucks being able to maneuver through the site.
- Mr. McAnally stated that it is going to depend on whether a majority of the traffic enters on the site from Hannan Road or from Ecorse Road.
- Mr. Jarbou stated that he believes there is enough circulation with the three entrances that everything will flow pretty nicely. He continued by saying that even under the best circumstances you will have some traffic impediments. He finished by saying that he has looked at a lot of site plans and he thinks they've done a really good job with this plan.
- Mr. McAnally stated that he hopes this project is as busy as the petitioner thinks it will be.
- Mr. Brock noted that the Ecorse Road approaches are lined up so that they provide a natural corridor to the rear of the development so that there is no bottle-necking in the front of the building.
- Ms. Maise stated that in her meeting with Wayne County and Brad Strader from LSL Planning concerns with internal circulation and improvements on Ecorse and Hannan Roads were discussed. She went on to say that their comment was that although it is not ideal it is the best it can be based on the physical constraints of a long narrow site such as this one. Both Brad Strader and the County had concerns with the area around the free standing ATM facility. She went on to say that they have recommended shifting the ATM to the south and sharing the stacking for the eastern most restaurant, which would relieve some of the congestion with that driveway. She noted that is one of the conditions of approval. She continued on by saying that there are a few things that can be tweaked as the site is over-parked, and they will be land-banking some of the parking. She finished by saying that this is our opportunity to uncongest the site in certain areas.
- Mr. McAnally stated his concern with the customers pulling travel trailers being able to maneuver through the site.
- Mr. Jarbou stated that was his intent for locating the diesel islands off to the side so that it would be more inviting to the customers pulling travel trailers. He continued by saying they the customer will pull in, fuel up, and park in the extra parking located behind the 1,600 sq. ft. retail building and then visit the site.
- Mr. McAnally questioned where Mr. Jarbou was referring to as far as the extra parking was concerned.
- Mr. Jarbou answered that there is extra parking behind the 1,600 sq. ft retail facility.
- Mr. Paul questioned whether that was where the land banking was located.
- Mr. Jarbou answered that it would depend on how the tweaking and land-banking all worked out. He continued by saying that depending on who the tenant is, they may need those parking spaces. He finished by saying that he has planned for everything and they wanted to make sure the project is over-parked rather than under-parked, and then they will land-bank the rest.
- Mr. Paul had concerns with land-banking that may need to be opened up in the future.
- Mr. Prybyla verified that the petitioner will be the owner and occupant of building number one. He continued by questioning what will be sold through the drive-thru window of building number one.
- Mr. Jarbou explained that he will only be occupying approximately 5,500 sq. ft. of the 7, 000 sq. ft facility. He continued on by explaining that a future tenant such as Subway or Tim Horton's will be occupying the remaining 1,500 sq. ft.

- Mr. Prybyla stated that the 1,600 sq. ft. building number two may not even be occupied by a food establishment.
- Mr. Jarbou noted that he is aware of that but that at least he has the drive-thru window if needed.
- Ms. Lambert stated that she is excited about this project. She continued by saying that the petitioner has worked very hard with the ARC on the development of the corner of Ecorse and Hannan and is looking forward to this project.

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.

- There were no comments from the public.
- Ms. Maise stated that she is somewhat surprised that there are not residents here with comments, as they have had comments at both the rezoning public hearing and also the Zoning Board of Appeals meetings with regards to offsite drainage issues. She continued by saying that after a visit to the site with both the Building and DPW Directors, they discovered that the areas of the site with the lower elevations resulted from the demolition of two houses that had been removed and a berm that has been graded down.
- Mr. Jarbou stated that four homes have been demolished in the last ten years. He continued by saying that three of those have been demolished most recently along Ecorse Road. He finished by saying that the berm was graded down at the time of demolition to level the elevation.
- Mr. Brock stated that the site as designed is self contained and any storm water run-off would be stored in the detention pond. He continued by saying that the grade of the property along the east property line does appear to be higher along the old Ecorse Road and drains to the south. He went on to say that any type of flow that would enter the site could be picked up by a swale and diverted back to the drain. He finished by saying that another alternative could be to pick up some of the drainage and bring it into the detention basin and just outlet it at a faster rate.
- Ms. Maise stated the when she visited the site it did appear from the back of the property as though the drainage problem was from the old Ecorse Road. She continued by saying that when a project is developed, like this one, the storm water does have to be captured on site. She finished by saying that once the project gets further along in engineering the petitioner is willing to do whatever is required to alleviate off site drainage issues.
- Mr. Brock stated that if there are any drainage issues at all it will be picked up during a detailed engineering process and worked out with the City's engineering consultant.
- Mr. Burcroff confirmed with Mr. Brock that once the drainage system is completed there will be no run-off to the adjacent properties.
- Mr. Paul questioned whether the petitioner was willing to swale some of the excess water off the eastern property.
- Mr. Brock answered that if there is any existing drainage entering the proposed site from the east, that water would be diverted through a drainage swale.
- Ms. Maise stated that the improvements being discussed are not noted on the plans before the Planning Commission this evening. She continued by saying that after meeting with the

County this morning it was determined that there are significant and costly improvements that need to be made. She went on to say that she wants the Planning Commission to understand that this should not hold up their recommendation to City Council on the Special Land Use. She further explained by saying that it is a very important condition of approval that these improvements are made as required by the city engineer, city traffic consultants and the County. She finished by saying that she is very happy that the county has been actively involved in this project.

- Mr. Freitag questioned whether the petitioner had looked at the 11 conditions of approval for the Special Land Use in the planner's report.
- Mr. Jarbou answered that he has reviewed them.
- Ms. Maise questioned whether the Planning Commission wanted to discuss the gas station canopy design with the petitioner. She went on to say that the opinion from within city hall was that the canopy looked rather large and out of scale with the rest of the development. She passed around a rendering of the proposed canopy to the Planning Commissioners.
- Mr. Jarbou stated that the proposed canopy would definitely compliment the rest of the development. He continued by saying the Ms. Maise brought up a good point in the fact that the façade of the canopy does not match the façade of the building. He continued by saying that he would tweak the canopy to match and it will be shown in the detailed drawings. He finished by saying that the last thing he wants to do is have a canopy that looks different than what the building looks like.
- Ms. Freitag questioned what type of gasoline the petitioner would be selling.
- Mr. Jarbou answered that he would be selling Sunoco gasoline. He continued by saying that the canopy would look just like the rendering but will be tweaked to match the building and will also have dormers to make it look a little nicer. He finished by saying that they are in the process of tweaking the canopy to match the building so that it will look as nice as the rendering shown tonight.
- Ms. Maise stated that the ordinance requires that the Planning Commission review the paint schemes to make sure they match. She finished by saying that she understands that the Planning Commission has previously been in favor of allowing paint schemes be reviewed administratively and she questioned whether that was still the process.
- Ms. Freitag answered yes. She continued by questioning whether Mr. Jarbou has any problems with the eleven (11) conditions of approval.
- Mr. Jarbou answered no. He stated that it is a big development that needs tweaking that is contingent upon the county. He continued by saying that he has had two preliminary meetings with the county and is willing to work with them as well as they are willing to work with us. He went on to say that he needs Planning Commission's approval to be able to move on to the next step. He finished by saying that he would like to get moving soon so that he is not under construction for the winter.
- Mr. McAnally stated that the plan indicates the petitioner will be using a four (4) inch structural brick. He finished by questioning the petitioner if his definition of brick is of stone material.
- Mr. Jarbou stated that there is a building material that on the outside looks like brick and on the inside is a structural block. He went on to say that this way you don't have to block it and then apply the brick. He finished by saying that he does this to all his projects.
- Mr. McAnally questioned whether it was vinyl.
- Mr. Jarbou stated no. He went on to say there will be no vinyl on this.

- Ms. Maise stated to Mr. Jarbou that a sample with spec sheets will need to be provided for the Building Directors approval.
- Ms. Maise questioned whether the building material was a face brick.
- Mr. Jarbou answered yes. He went on to say that 90% of the new developments use the structural block so you don't have to put in the block and then lay the brick.
- Ms. Freitag questioned whether the petitioner used this structural block on his project in Canton.
- Mr. Jarbou answered yes, that it is the same exact material being used for the Ecorse project.
- Ms. Freitag questioned where the Canton project was located.
- Mr. Jarbou answered that it was located on Ford Road directly across the street from IKEA.

Motion by Burcroff supported by Lambert to recommend to the Romulus City Council approval of the special land use requests for PC-2012-005 for Romulus Village at 39325 Ecorse Road for a gas station, three (3) drive-thru restaurants and a stand-alone ATM facility based upon a finding that the uses are consistent with the Master Plan, compatible with adjacent land uses, will have minimal impact on the environment and can be consistent with the requirements of the Zoning Ordinance, will be compatible with public services, and have a minimal impact on traffic subject to:

1. Approval of the site plan based on the ARC reports and comments of the Planning Commission;
2. Approval of the roadway improvements on Ecorse and Hannan Roads as determined by the City, the City Engineer and Wayne County;
3. A waiver to the driveway spacing requirements of *Section 14.06* if the proposed roadway improvements are satisfactory to the City, City engineer and Wayne County;
4. A waiver to allow a driveway wider than 30 feet if determined warranted for improved site access by the City engineer;
5. Modifications to the site plan to address interior site circulation including the inclusion of a floating easement between the subject site and the property to the east and the possible shifting or relocation of the ATM facility for safer and more efficient traffic flow;
6. The applicant addressing the off-site drainage impacts and proposed improvements so that storm water will not negatively affect adjacent properties;
7. The design of the gas station canopy being acceptable to the Planning Commission;
8. The review of any signs, logo or identifying paint scheme on the canopy being reviewed administratively, if determined appropriate by the Planning Commission;
9. Any outdoor sales, display or storage must be reviewed and approved administratively;
10. A review of the Pollution Incidence Protection Plan (PIPP) by the Fire Department during engineering review; and
11. Removal of the ATM facility if the use is discontinued or is relocated.

Roll Call: Ayes – Burcroff, Lambert, Prybyla, Paul, McAnally, Glotfelty & Freitag. Nays – None.
Motion Carried.

- Ms. Maise stated that there are a few minor things that need to be revised on the site plan. She continued by saying that there are also a couple issues that Planning Commission needs to provide direction on, one being the land-banking that has already been touched on. She went on to say that there is one waiver that needs to be granted for the driveways subject to the City of Romulus and Wayne County coming to an agreement on the road improvements to both Ecorse and Hannan Roads. She also stated that the amount for the payment in lieu of the sidewalks could be handled administratively through OHM if the Planning Commission is comfortable with that. She continued on saying that another waiver needs to be granted for the screen wall that is required between commercial and residential property. She explained that the petitioner is proposing to run the screen wall all the way to the front setback. She questioned Mr. Jarbou as to whether he would consider stopping the screen wall at the residential home instead of all the way to the property line.
- Mr. Jarbou answered that he has no problem doing whatever Planning Commission wants. He finished by stating that he thinks it can be worked out between engineering and himself.
- Ms. Maise stated that she verified with the county that once the site is developed that directional signs, depending on the tenants, can be handled administratively. She continued by questioning the petitioner whether he agrees to the 11 changes that were proposed including the floating easement on the east side.
- Mr. Jarbou answered yes.
- Ms. Maise questioned Mr. Jarbou as to whether he wanted to talk to the Planning Commission about the proposed landscaping.
- Mr. Jarbou stated that when a developer is considering a proposed project they typically get a soft bid from all the various contractors involved. He continued by explaining that once the developer is ready for construction he then gets a hard bid. He continued by saying that when he received the hard bid for this project the landscaping came in really high. He questioned Ms. Maise as to whether the proposed landscaping was above the average requirements.
- Ms. Maise answered that this project is at the required amount. She finished by saying that some of the material is a little bigger than required.
- Mr. Jarbou stated that he will certainly keep the proposed front landscaping nice. He went on to explain that along the south side by the drain he would like to have the ability to reuse some of the existing vegetation. He continued by explaining that he would like to have the ability to work with Carol to determine what can be reused and what cannot be reused. He further explained that along that the property adjacent to the south property line is nothing but farmland and the proposed landscaping is driving up the overall cost of the project.
- Ms. Maise stated that Planning Commission can endorse the modification to reuse the existing landscaping in the drain area and a portion along the east side of the proposed site. She continued by saying that the proposed landscaping was submitted with supplemental plantings and the petitioner is questioning whether the use of existing vegetation would suffice. She finished by explaining that this could be handled the same as Lee Steel with additional landscaping being added, if needed, once the project is complete.
- Mr. Paul stated that his concern is that there is adequate coverage for the stacking lanes once the project is complete. He finished by saying that he has no problem leaving what is existing but the existing may need to be supplemented.

- Mr. Jarbou stated that you just can't plan for the unexpected things that may get damaged during construction. He finished by saying he would like to have the ability to clean up what is there and supplement the site, where needed, after the construction is complete.
- Ms. Maise stated that depending on whom the tenant ends up being, and the intensity of the drive-thru, we may want additional landscaping back there.
- Mr. McAnally stated that we need to keep in mind that new landscaping would come with a warranty should they not survive. He continued by saying that there would not be that option with reusing the existing. He finished by saying that we need to have the option to require additional landscaping if needed.
- Mr. Jarbou stated that with the construction starting in the fall and more than likely being completed in the winter, Carol will more than likely do her inspection in the spring. He continued by saying that after dealing with many different cities, more than likely Carol is going to want to take a look at it in another six months to make sure all the landscaping survived. He finished by saying that he has no problem with that.
- Mr. Burcroff stated that his comment on the landscaping is that we make sure that the front landscaping looks as presented and that the residents at the east boundary are taken care of.
- Mr. Jarbou stated that any money saved on landscaping may help in the future with tenants that may want money to help with their build out. He continued by saying that money may very well make or break the deal. He finished by saying that per Wayne County he is going to be required to make road improvements and any money that he can save now will help with that also.
- Mr. Prybyla stated that he wanted to make sure that the petitioner is aware of the ten (10) foot candle lighting level is required in areas other than the canopy.
- Ms. Maise stated that the lighting plan was a little off and needs to be revised.
- Mr. Jarbou stated that they will make sure the photometric is right.
- Mr. Prybyla questioned whether the land-banking would be concrete or asphalt. He finished by asking how that will be enforced.
- Ms. Maise stated that there is a provision in the Ordinance that would allow the petitioner to land-bank the parking with landscaping including the parking lot trees. She continued by saying that there is another provision in the ordinance that when parking is needed, either at the petitioner's request or at the city's request, it is reviewed and approved administratively per the original site plan.
- Mr. Prybyla questioned whether the Planning Commission or the Ordinance Department is the enforcing agency.
- Ms. Maise answered either way, at the petitioner requests, or at the tenants request or at the city's request. The additional parking will be administratively reviewed.
- Mr. Jarbou stated each use requires a certain amount of parking. He continued by saying that whether it's a restaurant or retail facility, if there is a need for more parking we will simply contact Carol to let her know that more parking is required.
- Mr. Prybyla questioned whether the parking behind retail building number two would be land banked also.
- Mr. Jarbou answered yes.
- Ms. Maise stated there is concern with such a big expansive area of pavement in that you are going to get truck storage back there.
- Mr. Prybyla questioned who is going to enforce the need for additional parking when needed.
- Ms. Maise answered that it would be both the city and the property owner.

- Mr. Glotfelty questioned whether the petitioner plans on having an irrigation system.
- Mr. Jarbou answered that the landscaping would definitely be irrigated.
- Ms. Freitag questioned whether the petitioner has reviewed the 11 items listed in the planners report and whether he has issues with any of them.
- Mr. Jarbou answered no.
- Ms. Maise suggested adding item O. to the list of conditions to include the landscape clause.
- Mr. Jarbou stated that he has no problem shifting the ATM to the left or the right but that he does not want it located at the rear of the building.
- Ms. Maise stated that after meeting with the county and the traffic consultants, the suggestion was to either shorten the island or push the ATM to the south just a little bit to get it away from the driveway.
- Mr. Jarbou stated that it will be handled during the detailed engineering.

Motion by Lambert supported by Burcroff To grant site plan approval to PC-2012-006 for Romulus Village at 39325 Ecorse Road for a 7-pump gas station, including a single diesel pump island; a 7,000-square foot retail building containing a convenience store and drive-thru restaurant; a 16,000-square foot retail building with a drive-thru window facility; a stand-alone ATM facility; and a 2,400-square foot drive-thru restaurant subject to:

1. Approval of the special land uses by the City Council;
2. A land combination of the five parcels through the Assessor's Office prior to issuance of a building permit;
3. A variance to the parking space requirements from the BZA or deferral of 37 spaces to be land-banked for future use;
4. Approval of the waiver to *Section 14.06* to reduce the spacing requirements between the driveways on Ecorse Road;
5. Payment in lieu of construction of the sidewalk on Hannan Road over the drain based on a cost estimate that must be provided for review and approval by the City engineer;
6. Approval of the waiver to allow the screen wall to encroach into the front setback;
7. Administrative review and approval of any order boards and directional signs;
8. Brick colors and material samples being provided for Planning Commission review;
9. Submittal of FAA Form 7460-1 to the FAA prior to issuance of a building permit;
10. Submittal of a revised site plan if there are any site plan modifications based on requirements of the MDEQ or Wayne County;
11. Submission of a eleven (11) sets of a revised site plan to the ARC including the following:
 - a. The reference to the front yard parking variance granted by the BZA on June 6, 2012 being added to the site plan;

- b. Revisions to the parking requirement calculations;
- c. Widening of the parking lot islands near the drive-thru exists to minimize conflicts;
- d. Ecorse and Hannan Road improvements as determined by the City, the City engineer and Wayne County;
- e. A floating easement between the subject site and the property to the east; an easement agreement must be provided during engineering review;
- f. A relocation of the ATM facility to allow for improved site circulation;
- g. Shifting of the cross walk connecting the Hannan Road sidewalk with the building to minimize conflict with the diesel fueling station;
- h. Consistency with regard to the proposed screen wall;
- i. Removal of the mesh on the black vinyl-coated chain link fencing;
- j. Better attempts to screen the transform at the northwest corner of the site;
- k. Submittal of a revised lighting plan;
- l. Revisions to the landscape plan as noted in the report above;
- m. A note being added to the landscape plan stating that all dead and dying vegetation will be removed; and
- n. The property lines for the five separate parcels should be removed from all of the sheets except CE1 on any future re-submittals.
- o. Modification to allow the existing vegetation along the south and east sides of the site to fulfill the landscape buffer requirements as determined during a site inspection with the city and the property owner with additional plantings provided if necessary for screening.

Roll Call: Ayes – Lambert, Burcroff, Prybyla, Paul, McAnally, Glotfelty & Freitag. Nays – None. Motion Carried.

- B. PC-2012-010/011; 9215 Wayne Road Gas Station, requesting special land use and site plan approval to reoccupy the existing gas station including a 140 sq. ft addition located on a 0.34 acre parcel on the southeast corner of Wayne and Wick Roads. Zoning: C-3 – Highway Business District. (Action Required – Hold a public hearing and make recommendation to City Council on Special Land Use and take action on site plan)

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

Ali Nassar, petitioner, and Zeiad Al Baba, engineer, came forward representing the petitioner.

- Mr. Al Baba stated that he has received and reviewed the comments from the planner's report dated June 11, 2012 and has revised the site plan. He finished by saying that he would like to distribute the revised plans otherwise we can work off the previous plans.
- Ms. Maise stated to the petitioner that the policy is to hear the response to the comments and then a re-submittal is made through the Planning Department for an official review of the revisions. She finished by saying that the Planning Commission is certainly willing to address all the changes that have been made.

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.

- There were no comments from the public.
- Ms. Maise stated that the city is very excited to get a closed site open once again. She continued by explaining that since this site used to be a gas station, it shouldn't have a problem qualifying for a special land use since for the most part it meets the general standards of the ordinance. She continued by saying that there are some concerns with the site plan as noted in the report and she has recommended that the site plan be tabled.
- Mr. Al Baba stated that all the comments from the review have been addressed except for one that the petitioner needed to talk about with Roberto from the DPW. He continued by saying that the petitioner has added the landscaping requirements to the revised plans and has implemented the comments from the Fire Chief as well. He went on by saying that they have also implemented the "no parking" signs along with sidewalks and the curbs required for the approach at Wick Road along with an ornamental fence along Wick Road. He also stated that they would like to discuss the existing storm system with the Department of Public Works director. He stated that there is currently an existing infiltration system that has been cleaned per the city's perspectives. He finished by saying that one of the comments from the review was the closure of the entrance off Wayne Road and they received the approval from Wayne County to close that approach. He said in closing that along with the compliance to the review comments they are seeking approval for the one hundred and seventy (170) square foot addition.
- Mr. Paul questioned the condition of the catch basin on the south side of the property.
- Mr. Al Baba answered that he relocated the wood in order to look down into the catch basin.
- Mr. Paul stated that it appears that the ¾' plywood was broke off and remains under the existing pavement. He finished by saying that it could be easily fixed.
- Mr. Al Baba stated that the petitioner will get it fixed.
- Mr. Paul questioned whether the petitioner would be resurfacing the site.
- Mr. Al Baba answered that they will be recommending that an additional one (1) inch be added. He finished by saying that the petitioner will be cleaning up the entire site.
- Mr. Paul questioned whether the petitioner will be removing the stumps from the trees that were cut.
- Mr. Al Baba answered that the petitioner will be removing the stumps per the planner's comments and replacing them with four (4) trees, which were in addition to the landscaping requirements.

Motion by Burcroff supported by McAnally to recommend to the Romulus City Council approval of the special land use request for PC-2012-010 for 9215 Wayne Road Gas Station based upon a finding that the use is consistent with the Master Plan, compatible with adjacent land uses, will have minimal impact on the environment and can be consistent with the requirements of the Zoning Ordinance, will be compatible with public services, and have a minimal impact on traffic subject to:

1. Approval of the site plan based on the ARC reports and comments of the Planning Commission;
2. The review of any signs, logo or identifying paint scheme on the canopy being reviewed administratively, if determined appropriate by the Planning Commission;
3. A note must be added to the plan that all lighting will be repaired and made functional;
4. The Wick Road driveway must be curbed to bring the site into greater compliance with ordinance requirements;
5. Any outdoor sales, display or storage must be reviewed and approved administratively; and
6. A review of the Pollution Incidence Protection Plan (PIPP) by the Fire Department during engineering review

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

Motion by Paul supported by Burcroff to table the site plan for PC-2012-011 for 9215 Wayne Road Gas Station so that the items noted above and those identified in the ARC reports can be addressed on a revised site plan.

Roll Call: Ayes – Paul, Burcroff, Glotfelty, McAnally, Lambert, Prybyla & Freitag. Nayses – None. Motion Carried.

7. Old Business - None
8. New Business- None
9. PC Cases Involving Advice or Input from the Planning Commission - None
10. Reports

A. Chairperson

- Ms. Freitag stated that Mr. Zilka is healing well and hopes to return for next month's meeting. She finished by wishing Mr. Zilka well and hopes that he hurries back.

B. City Planner

- Ms. Maise stated that an additional application has been submitted for Airport Park Condominiums since her report was issued. She went on to say that the petitioner is requesting to condominize an industrial park subdivision. She noted that in addition to the Wayne/Wick gas station and Airport Park we should also have Tim Horton's on the

agenda for July. She finished by saying that there is an administrative review meeting scheduled for a daycare facility that has some challenges due to the drop off and loading area.

- Mr. Glotfelty questioned the status of the Dollar General.
- Ms. Maise stated that the revised landscaping plan has been approved and Bob McCraight is working with the attorney and contractor on the building materials so it should be finished up soon.
- Mr. Burcroff thanked Ms. Maise for her activity report. He continued but saying that it keeps the Planning Commission up to date with the status of all the ongoing projects. He finished by saying that it is good to see positive momentum going on within the city.
- Ms. Maise stated that she and Ms. McNeil are receiving calls every day with inquires about developing here.
- Ms. Freitag stated that she has had inquiries as to whether there is a development going in at Wick and Vining where the trucks are going in and out all day.
- Ms. Maise answered that there is no development going on at this time. She finished by explaining that there has been a building permit issued for land grading, using millings being brought in from the airport, at the old gravel pit off Wick Road.
- Ms. Freitag questioned what millings are.
- Mr. Glotfelty answered the millings is a combination of ground up concrete and asphalt that is used as a base or filler.
- Ms. Maise stated that she will have Mr. McCraight draft a memo and will get it e-mailed to the Planning Commissioners.
- Ms. Freitag stated that it is a very nice piece of property that the Planning Commission does not want to see contaminated.
- Mr. Glotfelty questioned the status of the Clarion/Speedway project.
- Ms. Maise answered that she talked to the attorney's and the assessor's offices last week, in regards to the land division, and they are getting very close. She finished by saying that Speedway is getting frustrated but they are being very patient.

11. Election of Officers

Motion by Paul supported by Glotfelty to re-elect the current officers, Cathy Freitag as Chairperson, Diane Lambert as Vice Chairperson and Daniel McAnally as Secretary for another year.

Roll Call: Ayes – Paul, Glotfelty, Prybyla, Lambert, McAnally, Burcroff and Freitag. Nays – None. Motion Carried.

12. Reports of Interest Designation

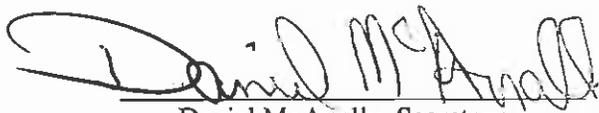
- Ms. Lambert stated that the City of Romulus has received recognition, as she predicted when Lee Steel came before the Planning Commission on May 21, 2012. She went on to say that Lee Steel was featured in the June issue of Crain's magazine and that Romulus is mentioned several times in the article. She finished by saying that this is a family owned company and that we should be proud that we worked to help this business relocate here.

13. Communications

14. Adjournment

Motion by Prybyla supported by McAnally to adjourn the meeting at 8: 15 p.m. Roll Call Vote: Ayes – Prybyla, McAnally, Glotfelty, Paul, Burcroff, Lambert and Freitag. Nays – None. Motion Carried.

lm



Daniel McAnally, Secretary
City of Romulus Planning Commission