

MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS
PLANNING COMMISSION HELD ON MONDAY, JUNE 21, 2010

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Daniel McAnally, Melvin Zilka, Diane Banks Lambert,
Leroy Burcroff, Mike Glotfelty, Byron Butler, Michael
Prybyla, Cathy Freitag
Excused: Dave Paul
Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Lambert supported by McAnally to approve the agenda as presented. Roll
Call Vote: Ayes – Lambert, McAnally, Burcroff, Zilka, Butler, Prybyla, Glotfelty,
Freitag. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Election of Officers
5. Approval of the minutes of the regular meeting of the Planning Commission held
on Monday, May 17, 2010.
6. Comments from Public on Non Agenda Items
7. Public Hearings
 - A. PC-2010-006/007, Five Bay Auto Service Shop, requesting special land use
and site plan approval to construct a 2,889 square foot 5-bay automotive
service shop. The subject property is located on a .73+- acre parcel on the
northeast corner of Wayne and Goddard Roads. Parcel# 82-80-063-99-0008-
000. (Action required: Hold a public hearing and make recommendation to
City Council on special land use and take action on site plan)
8. Old Business
 - A. PC-2009-008; Honey Bee Reproduction Storage Facility, 28445 Beverly
Road, requesting an extension of Planning Commission site plan approval to
construct an 11,880-square foot industrial storage building for accessory
supplies for the existing honey bee production facility located on the south
side of Beverly Road between Middlebelt and Inkster Roads. Parcel# 82-80-

003-99-0041-701. (Planning Commission granted site plan approval on April 20, 2009)

9. New Business

10. Cases Involving Advice or Input from the Planning Commission

11. Reports

A. Chairperson

B. City Planner

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 5, 2010.

14. Adjournment

4. Election of Officers

Motion by Zilka supported by Glotfelty for the current officers to maintain their positions and continue serving the Planning Commission as follows: Chairperson – Ms. Cathy Freitag, Vice-Chairperson – Ms. Diane Banks Lambert and Secretary – Mr. Daniel McAnally. Roll Call Vote: Ayes – Zilka, Glotfelty, Prybyla, McAnally, Butler, Burcroff, Lambert, Freitag. Nays – None. Motion Carried.

5. Motion by Prybyla supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Monday, May 17, 2010. Roll Call Vote: Ayes – Prybyla, McAnally, Butler, Zilka, Burcroff, Lambert, Glotfelty, Freitag. Nays – none. Motion Carried.

6. Comments from Public on Non Agenda Items

- Reg Ion, 87204 Ecorse Road, came forward and questioned why there was a problem with the retail shop being proposed for the building located at 10940 Wayne Road.
- Ms. Lyon stated she was not aware of a problem, but she did explain to Ms. Ion that an application would need to be submitted to the Board of Zoning Appeals for the proposed use.
- Mr. Ion stated that since speaking to Ms. Lyon they were informed that the property owner no longer wanted to lease the building to them.

- Mr. Butler stated that is the decision of the property owner not the Planning Commission.
- Mr. Burcroff stated his only knowledge is that Jim Burcroff, who is his brother and the trustee for the estate, has been working with a realtor to lease the property.
- Ms. Ion stated she was informed by her real estate agent that due to pressure from the City the owner decided not to lease the building to them.
- Mr. McAnally questioned what was the official business being asked of the Planning Commission.
- Mr. Ion stated he was just asking questions.
- Mr. McAnally stated the Planning Commission could not take action or make a decision related to this matter.
- Mr. Burcroff stated that no one from the City Council or the Planning Commission has tried to stop this project from moving forward and he recommended that a meeting be scheduled with the real estate agent and Jim Burcroff regarding this matter.
- Mr. Burcroff stated conversation with Tim Keyes, Economic Development Director, was that if the subject building was not appropriate for the proposed use then they would help the Ion's find a building that would be appropriate because his obligation to the City is to support business not to turn away business.
- Mr. Ion requested permission to ask the Planning Commission questions regarding other possible locations for the proposed retail shop.
- Ms. Lyon stated that any questions related to possible locations and building use as a retail shop would need to be addressed through the Planning Department during regular business hours.

7. Public Hearings

- A. PC-2010-006/007, Five Bay Auto Service Shop, requesting special land use and site plan approval to construct a 2,889 square foot 5-bay automotive service shop. The subject property is located on a .73+- acre parcel on the northeast corner of Wayne and Goddard Roads. Parcel# 82-80-063-99-0008-000. (Action required: Hold a public hearing and make recommendation to City Council on special land use and take action on site plan)

Mr. Burcroff stated per Section 2.5 of the Romulus Planning Commission By-Laws that he had a conflict of interest with the case on the basis that he owns property located within 300 feet of the subject property and requested that he be excused from the meeting.

Mr. Butler also stated per Section 2.5 of the Romulus Planning Commission By-Laws that he had a conflict of interest with the case on the basis that he owns property located within 300 feet of the subject property and requested that he be excused from the meeting.

Ms. Freitag excused Mr. Burcroff and Mr. Butler from the meeting.

Michael Rea, Fairmount Properties, came forward to represent the petition.

Cynthia I. Lyon, AICP, Planning Director, reviewed the summary memorandum dated June 14, 2010.

Chairperson Freitag opened the meeting for comments and discussion by the petitioner as follows:

- Ms. Freitag stated concerns regarding the Commission making a decision on a site plan with so many outstanding issues.
- Mr. Rea stated he had no problem complying with the 17 conditions of approval listed in the Planning Director's summary memorandum dated June 14, 2010 and that the necessary variances were scheduled to go before the Board of Zoning Appeals.
- Mr. Rea stated he did not believe any of the issues would be a roadblock for the project the only issue of a minor conflict is the request to add false windows along the back of the building, which is the storage/utility room that faced Burger King and they would prefer to keep the north elevation as a solid wall with a door.
- Mr. Rea stated a false window is proposed on the west (Wayne Road) elevation and several other ideas have also been incorporated as recommended by the architect such as bumping the walls out to give depth and contrast to the elevations, adding cornice work and putting in different color bands of cast brick.
- Mr. Rea stated the goal is to develop the corner and make the City, the applicant and the developer happy.
- Ms. Freitag stated the City definitely encourages new business but she is concerned that some of the outstanding issues might get lost in the shuffle.

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

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

Reg Ion, 87204 Ecorse Road, came forward in support of the project.

No one else came forward. Chairperson Freitag closed the public hearing and opened the meeting for comments and discussion by the Commissioners as follows:

- Ms. Lambert stated there are quite a few outstanding issues that need to be addressed, but she knows Moe very well; he is an excellent business man, and she is excited that he has done enough with his business that he can expand

out into another business because then we know we are getting a business that is tried and true and the business man will be successful which is better for the community.

- Ms. Lambert stated that if the Planning Commission is going to recommend approval of the special land use to the City Council and approve the site plan then we have to have a comfort level that all of the conditions will be reflected and changed on plans before going to City Council because they will want to see a completed site plan.
- Ms. Lambert stated it is out of the norm to approve a site plan with this many outstanding issues and with items sight unseen such as not having a rendering of the building and materials.
- Mr. Rea showed the Commission a sample of the “earth toned” cast brick material proposed for the building and stated that he was unable to obtain samples of the accent pieces such as the soldier coursing and cornice work but the material would be lighter and in character with the “earth toned” cast brick sample shown.
- Mr. Rea also stated there would be aluminum glazing around the overhead doors and the false windows would be clear glass or may have a slight hue, but the intent is to have a beautiful building that would be an attractive addition to the corner.
- Ms. Lambert stated that she would like this project approved tonight and the applicant would have to convince her counterparts that they are fully onboard with addressing all of the outstanding issues so the Commission will feel confident approving the site plan.
- Mr. McAnally stated the elevations show the cast brick material would be the colors “red” and “earth toned” and questioned why the “earth toned” color was the only sample material provided.
- Mr. Rea stated that after receiving the Administrative Review Committee comments he decided to only use the “earth toned” cast brick material for the building.
- Mr. McAnally stated the problem is that this is the only chance the Planning Commission has to review and make a decision on the site plan, which does not reflect the actual intent of the building.
- Mr. McAnally questioned why the two (2) utility poles located on the site were not shown on the site plan.
- Mr. Rea stated he understands that all communities are different; however, other communities only require that a schematic presentation of the site plan, elevations and floor plan be provided when requesting special land use approval and then, if approved, move forward and finalize the details on the site plan.
- Mr. Rea stated he believed the utility poles were indicated on the survey submitted; however, detailed engineering drawings have been completed and submitted to Wayne County that could be forwarded to the City, which show that the proposed development would not impact the utility poles on the site.

- Mr. McAnally questioned if the utility pole would be located north or south of the driveway.
- Mr. Rea stated the utility pole would be located to the east of the driveway along Goddard Road.
- Mr. McAnally questioned the impact to the utility pole along Wayne Road.
- Mr. Rea stated the site was designed to not interfere with any existing utility poles, sewers or catch basins the only utility that would be impacted is the underground water, which would be handled through engineering.
- Ms. Lyon stated the Fire Department has requested that the dumpster be located 15-feet away from the building and questioned if the dumpster would be relocated to the Wayne Road frontage.
- Mr. Rea stated there is enough room that the dumpster location would not need to be relocated.
- Mr. Rea stated that all of the issues have been looked at and they feel comfortable working through all of the issues so this project can move forward the only concern they had was with the false windows on the north elevation.
- Ms. Lyon clarified that windows were not being recommended for the north elevation only that articulation be added along the north elevation to be consistent with the soldier coursing that is shown on the south, east and west elevations.
- Mr. McAnally concurred that the soldier coursing should be continued along the north elevation because it faced Burger King and would be visible from Wayne Road.
- Mr. McAnally questioned if the site plan showed the details for the screening of the roof top HVAC equipment.
- Mr. Rea stated the site plan does not show the details for the screening of the roof top HVAC equipment but his HVAC contractor did spec out the unit for the project and provided exact dimensions of the unit, which would be provided with submission of the constructions drawings.
- Mr. Rea confirmed that with the proposed parapet and the height and location of the unit it would be impossible to see the HVAC unit from the road, which was noted in the use statement on the cover page.
- Mr. McAnally stated that the Planning Commission is put in charge of making a decision on the proposed development and it is hard to make a decision based on the word of the applicant because all of the information has not been provided for the project.
- Mr. McAnally stated that as part of the Master Plan and Central Business District he liked the look of the garage doors along Goddard Road but wondered if any thought had been put into the front door entrance area that faced Wayne Road such as adding mutins for more beautification.
- Mr. Rea stated they have not looked at beautifying the front door entrance area but understood the idea and could bring the idea to the owner's attention.

- Mr. McAnally stated that something needed to be added to identify the front doors, make it more uniform and look more like the garage doors with a finished face.
- Mr. McAnally questioned the color of the gooseneck lighting.
- Mr. Rea stated the gooseneck lighting would be the color black.
- Mr. McAnally stated concerns with traffic safety hazard issues if the waiver is granted to allow a driveway along Wayne Road.
- Mr. Rea stated because that was a point of concern but they felt the driveway was important to the development the issue was addressed by proposing to Wayne County that the Wayne Road driveway be a “right hand exit only” driveway.
- Mr. McAnally stated he has not seen that documentation but would feel better about the driveway if it were a “right hand exit only” “do not enter” driveway.
- Mr. Rea stated he received a letter from Wayne County stating that the plans had been received and he has also met with Mr. Kauldi, Wayne County Engineer, so the proposal is moving forward.
- Mr. McAnally questioned why the landscape islands could not be designed to comply with the Zoning Ordinance.
- Mr. Rea stated in order to accommodate the driveway widths and maintain all of the parking spaces it was necessary to reduce the size of the landscape islands.
- Mr. Glotfelty stated he is in support of the project but is also concerned with the driveway location on Wayne Road and requested that better detailed plans be submitted the next time.
- Mr. Prybyla stated he thought it was a good project and liked the setup but felt that the long list of outstanding issues needed to be addressed before he could vote to approve the site plan and questioned the intentions for the .33 acres.
- Mr. Rea stated the .33 acres would remain grass and be maintained with intentions for future development.
- Mr. Prybyla stated he did not want the undeveloped area to be used for car storage.
- Mr. Rea agreed that the undeveloped area would remain nice and not be used for car storage.
- Mr. Prybyla questioned who “Moe” was and what business he owned.
- Mr. Rea stated “Moe” runs the oil change shop located on the opposite corner and would be the operator for the proposed development, which he has done very well for himself at that corner and it is anticipated that he will make the proposed development a success.
- Ms. Freitag questioned if there would be lighting on the north elevation facing Burger King.
- Mr. Rea stated there is lighting proposed for the north elevation.
- Ms. Freitag requested that each item listed in the Planning Director’s memorandum be reiterated for verification if the Planning Commission was going to charge the Administration to ensure that all of the outstanding issues

are addressed before going before the City Council and then she read the items and discussion was as follows:

Waivers

1. Two (2) waivers granted to Section 6.03(e)(10) to allow this use within 500 feet of the existing vehicle fueling station (northwest corner) and existing oil change facility (southwest corner).
2. Waiver granted to Section 6.03(e)(6) to allow the overhead garage doors to face Goddard Road and integration of the windows to match the style of the doors.

- Mr. McAnally questioned if the “integration of the windows to match the style of the doors” is indicating to make the front entrance match the garage doors.
- Ms. Lyon stated the “integration of the windows to match the style of the doors” should have been removed as a condition of this waiver, however, if the Commission chooses to have a condition to the waiver this is where the condition should be added.
- Mr. McAnally stated there was discussion regarding making the front entrance match the garage doors with some sort of decorative style.
- Ms. Freitag questioned if the Commissioners wanted to add the condition to the waiver to have integration of the windows to match the style of the doors.
- Ms. Lambert questioned if integrating the windows to match the style of doors could be done relatively inexpensively and would not dramatically impact the project.
- Mr. Rea stated that integrating the windows could certainly be done.
- Ms. Lambert requested the condition be added to the waiver that states, “conditioned upon window integration if not a dramatic increase to the project”.
- Ms. Freitag explained that the proposed building would be located across from City Hall and is an entrance to the City.

#2 Waiver amended as follows:

- Waiver granted to Section 6.03(e)(6) to allow the overhead garage doors to face Goddard Road conditioned upon window integration if not a dramatic increase to the project.
3. Waiver granted to allow the restricted left driveway on Wayne Road to be less than 125 feet from the intersection subject to Wayne County approval.
- Ms. Freitag confirmed that the driveway on Wayne Road would be a “right turn exit only” driveway.
 - Mr. Rea confirmed that the driveway on Wayne Road would be an “exit only right hand turn” driveway.
 - Ms. Freitag confirmed that the waiver was for the driveway on Wayne Road to be an “exit only right hand turn” driveway.
 - Ms. Lyon stated the waiver is for the spacing requirement to allow the driveway on Wayne Road to be less than 125 feet from the intersection.

- Mr. McNally added with the intent that the driveway on Wayne Road would be an “exit only right hand turn” driveway.
- Ms. Lyon stated the waiver states that it will be a restricted left driveway on Wayne Road.
- Mr. McNally stated that the “exit only” should be documented as part of the waiver.

#3 Waiver amended as follows:

- Waiver granted to allow the “exit only right hand turn” driveway on Wayne Road to be less than 125 feet from the intersection subject to Wayne County approval.
4. Waiver granted to allow the driveway along Wayne Road to be less than 300-feet/60-feet from existing Burger King driveway.
 5. Waiver granted to Section 6.05(d)(5) to allow a hedgerow to screen the parking rather than a three (3) foot brick wall. Conditioned upon the Board of Zoning Appeals approval of parking in the front yard, boxwood shrubs being a minimum of 30-inches to 36-inches at the time of planting and shrubs being maintained as a hedgerow.
 - Mr. McNally questioned if the condition to provide an underground irrigation system was for the purpose of maintaining the hedgerow.
 - Mr. Rea confirmed the underground irrigations system would be installed for the landscaped area.
 6. Waiver granted to Section 6.05(d)(4)/13.02(f)(5) to allow the landscape islands to be less than 10 feet in width (5 feet along Goddard Road and 8 feet along Wayne Road).

Necessary Variances

1. Increased setback on Goddard Road to 50-feet 8-inches.
2. Increase setback on Wayne Road to 67-feet 10-inches.
3. Location of the parking within the front yard.
4. Any other items the Planning Commission determines do not comply with Section 6.05 Development Standards.

Determinations for #4 under Necessary Variances

1. The Planning Commission shall determine if the design complies with the design standards of 6.05(a) 2, 3 and 4.
2. The Planning Commission shall determine if the lighting “white gooseneck” and “wall pack unit” are compatible with the design of the building.
 - Ms. Freitag verified the “gooseneck” lighting would be black.
 - Mr. Rea confirmed the “gooseneck” lighting would be black.
 - Mr. McNally questioned the color of the “wall pack unit”.
 - Mr. Rea stated the color of the “wall pack unit” would also be black and would only be on the north and east elevations.
 - Mr. McNally stated another item discussed was extending the soldier coursing along the north elevation.

- Ms. Lambert requested confirmation that the soldier coursing would be added to the north elevation.
- Mr. Rea agreed to extend the soldier coursing along the north elevation.
- Ms. Lambert stated it has not been determined if the door and window on the south elevation and two (2) windows on the west elevation provide a “prominent entrance”.
- Mr. McAnally stated the “prominent entrance” was discussed when it was decided to have decorative mutins added to the front windows.
- Mr. McAnally questioned if the applicant had any other ideas that would dress up the front of the building and not be too expensive.
- Mr. Rea stated he believed the soldier coursing with the cornice work and adding the decorative mutins would dress up the front of the building.
- Ms. Lyon stated the “prominent entrance” would tie in the entire public entrance corner including both the Wayne Road and the Goddard Road elevations.
- Mr. McAnally stated that would be fine if the windows were integrated to match the style of the doors and decorative mutins added along the windows.
- Ms. Freitag confirmed that all of the items have been addressed and no other variances would be necessary.
- There were no objections from the Commission.

Conditions of Approval

1. City Council approval of the Special Land Use.
2. Board of Zoning Appeals approval of the variances or revised plans submitted for review.
3. Right-of-way must be correctly identified on Wayne Road.
4. A revised circulation plan complying with the Fire Department requirements and showing no impact to parking, sidewalk or open areas of site.
5. Existing utility lines must be shown on the plan and verification provided that the proposed development will not be impacted by their location.
6. A new address obtained from the Assessing Department.
7. Parking detail revised or removed from sheet SP-2 which incorrectly identifies the standard parking space as 9’X20’ rather than 10’X20’.
8. Approval of the driveway and storm water system by Wayne County. Any site plan changes as a result of their review and approval will require review and approval of a revised layout prior to construction.
9. Rooftop equipment must be screened from view of the roadway. Significant changes to the building design to allow screening must be approved by the Planning Commission.
10. Dumpster enclosure being relocated a minimum of 15 feet from the building per the Fire Department additional landscape screening provided as required.

11. ADA compliant ramps be installed at the Goddard and Wayne intersection.
12. An underground irrigation system be provided.
13. All shrubs must be a minimum of 30-inches to 36-inches at the time of installation. Shrubs used for parking screening shall be maintained as a hedgerow and noted as such on the plans.
14. One (1) additional street tree be added to the Wayne Road frontage.
15. Landscape island be increased to 10 feet in width.
 - Ms. Freitag stated condition #15 could be removed because the Commission agreed to waive the landscape island requirement.
16. Flowering perennials be used in addition to the low profile boxwood shrubs around the proposed development sign.
 - Ms. Freitag questioned if the applicant had a problem with adding flowering perennials to the low profile boxwood shrubs.
 - Mr. Rea stated he did not have a problem adding flowering perennials to the low profile boxwood shrubs.
 - Ms. Lambert stated that because this is an entrance corner of our City it needed to be dressed up.
17. After Board of Zoning Appeals/City Council review eleven (11) sets of revised plans must be submitted to the Administrative Review Committee for review and approval incorporating all the conditions of approval, compliance with staff reports and notation of all waivers, variances granted and their date of approval.
 - Mr. McAnally questioned the size of the tree that would be planted in the landscape island along Goddard Road.
 - Mr. Rea stated the tree would be 2-1/2" to 3" in caliper.
 - Mr. McAnally questioned the width of the landscape island along Goddard Road.
 - Mr. Rea stated the landscape island would be approximately 5-foot wide.
 - Mr. McAnally questioned if the 5-foot wide landscape island would be able to accommodate the tree as it grows.
 - Mr. Rea stated the species of tree that would be planted is an ornamental tree and not expected to grow too large.
 - Mr. McAnally stated concerns that the roots would break open the driveway as the tree matures because of the small area of grass land.
 - Mr. Rea stated they certainly would not want the tree to tear up the driveway or curbing so they would be sure to plant a species of tree that meets the City requirement but will either not grow at an incredible rate of speed or maintained a small trunk and root system.
 - Ms. Freitag questioned if site plan approval were granted what process would be taken to ensure that all of the outstanding issues were addressed prior to going before the City Council.
 - Mr. Prybyla stated that he thought it was a good project but all of the outstanding issues should have been addressed prior to coming before the

Planning Commission and he could not vote to grant approval without the outstanding issues being addressed.

- Mr. Rea stated that he understood and is not in disagreement with any of the outstanding issues and intended to submit revised plans to the Administrative Review Committee incorporating all the conditions of approval, compliance with staff reports and notation of all waivers, variances granted and their date of approval.
- Mr. Rea stated they are not looking to sneak anything by the Planning Commission the idea is to present the case, answer any questions and hopefully move forward.
- Mr. Prybyla stated the problem is that the Planning Commission will never see the revised plans.
- Mr. McAnally stated normally when there are several outstanding issues that needed to be addressed the item is tabled until the outstanding issues can be addressed on revised site plans and then brought back before the Planning Commission for approval and questioned if the site plan was tabled could the special land use still go before the City Council for approval.
- Ms. Lyon stated in the past the Planning Commission has moved ahead with the recommendation on the special land use so not to impact the applicant's timing and tabled the site plan until the outstanding issues could be addressed on revised plans and brought back before the Planning Commission.
- Ms. Lyon stated if the applicant submitted revised plans to the Planning Department next week then they would go before the Board of Zoning Appeals on July 7, 2010, the City Council on July 12, 2010 and be back before the Planning Commission on July 19, 2010 and everything would be cleaned up.
- Mr. McAnally questioned if the curb cut would be approved or denied by Wayne County by that time.
- Mr. Rea stated he did not know but could find out if Wayne County had a timeframe for their review process.
- Ms. Lyon stated the applicant might be able to get a preliminary letter from Wayne County.
- Mr. McAnally stated he liked the idea of the project but the Planning Commission needed to be able to do their job and questioned if the site plan was tabled until revised plans could be submitted that address the outstanding issues would that cripple the project.
- Mr. Rea stated the idea is to get the site plan approved and keep the project moving forward and he understood that this body would not see the site plan again but confirmed that the outstanding issues would be addressed on revised plans and submitted to the Administrative Review Committee for review and approval.
- Ms. Freitag stated that historically any outstanding issues would be addressed prior to coming before the Planning Commission so it is almost like looking

into a crystal ball trying to visualize what is being proposed or not being proposed.

- Ms. Freitag clarified that as far as delaying the project the applicant would still need to obtain special land use approval from the City Council and variances from the Board of Zoning Appeals, so the project would not be started any sooner even if the outstanding issues are required to be addressed on revised plans and brought back before the Planning Commission next month.
- Ms. Lyon confirmed that if the applicant submitted revised site plans to the Planning Department by next week then they would be placed on next month's Planning Commission agenda.
- Mr. Glotfelty stated that he supported the project but could not approve the site plan without all of the information.
- Mr. Zilka questioned why the applicant could not work with Cyndi Lyon to ensure that all of the conditions are met.
- Ms. Lyon stated that she would work with the applicant to ensure that all of the conditions are met.
- Mr. Zilka confirmed that Ms. Lyon would ensure all of the conditions were addressed on revised plans.
- Ms. Lyon stated that when revised plans are submitted the Administrative Review Committee would ensure that all of the issues are in compliance.
- Mr. Zilka stated the longer the process takes the shorter the time the applicant had to construct the building and he is all for a new business.
- Ms. Freitag stated all of us are for a new business.
- Mr. Rea stated that timing is the reason for the rush because the intent is to begin construction before the weather turns, which is sooner rather than later in Michigan.
- Mr. Rea stated the idea was not to submit insufficient plans, but everyone is saying they approve of the project, which was the idea to obtain approval for the proposed project because he is proposing to build a brand new beautiful brick building and spend the money to put in nice window treatments and put something back on the corner that has been absent for a long time.
- Ms. Lambert again stated that she is in support of this project and wanted it approved tonight and that the Commission spent the last hour discussing every condition, waiver, determination and variance in detail and she charged the applicant with convincing the Commission that he was in agreement with every issue and she felt confident that the applicant was in full agreement with every issue discussed and that every issue would be addressed.
- Ms. Lambert also stated that when the Commission makes their motions it is noted under special land use to be conditioned upon "Submission of eleven (11) sets of revised plans to the Administrative Review Committee for review and approval incorporating all waivers, variances and conditions and other reasonable conditions", and again under site plan review item #17 of the

conditions of approval that all conditions needed to be addressed on revised plans.

- Ms. Lambert stated that the Planning Commission would not normally approve a site plan with this many outstanding issues, however, the construction season is going to end soon and she would like to see this project come to pass and the reason she is so focused on this project is because she knows the business owner and he is successful and will also be successful with the proposed business.
- Mr. McAnally stated if we allow the Planning Commission to be taken out of the site plan review process and agree that we do not need to see changes on site plans because the Administrative Review Committee can ensure that all of the issues are addressed then what is the purpose of the Planning Commission, if that is the case, and the Planning Commission is not worthy of making the decision based on the information then there is no use for a Planning Commission.
- Mr. Rea stated that many issues were addressed from the first site plan submitted for review by the Administrative Review Committee to the site plan before you tonight and he felt that all of the major issues were addressed in order for the Planning Commission to be able to base their decision on the project and as far as the outstanding issues such as the mislabeled lights, mislabeled parking detail, the roof top issues, etc. those issues even though they are important he felt could be addressed after Planning Commission approval.

Motion by Lambert supported by Glotfelty to recommend to Romulus City Council approval of Special Land Use for PC-2010-006, Five Bay Auto Service Shop, to construct a 2,889 square foot 5-bay automotive service shop based upon the finding that it is consistent with the Master Plan, compatible with adjacent land uses, has minimal impact on the environment and can be consistent with the Zoning Ordinance requirements, be compatible with public services, and have a minimal impact on traffic and subject to the following:

1. Submission of eleven (11) sets of revised plans to the Administrative Review Committee for review and approval incorporating all waivers, variances and conditions of site plan approval and any other reasonable conditions to ensure the findings are met as discussed in this review.

The subject property is located on a .73+- acre parcel on the northeast corner of Wayne and Goddard Roads. Parcel# 82-80-063-99-0008-000. Roll Call Vote: Ayes – Lambert, Glotfelty, Prybyla, McAnally, Zilka, Freitag. Nays – None. Motion Carried.

Motion by Prybyla to table PC-2010-007, Five Bay Auto Service Shop, until the July 19, 2010 Planning Commission meeting if the outstanding issues have been addressed on revised plans.

Discussion during the motion:

- Ms. Banks requested discussion.
- Mr. Prybyla stated no discussion was permitted.
- Mr. McAnally confirmed that no discussion was permitted per Robert's Rules of Order.

Motion by Prybyla supported by McAnally to table PC-2010-007, Five Bay Auto Service Shop, until the July 19, 2010 Planning Commission meeting if the outstanding issues have been addressed on revised plans. Roll Call Vote: Ayes – Prybyla, McAnally, Glotfelty, Lambert, Freitag. Nays – Zilka. Motion Carried.

8. Old Business

- A. PC-2009-008; Honey Bee Reproduction Storage Facility, 28445 Beverly Road, requesting an extension of Planning Commission site plan approval to construct an 11,880-square foot industrial storage building for accessory supplies for the existing honey bee production facility located on the south side of Beverly Road between Middlebelt and Inkster Roads. Parcel# 82-80-003-99-0041-701. (Planning Commission granted site plan approval on April 20, 2009)

Mr. William Pritula, property owner, came forward to represent the petition.

- Ms. Freitag confirmed that initially it was imperative that the project be approved or the tenant would have to relocate.
- Mr. Pritula stated that due to the downturn in the economy the tenant has not been able to expand.
- Ms. Lyon questioned if the Honey Bee Reproduction Storage Facility was still the tenant in the building
- Mr. Pritula confirmed that the Honey Bee Reproduction Storage Facility was still the tenant in the building.
- Ms. Lyon questioned if the economy improved did the tenant intent to expand their facility.
- Mr. Pritula stated if the tenant stayed in the building and the economy improved then they do plan to expand their facility.

Motion by Zilka supported by Glotfelty to grant a twelve (12) month extension on the site plan approval to construct an 11,880-square foot industrial storage building for accessory supplies for the existing honey bee production facility. The extension expires April 20, 2011. The subject property is located on the south side of Beverly Road between Middlebelt and Inkster Roads. Parcel# 82-80-003-99-0041-701. Roll Call Vote: Ayes – Zilka, Glotfelty, Prybyla, Lambert, McAnally, Freitag. Nays – None. Motion Carried.

9. New Business – None.

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

11. Reports

A. Chairperson

- Ms. Freitag wished her husband a Happy Anniversary.

B. City Planner – None.

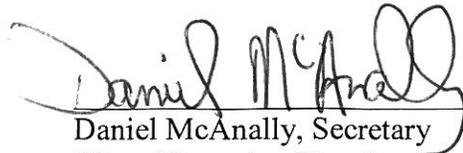
12. Reports on Interest Designation

13. Communications

A. Minutes of the Regular meeting of the City of Romulus Board of Zoning Appeals held on May 5, 2010.

14. Adjournment– Motion by Zilka supported by Lambert to adjourn the meeting at 8:25 p.m. Roll Call Vote: Ayes – Zilka, Lambert, McAnally, Prybyla, Glotfelty, Freitag. Nays – None. Motion Carried.

vf


Daniel McAnally, Secretary
City of Romulus Planning Commission