

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, JULY 15, 2013**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: William Crova, Michael Glotfelty, Diane Banks-Lambert, Daniel McAnally, David Paul, Michael Prybyla, Melvin Zilka and Cathy Freitag
Absent: Byron Butler
Also in attendance: Carol Maise, City Planner; Marcus McNamara, OHM, City Engineer; and Linda McNeil, Sr. Secretary
3. Motion by Lambert supported by Crova to approve the agenda as presented. Roll Call Vote: Ayes – Lambert, Crova, Zilka, Prybyla, Paul, Glotfelty, McAnally 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, June 17, 2013.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2013-012/013; Jimmy John's Metro Development requesting special land use and site plan approval for two (2) drive-thru restaurants with general retail totaling 5,715 square feet on a .94+-acre located at 29387 Airport Drive, on the east side of Middlebelt Road between Wick and Hildebrandt Roads. Parcel # 82-80-050-02-0017-302. Zoning: C-2 – General Business District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action on site plan.)
7. Old Business
 - A. PC-2012-001, Pritula & Sons Warehouse/Storage Facility, 28445 Beverly Road, requesting a twelve (12) month extension on the site plan approval to construct an 11,800- square foot storage building located on the south side of Beverly Road between Middlebelt and Inkster Roads. Parcel # 82-80-003-99-0041-702. (Action Required: Take action on request for site plan approval extension.)
 - B. PC-2013-011, Tim Horton's/Cold Stone, requesting site plan approval for a 2,300 sq. ft. fast-food restaurant with a drive-thru on 1.31 acres located on the east side of Merriman Road between Smith and Ecorse Roads. Parcel # 82-80-042-99-0071-701. Zoning: RC – Regional Center District. (Action required: Remove item from table and take action on site plan.)
8. New Business

- A. PC-2013-016; Candyland Academy, requesting sketch plan approval for a change of use to a daycare facility including a new driveway and parking lot on the east side of Goddard Road between Porter and Ferndale Roads. Parcel #'s 82-80-078-10-0002-000, 82-80-078-10-0003-000 & 82-80-078-140-0005.000. Zoning – Central Business Transition District. (Action required: Take action on sketch plan.)
9. Cases Involving Advice or Input from the Planning Commission
 10. Reports
 - A. Chairperson
 - B. City Planner
 1. Planning Department Status Report
 11. Reports on Interest Designation
 12. Communications
 13. Adjournment
4. Motion by Zilka supported by Glotfelty to approve the minutes of the regular meeting of the Planning Commission held on Monday, June 17, 2013. Roll Call Vote: Ayes – Zilka, Glotfelty, McAnally, Lambert, Crova, Paul, Prybyla and Freitag. Nays – None. Motion carried.
 5. Comments from Public on Non Agenda Items - None
 6. Public Hearings
 - A. PC-2013-012/013; Jimmy John's Metro Development requesting special land use and site plan approval for two (2) drive-thru restaurants with general retail totaling 5,715 square feet on a .94+-acre located at 29387 Airport Drive, on the east side of Middlebelt Road between Wick and Hildebrandt Roads. Parcel # 82-80-050-02-0017-302. Zoning: C-2 – General Business District. (Action required: Hold a Public Hearing and make recommendation on Special Land Use to City Council and take action on site plan.)

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

Ron Jona, Ron Jona Collaborative, Architect, came forward representing the petitioner.

- Mr. Jona gave a presentation of the proposed project and stated that the petitioner, Andy Chamberlain, Jimmy John franchisee, has been looking at constructing a Jimmy John's restaurant in Romulus for the past twenty four months. The site is located in front of the Quality Inn and is .94 acres and the petitioner is proposing to construct two buildings including a free-standing building with a drive-thru that is currently being marketed for a coffee shop and the second building will house the Jimmy John's restaurant and a second lease space with a total square footage of 5,700 square feet. By shrinking the buildings and working with the Planning Department and city engineer they were able to fit this on the property without needing any setback or density variances. The layout will utilize the

existing access and parking easements between the subject site and the Quality Inn and the parking between the new development and the hotel will be compatible since the uses have different peak hours of operation. The Jimmy John's peak hours are primarily afternoon and evenings and the front operation will have more of a morning peak hours of operation.

- Mr. Jona continued the presentation by stating that the existing trees and light poles are proposed to be removed and replaced with a hardscape which is comprised of brick piers and wrought iron fencing along with new plantings and flowers. The existing dumpster will be relocated around to the back side of the building to make it less visible. The site has been designed with a two-way drive aisle that will operate as a one-way drive that leads to both drive-thrus, one for Jimmy John's and one for the front drive-thru which includes an escape lane into the hotel parking lot. Parking is distributed appropriately for both the front and rear buildings and the truck circulation is such that the trucks will be able to circulate around the entire site and exit utilizing the hotel parking lot. In closing he showed a 3-D rendering of the site and stated that he believes that the proposed Jimmy John's is a good use and great solution for this particular parcel and they are really hoping to make a home here in Romulus. They have worked with engineering on various issues and they believe they have addressed those issues including any with regards to traffic and left turn movements. The site will be accessed by Airport Drive and there will be no curb cut along Middlebelt Road. Any left hand maneuvers will be made from Airport Drive. The site was previously a sit-down restaurant which would have been more intense at times and less intense at others. He believes that the proposed development will not cause any major traffic problems and that the petitioner is in agreement with making the changes to the site plan as requested in the City Planner's review letter.
- Marcus McNamara, OHM, city engineer, stated that early on in the engineering process there were concerns with the intensity of the proposed use, peak hour movements and stacking availability for southbound Middlebelt Road traffic turning left onto Airport Drive. There is room for approximately nine cars to queue in the left-hand turn lane of Middlebelt Road between Lucas Drive and Airport Drive. After the first submittal the applicant was asked to write an analysis of the traffic generation based on the proposed uses and they have completed that. They are in agreement with the petitioner's findings and he will have a couple of comments for Nowak & Fraus for the final file copy. He noted that the report shows that the peak trip generation is not considerably greater than the previous use for sit-down dining. The traffic report also shows that the gaps in the northbound traffic with regards to the southbound queuing will not exceed the length of the turning lane and therefore it should not obstruct Lucas Drive. In closing he stated that it is not an ideal situation due to the offset of the roads but he does not believe that any additional traffic generated by this development will be a detriment to the area.

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.

- Mr. David Heban, Landmark Commercial Real Estate, representing the landowner, stated that he has been working on marketing this property for the last five years and has had very little interest shown in this property. They are very excited that there is an interested party that is capable of developing the property and he does not see a better solution to getting rid of the former Denny's building that is boarded up and is rotting. He hopes the Planning Commission will give this project fair consideration as he is sure they will.

- Mr. Prybyla read two letters into the record that were received via First Class Mail from the Quality Inn and Days Inn.

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

- Mr. Crova stated that he sees this as a positive and that the Denny's building has been an eyesore for a number of years. There has been no demand for this property and when he looked at the site plan that the petitioner has put together and the type of building materials being utilized he sees this as an asset and benefit to the City of Romulus. He noted that with regards to the traffic issues, he has no control over that and although it is a very busy intersection he does not believe the project should be denied because of that.
- Ms. Freitag questioned whether Mr. Chamberlain would be the franchisee for this project.
- Mr. Jona answered yes and stated that Mr. Chamberlain is stuck in traffic and running late and should be here shortly. He mentioned that Mrs. Chamberlain is the franchisee and that this is her fifth store.
- Mr. Glotfelty asked whether manhole number one that is indicated on the plans at the northeast corner of the property is in reference to a grease trap for the entire complex.
- Mr. Jona stated that there is an existing REA between the properties and that existing storm water flows through the hotel and out to its ultimate destination, so the petitioner will be providing an aqua swirl that will trap the oil and sediment before it enters the storm sewer.
- Mr. McNamara commented that the proposed site was platted as part of the Airport Industrial Park and the storm water detention is handled on the east side of the Airport Park complex. He noted that the petitioner was asked to provide storm water quality treatment to take care of the oil and sediment before it leaves the site.
- Mr. McAnally understood that Phase I is proposed to be a Jimmy John's with a retail space on the end unit but questioned whether Phase II is proposed at a later date.
- Mr. Jona responded that the petitioner wanted to provide phasing and explained that the worst case scenario would be that they build the entire site with the exception of Phase II which would be the north building. The goal, once construction starts next spring, would be that this is a one phase project, but without a lease in place at this point the petitioner cannot guarantee that, however it is the goal.
- Mr. McAnally questioned whether the Phase II would be some sort of food establishment.
- Mr. Jona answered that the petitioner is hoping for a coffee/morning establishment.
- Mr. McAnally noted that in theory the petitioner could do all three at once.
- Mr. Jona agreed and stated that even without a lease in place, the petitioner may build the entire establishment and have the shell ready to go. It would be hard to make that call at this time but that they should know by fall whether it will all be built in one phase.
- Ms. Maise stated that the Building Department had a comment with regards to the phasing noting that they will not issue a building permit for a foundation/pad only. If the petitioner is not prepared to build the entire site they will have to provide a phasing plan which can be provided after engineering but before the building permit is issued.
- Ms. Freitag questioned whether the petitioner has a problem complying with conditions a. through n. of the City Planner's recommendations.
- Mr. Jona answered none whatsoever.
- Ms. Freitag asked whether the petitioner had an issue with regards to the comment about the pad.

- Ms. Maise stated that it is recommendation b. in her report that talks about a revised phasing plan. There are some notations on the existing plans that need to be changed so that could be easily changed to get rid of the language about a pad only.
- Mr. Jona explained that the entire site would be developed with the exception of the pad where the Phase II building would be constructed and that portion would be graded and seeded until such time that it is developed.
- Ms. Maise noted that the word “pad” got interpreted as a foundation and that they will just need to clean up the language a little bit.
- Mr. Paul wanted clarification as to whether the petitioner is proposing a pad only for the Jimmy John’s portion of the site at this time.
- Mr. Jona answered that the Jimmy John’s portion is Phase I of the project. The only portion of the project that could be delayed is the front building which will be Phase II.
- Mr. Paul questioned whether the retail portion and the Jimmy John’s will be developed as Phase I.
- Mr. Jona replied yes.
- Ms. Freitag questioned whether there is a tenant for the retail portion.
- Mr. Jona answered not at this time.
- Ms. Freitag inquired if all the recommendations per the City Planner’s review are simply corrections that need to be made to the site plan.
- Ms. Maise answered yes and stated that the biggest issue with regards to the Special Land Use approval and in particular the concern that the City Engineer had with traffic which Marcus has adequately addressed. With regards to the site plan approval, there is a little bit of concern with pedestrian signage particularly where the two buildings come together and also the need for the connection from Middlebelt Road but these things can get handled through the engineering review.

Motion by Prybyla supported by Glotfelty to recommend to the Romulus City Council special land use approval for PC-2013-012; Jimmy John’s Metro Development at 29387 Airport Drive based upon the finding that the proposed drive-thru fast-food restaurant and coffee shop are consistent with the Master Plan, compliant with the standards of the Zoning Ordinance, and compatible with adjacent land uses; the proposed use will not negatively impact the environment, traffic or public services. This approval is subject to the following:

1. Review and approval of the site plan by the Planning Commission;
2. Concerns of the City Engineer being satisfied with regard to the left turn lane storage for southbound traffic on Middlebelt Road; and
3. The following waivers:
 - a. A waiver to *Section 11.06(a)(1)* to reduce the required setback from 25 feet to 18.9 feet between the drive-thru and the side property line.
 - b. A waiver to *Section 11.06(a)(3)* to allow a reduction in the number of stacking spaces required from ten (10) to six (6) spaces for the Jimmy John’s and seven (7) spaces for the coffee shop.

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

Motion by Lambert supported by Zilka To approve the site plan for PC-2013-013; Jimmy John’s Metro Development at 29387 Airport Drive, subject to:

1. Special land use approval by the City Council;
2. Concerns of the City Engineer being satisfied with regard to the left turn lane storage for southbound traffic on Middlebelt Road;
3. Any need for pedestrian signage will be determined during engineering review; and
4. Submittal of eleven (11) sets of the revised site plan to be reviewed administratively addressing the following:
 1. Corrections to the "General Descriptive Notes" on Sheet SP1.1;
 2. A revised phasing plan is required since the construction of a pad only for Building B is not permitted;
 3. The reference to *Section 7.04(b)(6)* for a front setback waiver must be removed;
 4. The parking calculations must be adjusted to reflect the greatest number of employees on a shift;
 5. Parking space dimensions for the re-striped spaces on the hotel property must be noted;
 6. The references (23) to the loading area and delivery areas must be corrected;
 7. The inclusion of a sidewalk from Middlebelt Road to the interior of the site be provided;
 8. An enclosing lid on the dumpster must be noted on the detail on Sheet SP1.2;
 9. A detail of the proposed light pole must be included on the lighting plan;
 10. Manufacturer's specification sheets (cut sheets) of all proposed fixtures must be included on the lighting plan;
 11. The landscape plan must be provided at an engineer's scale and modifications provided per the comments above;
 12. The Flood Hazard note on Sheet C1 must be corrected;
 13. Information on the existing trees and associated tree replacement information must be provided; and
 14. All other outstanding items identified in the ARC reports.

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

7. Old Business

- A. PC-2012-001, Pritula & Sons Warehouse/Storage Facility, 28445 Beverly Road, requesting a twelve (12) month extension on the site plan approval to construct an 11,800- square foot storage building located on the south side of Beverly Road between Middlebelt and Inkster Roads. Parcel #82-80-003-99-0041-702. (Action Required: Take action on request for site plan approval extension)

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

- Mr. Diffin stated that since receiving the approval twelve (12) months ago the economy is still not conducive to building spec construction and Mr. Pritula has been very cautious in moving forward with this project. Mr. Pritula does plan to construct the building and final engineering approval is expected in the next month or so. They will then pull the permits and get some tenants for the building and then get started with construction should the Planning Commission grant the extension.
- Mr. Prybyla questioned whether he has received approval for engineering.

- Mr. Diffin answered that they are working with the Building Department and city engineer along with contractors in resolving issues for the final approval.
- Mr. Prybyla confirmed that they have not received final engineering approval as of yet.
- Mr. Diffin stated no they have not.
- Mr. Prybyla questioned whether they expect to be approved shortly.
- Mr. Diffin answered yes.
- Mr. Crova asked whether there is currently a perspective tenant or is it still spec.
- Mr. Diffin answered that it is still spec at this point.
- Mr. Crova stated that he does not think it is unreasonable to grant Mr. Pritula the twelve (12) month extension.

Motion by Crova supported by McAnally to grant a twelve (12) month extension of Planning Commission approval of the site plan to construct an 11,800-square foot storage building located on the south side of Beverly Road between Middlebelt and Inkster Roads to expire on July 15, 2014. Parcel # 82-80-042-99-0071-701. Zoning: RC – Region Center District.

- Mr. Prybyla questioned whether the applicant has received a copy of the memorandum with regards to the outstanding conditions of approval.
- Ms. Maise stated that the memorandum outlined the conditions of site plan approval.
- Mr. Diffin answered that they have received those comments and are working to resolve those conditions.
- Mr. Prybyla verified that Mr. Pritula is aware of the outstanding conditions of approval.
- Mr. Diffin answered yes he is.

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

- B. PC-2013-011, Tim Horton's/Cold Stone, requesting site plan approval for a 2,300 sq. ft. fast food restaurant with a drive-thru on 1.31 acres located on the east side of Merriman Road between Smith and Ecorse Roads. Parcel # 82-80-042-99-0071-701. Zoning: RC – Regional Center District. (Action required: Remove item from table and take action on site plan.)

Motion by Lambert supported by Paul to remove PC-2013-011, Tim Hoton's from the table.

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

Mark Kellenberger, Tim Horton's USA Inc., Project Planner, came forward representing the petitioner.

- Mr. Kellenberger stated that following the previous Planning Commission meeting most of the outstanding items had been addressed unfortunately there were a few that slipped through the cracks. He noted that the shared access and parking agreement will be provided prior to the issuance of a building permit. They are trying to final out these few remaining issues so that they can move forward to the engineering and building process. The ordinance sections will be added to the revised site plans as requested. The types of trucks utilized for deliveries are referred to as WB-45's and they are anticipating deliveries twice a week for this particular location. The revised lighting plan will also include the third decorative fixture over the front door on the front elevation plan.

- Ms. Maise stated that there is also some inconsistency with regards to the gooseneck sconces between the lighting plan and the building plan as noted in her report.
- Mr. Kellenberger replied that the intent is for everything to be decorative around the front elevation and the sides will be the gooseneck style lighting with three wall packs and the rear portion of the two sides. The rear will be full cutoff fixtures directed downward. The required evergreens are no problem and will be relocated from the northern portion of the property and he will work with the staff with regards to the planting containers in the outdoor seating area and a note will be adding to the site plan regarding the flood zone prior to the issuance of a building permit.
- Ms. Freitag stated that the list of conditions had been reduced significantly since the previous meeting and that she hopes he understands the Planning Commission's reluctance to approve a plan with so many conditions.
- Mr. Kellenberger apologized and stated that based on the previously approved plan they thought that the Planning Commission would understand what they were proposing but that was not clear with the previously submitted plans.
- Mr. Glotfelty questioned whether the petitioner is still proposing the outdoor seating area.
- Mr. Kellenberger answered yes and stated that they would be submitting to the Board of Zoning Appeals for the variance to allow access to the outdoor seating area from outside of the building. If the variance is not granted the petitioner would convert that area to landscaping.
- Ms. Maise stated that the application for the Board of Zoning Appeals has been submitted and will be heard at the August 7th meeting.
- Mr. Paul stated that the site plan has improved immensely and questioned whether the underground detention system will service both sites.
- Mr. Kellenberger answered yes and stated that it will sustain the development as proposed. Any changes beyond what is currently being proposed would have to stay within the confines of the underground system.

Motion by McAnally supported by Glotfelty to approve the site plan for PC-2013-011; Tim Horton's/Cold Stone at 7859 Merriman Road conditioned upon the site plan being revised and resubmitted for administrative review with the following conditions:

1. The shared access and parking easement agreement is required as part of the lot split and all easements must be recorded with the Wayne County Register of Deeds prior to issuance of any permits.
2. All Zoning Ordinance section numbers associated with the waiver and variance requests must be noted on the site plan.
3. Information on the type of trucks and frequency of deliveries must be provided to assure that there are no conflicts with parking or other site improvements.
4. The lighting plan and building elevations must be consistent with regard to the number and locations of fixtures proposed.
5. The required evergreen trees must be provided in the greenbelt for Parcel A (Tim Horton's).
6. Plant containers should be considered in the outdoor seating area.
7. A note must be added to the plan stating that all applicable state and federal permits required for development in a flood hazard zone will have to be provided prior to issuance of a building permit."

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

8. New Business

- A. PC-2013-016; Candyland Academy, requesting sketch plan approval for a change of use to a daycare facility including a new driveway and parking lot on the east side of Goddard Road between Porter and Ferndale Roads. Parcel #'s 82-80-078-10-0002-000, 82-80-078-10-0003-000 & 82-80-078-140-0005.000. Zoning – Central Business Transition District. (Action required: Take action on sketch plan.)

Chester Stempien, Chester Stempien Associates, Architect, and Candace Bragg, Petitioner, came forward representing the petitioner.

- Ms. Maise stated that this project came in originally as a re-occupancy of an existing building that was formerly known as Wise Guys Pizza and while being reviewed by the Building and Safety Director he determined that it was a more intense use with regards to the drop off of children and circulation. It was further discovered that the parking in the front of the building is located in the road right-of-way and the ARC Committee has worked for the past several months, and even as far back as last year, in trying to get this situation resolved as to how to handle the parking. Ms. Bragg has since purchased the vacant property adjacent to existing building and is now proposing a new parking lot. The new parking lot and driveway require a sketch plan review by the Planning Commission rather than a full blown site plan. There are several outstanding items that need to be addressed this evening and Marcus from OHM will be interjecting with regards to storm water.
- Mr. Stempien stated that the petitioner is proposing to re-occupy a portion of a strip center that was previously occupied by two separate tenants and encompasses approximately twenty-six (2,600) hundred square feet. He explained that state licensing regulations and the City of Romulus require that the petitioner provide an outside play area. They are proposing off-street parking that will provide parking for approximately seven (7) cars on private property, a drop-off area with a five (5)-foot wide walkway leading to the entrance of the daycare facility. Safety is an issue regarding the children and every accommodation is being made to ensure their safety as they are dropped off and enter the facility. The rules for barrier-free parking require that you provide for a handicap van, which requires eight (8) feet for the van and eight (8) feet for opening and closing the door. If the petitioner was allowed to overlap into the barrier-free aisle for drop-off purposes they could easily utilize that space for two (2) additional cars. The remainder of the parking would be utilized by the parents who are dropping off their children. The play area will be enclosed with a black vinyl fence as required by the ordinance. Overnight parking is not allowed on public property so it will be noted that overnight parking for a school mini-van will be on private property. The petitioner is proposing to re-grade a sixteen (16) by twenty (20)-foot section of the alley behind the proposed site that is a one-way public thorough way. This thorough way does not appear to be utilized much but the petitioner does want to provide adequate facilities for parents dropping their children off. The ramp at the entrance will be provided to accommodate the barrier-free requirements.
- Mr. Stempien continued by saying that there are gray areas in the ordinance with regards to providing a dumpster in the Central Business District. The petitioner would prefer to hold off on providing a dumpster and simply remove the garbage from the site daily or use a commercial diaper service. The state requires a plastic lined tightly covered container exclusively for the disposal of diapers or the use of commercial diaper service. Although the

petitioner is being encouraged to provide a dumpster, that is a ten (10) by ten (10) foot area that could accommodate quite a few diapers for a twenty six (26) hundred square foot facility, and the petitioner would like to hold off on providing that at this time. In closing he stated that he believes he has accommodated all the requirements in the meetings for the last few weeks and will answer any questions that the commissioners may have.

- Mr. McAnally questioned whether the petitioner is proposing thirty (30) children.
- Mr. Stempien answered yes.
- Mr. McAnally asked whether there will be five (5) employees.
- Mr. Stempien replied yes.
- Mr. McAnally questioned how many of the parking spaces in the front right-of-way will be designated for this facility.
- Mr. Stempien stated that the front right-of-way will accommodate approximately fourteen (14) spaces but those are not necessarily all designated for this facility.
- Mr. McAnally noted that based on the number of employees and the number of parents dropping off kids, it seems as though there are not enough spaces and people will be backing over each other trying to get in and out with no room to turn around.
- Mr. Stempien responded that the proposed site is designed for one-way egress with this proposal being the safest. He could have widened the driveway and reduced the size of the outdoor play area but he sees this as the safest way.
- Mr. McAnally asked Mr. Stempien to explain the way he sees the drop-off process to working.
- Mr. Stempien answered that the drop-off is as close to the entrance as possible and parents will drop off their children and go.
- Mr. McAnally questioned Mr. Stempien as to whether the petitioner thinks she owns the right-of-way.
- Mr. Stempien answered yes and that the right-of-way is located on private property.
- Ms. Maise stated that there shall be no drop-off on the right-of-way.
- Mr. McAnally commented that the side has seven (7) parking spots and five (5) of those spots will be utilized by employees.
- Ms. Maise noted that the employees can and will be parking in the right-of-way. The city attorney has advised and drafted a parking agreement so that there will be no dropping off or loading associated with the daycare in the Goddard Road right-of-way either in front of her building or down further. The petitioner will be posting signs that will say that her patrons cannot drop off or unload in the right-of-way as she will be responsible and it will be enforced by the Romulus Police Department. The parking agreement is being amended to be simplified and will basically say that there shall be no drop-off and pick-up in the Goddard Road right-of-way.
- Mr. McAnally stated that he foresees issues with that and questioned whether there will be a play area located inside the building.
- Mr. Stempien answered that it is just terminology and that it's the same as the outdoor play area. This is a daycare center that cares for children of all ages while their parents are at work.
- Mr. McAnally replied that he understands that but that he does not understand the purpose of it being noted on the plans.
- Mr. Stempien answered that the facility will have separate spaces for different aged children broken down into different areas.
- Mr. McAnally stated that the right cut-away on the plans indicates the play area as the bathroom and kitchen areas as well.
- Mr. Stempien stated that there is also a nursery.

- Mr. McAnally answered ok.
- Ms. Freitag stated that according to the ordinance the petitioner has to provide so much square footage of indoor and outdoor play area per child. The indoor play area figures into their total square footage required per the ordinance.
- Ms. Maise noted that the requirements of the City of Romulus Ordinance are higher standards than that of the State of Michigan. The proposed site plan exceeds the requirements for the thirty (30) children that are being proposed. After talking with the applicant this morning she indicated that she may want to increase the number of children to fifty-five (55). With the increase in children the proposed play area would meet the State of Michigan requirements but would require a variance from the City of Romulus ordinance for the amount of play area that is currently proposed.
- Ms. Freitag stated that this evening the Planning Commission is only considering the proposed thirty (30) children.
- Ms. Maise replied that is correct.
- Mr. Crova said that he understands that this is a one-way ingress/egress to the property and he questioned whether it would be more feasible to install a rear door so the children can access the building from the rear rather than having to walk around to the front of the building to gain access.
- Mr. Stempien responded that the petitioner wants to control access to the building by having only one entrance.
- Ms. Bragg stated that there is a sidewalk leading to the main entrance.
- Mr. Crova noted that he understands that but in looking at the drop-off area that the petitioner has designated as the drop-off area with multiple parking spots he does not understand why that is not being utilized as the entrance.
- Mr. Stempien stated that the three (3)-foot high fence for the play area obstructs that area.
- Ms. Maise replied that during the review process there was conversation about putting an entrance into that side of the building with the installation of a sidewalk leading to it however the existing layout of the building would take some major reconstruction for the installation of a new door.
- Mr. Crova stated that from a drop-off stand point it would make much more sense rather than dropping them off and having them come around the fenced area and around the building to the front to gain access.
- Ms. Bragg responded that she does not see how it would matter if there is a sidewalk there. The children will get out of the car and walk up the sidewalk and come in the door.
- Mr. Crova said that if he was dropping his baby off he would want to watch them walk into the building.
- Ms. Bragg replied that you would walk your baby in as this is a daycare center.
- Mr. Crova commented that he has seen where they would park the car and someone would come out and meet the student and take them in.
- Ms. Bragg responded that would happen if you were dropping them off at a school but not a daycare center. At her daycare center you will have to walk the child in and sign them in and out as there will be no children unsupervised in the parking lot.
- Mr. Crova noted that would put even more demand on the parking lot than what he originally figured now that the parent will have to park and take the children in.
- Mr. Stempien stated that there is a designated drop-off area.
- Mr. Crova stated to Mr. Stempien that he just said that the children cannot be dropped off that they have to be signed in and out.
- Mr. Stempien noted that the ordinance requires a drop-off area.

- Ms. Bragg commented that although the ordinance refers to it as a drop-off area, it does not mean specifically that the baby is being dropped off for him or her to just walk in. There is a limited amount of parking but people will be there for a limited amount of time, just like it was for the party store and restaurant that were previously utilizing this parking lot. She believes that the amount of parking required is sufficient and thought that the circulation issue resolved any traffic issues.
- Mr. Crova said that he disagrees with the petitioner and has nothing further.
- Mr. Paul stated that he has the same concerns as the rest of the commissioners with regards to the parking. He verified with Mr. Stempien that the parents will park in the new parking lot and walk the children up the sidewalk and around to the front door.
- Mr. Stempien replied that is how it is laid out.
- Mr. Paul verified that the parents will back out, make a right turn and proceed to Ferndale.
- Mr. Stempien stated yes.
- Mr. Paul noted that he knows what's going to happen in that the parents will utilize the public parking for drop-off and until the retail space adjacent to the daycare opens for business there may not be a problem, but once that space gets occupied there will be an issue with parking. If the petitioner is successful with or without the retail space being occupied he believes it will be beneficial to the entire area. He explained that the engineer has some concerns with regards to drainage and that the interior of the building will be mandated by the State of Michigan which is somewhat tougher than the City of Romulus' ordinance requirements. The drop-off area for the handicapped is also mandated by the State of Michigan and the City of Romulus has nothing to do with that. He questioned whether the petitioner would be out early to shovel the drop off area should there be a heavy snow fall.
- Ms. Bragg answered that she would have a snow removal company do the snow removal. She realizes that it's her responsibility to maintain the parking lot.
- Ms. Lambert commented that she'd love to see this space occupied and questioned Ms. Maise as to whether the site plan meets the requirements.
- Ms. Maise answered that it does meet the minimum requirements based on the size of the building and the number of employees. The State has different requirements based on the number of employees and the age of the children and we have not had the petitioner do the breakdown as of yet. Should she want to add more children in the future then it will become a variance issue and we will look into the number of employees once the revised plans are submitted. With the nature of daycares and the drop-off issue, we find that not everyone drops off at the same time. The enforcement of the right-of-way will be determined by the Police Department and when the retail space adjacent to the daycare becomes occupied, we will address parking at that time.
- Ms. Lambert stated that she has to trust in the City of Romulus employees as they are good at what they do. She does believe that the daycare will help the retail adjacent to it and will help drive traffic into the downtown area. She will probably support this project based on how comfortable the ARC Committee is with the traffic situation.
- Mr. Zilka noted that he too has concerns with the parking and questioned what the proposed use is for the bus.
- Ms. Bragg stated that it will be utilized to transport the children to and from the Romulus Community Schools.
- Mr. Zilka questioned whether it will be used to pick-up children.
- Ms. Bragg answered yes.
- Mr. Zilka asked what time the children would be transported.

- Ms. Bragg answered that it would be in the morning between 7:30 a.m. until 9:00 a.m. and in the afternoon between 3:00 p.m. until approximately 4:00 p.m. to 4:30 p.m. when the kids are getting out of school.
- Mr. Zilka noted that he does not believe that the allotted parking spaces along the front and side of the building are nearly enough for thirty five (35) children. If the petitioner proposed to possibly increase that to fifty-five (55) children, he questioned the petitioner as to where those parents are going to park.
- Ms. Bragg stated that she intends to purchase the property adjacent to the daycare facility in the future. She said that there will be families utilizing the daycare with more than one child and there will be children that are dropped off there by the school bus so there may not be the need for one parking spot for each child attending.
- Mr. Zilka stated that he is enthused about this project but that he is not happy about the black coated vinyl fence. He thinks it should be a decorative fence that would look better for that area. He believes the petitioner is going to have a parking problem and questioned whether she has considered a decorative fence.
- Ms. Bragg answered that she has not as she was simply going by what the ordinance requires. She is not sure what the future will hold.
- Ms. Maise stated that the ordinance requires and states an ornamental fence but it does allow for the black vinyl coated fence. The proposed site has a non-conforming front yard so an ornamental fence would be preferred and she talked to the architect about replacing the brick wall with an ornamental fence. The brick wall in front of the drop-off impedes loading and really isn't functional or practical and it does not go with the existing fencing whereas a nicer looking fence would achieve the same thing. She does not know the cost of fencing but with another project, the black vinyl coated fencing cost about the same as the brick wall.
- Ms. Bragg replied that she was going by what the ordinance requires.
- Ms. Maise stated that the requirement from the ordinance that a fence in the front yard must be ornamental or black vinyl-coated chain link. The front yard is non-conforming and she strongly recommends the ornamental fence due to it being so visible, unless the petitioner presents bids showing that it is outrageously priced.
- Mr. Zilka questioned whether Ms. Bragg would consider the ornamental fencing.
- Ms. Bragg answered that she would consider it but stated that she is already constructing a parking lot and paving an alley that is not her property. She does not want to be unreasonable but will consider it.
- Ms. Maise questioned whether the brick wall is appealing.
- Ms. Bragg stated the building is not appealing being that it is vacant.
- Ms. Freitag noted that what is being suggested is installing the decorative fence in lieu of the brick wall not the brick wall and the decorative fence.
- Ms. Maise commented that what they are trying to accomplish is a streetscape appearance and they do not need both the brick wall and the decorative fencing to accomplish that look. The decorative fencing is the prominent feature and such fencing all the way around would be more attractive.
- Mr. Stempien stated that the pricing may be a factor and that he is just following the ordinance.
- Ms. Maise stated that the ordinance states ornamental or black vinyl coated fencing.
- Ms. Freitag noted that there are certain things that Planning Commission can get some input on and waive and this happens to be one of them. She does not know the price of decorative fencing but that she would think that it would be less expensive than the cost of the brick wall and the black vinyl coated fence. She finished by asking Ms. Bragg if she would be receptive to utilizing the decorative fence in lieu of the brick wall and black vinyl coated fence.

- Ms. Bragg stated that she would definitely look into it and go from there.
- Mr. Crova questioned how the petitioner would load and unload the school bus.
- Ms. Bragg answered that she would pull the kids up and have an assistant riding and she would help load and unload the children.
- Mr. Crova asked that if it was an inclement day, are you unloading them in the parking lot or is the bus pulling right up to the front door and the kids will run right out the front door into the bus.
- Ms. Bragg answered no and stated that she would have an assistant on the bus that will utilize the drop-off area for the loading and unloading of the children off the bus.
- Mr. Crova said that is where a side door entrance makes all the sense in the world. He understands that the petitioner is looking at cost but that he is trying to look at practicality. On an inclement day that bus is going to pull right up to the front door and those children are going to get on and off that bus, and although it may be the safest he is not sure it meets the requirements of this facility.
- Mr. Stempien showed Mr. Crova the plan for the loading and unloading of the children from the site plan.
- Mr. Crova stated that he understands that but he is going by real life.
- Ms. Bragg responded that she understands what Mr. Crova is saying but that the Romulus Community Schools has basically the same set-up for their pre-school children. She is not sure what the difference is in that they are all serving the same purpose.
- Mr. Crova replied that at the schools they pull up by the sidewalk and the children walk up the sidewalk into the school.
- Ms. Bragg stated that the Romulus Community Schools do not bus to the pre-school, they only do drop-off and pick-up.
- Mr. Crova said that the petitioner is going to bus her kids.
- Ms. Bragg answered that yes, she is going to bus the children but knows that in working with the schools that not only will she have staff on the bus but the schools will also have staff come out to get the kids from the bus. Just like at the schools, the parents will park their car and get out and walk their kids into the school the same as the will do at Candyland Academy.
- Mr. Crova stated that he disagrees but will not be argumentative.
- Ms. Bragg said that she is not being argumentative.
- Mr. Crova replied that he meant that he does not want to be argumentative.
- Mr. Prybyla noted that he has been going by that building for forty seven (47) years and never knew there was an alley in the rear. He questioned whether the petitioner would be paving or black topping the parking lot.
- Ms. Bragg answered that she will be paving at the City's request for circulation purposes a portion of the alley and that she will not be paving the other portion.
- Mr. Prybyla stated that we would not expect the petitioner to do that. He questioned whether there are existing trees on that portion of the alley.
- Ms. Bragg answered no and stated that there is currently some existing gravel.
- Mr. Prybyla said that he will visit the site tomorrow.
- Mr. Stempien replied that he may not be able to drive through the alley as there has been a trailer parked there for some time.
- Mr. Prybyla noted that he believes this is a good location for this facility and that the modern day parent is going to pull up in front of the building, run in and sign the child in and drop off and run back out. He questioned if the petitioner is proposing to have fifty (50) students.
- Ms. Bragg answered thirty (30) students.

- Mr. Prybyla questioned how many children will be picked up by the academy's bus.
- Ms. Bragg answered that the bus will hold 22 students.
- Mr. Prybyla stated that if the bus is picking up say 30 students than that reduces the number of children being dropped off at the proposed site.
- Ms. Bragg said that the parents will still need to drop off the children as she will only be transporting back and forth from school.
- Mr. Prybyla noted that the parents will be dropping the children off and the petitioner will be transporting them back and forth to and from school.
- Ms. Bragg stated that is correct and that is the latch key component of her program.
- Mr. Prybyla said that he thought she was picking them up from school and transporting them to the academy when in fact she is doing just the opposite.
- Ms. Bragg stated that is correct.
- Mr. McAnally questioned whether the petitioner is transporting in the afternoon.
- Ms. Bragg answered that she will be transporting in the afternoon.
- Ms. Maise commented that some of the children that are not of school age will be at the academy all day.
- Ms. Freitag stated that some of the kids may only come three days a week and some kids may come all five days.
- Ms. Maise noted that with regards to the parking concerns, it is the nature of this type of business that children will be coming on different days and at all different times of the day.
- Ms. Freitag responded that the biggest concern is going to be the hour in the morning and the hour in the afternoon when the kids are being dropped off and picked up.
- Ms. Bragg said that her hours of operation will be from six o'clock in the morning until six o'clock in the evening. There are several different shifts within that time frame so that there will be a staggering of the children being dropped off.
- Ms. Freitag added that whether the kids are being dropped off at school or at the academy they will have to walk in the inclement weather either way.
- Ms. Bragg replied that she will have enough staff to make sure they get back and forth from the bus safely which is no different than what the schools do.
- Mr. Prybyla questioned whether the signs that will be posted that will say "Drop-Off" will be of a durable material.
- Ms. Maise answered that they have not gotten that far yet and that she will see more detail once the plans get revised. She is working with the city attorney and DPW right now to find out how many signs are required and what they want them to say. The construction aspect of the signs can be addressed during the building plan review process.
- Mr. Prybyla asked what type of playground equipment will be utilized and noted that she will go through the public playground safety commission for the equipment.
- Ms. Freitag responded to Mr. Prybyla that the petitioner has to follow certain criteria to meet certain standards.
- Ms. Maise questioned the petitioner as to what type of playground equipment is being proposed.
- Ms. Bragg answered that she has an equipment list but is not sure as to whether she will do an actual commercial playground.
- Mr. McAnally noted that it is his understanding that the petitioner does not want to have a waste disposal dumpster on site due to the fact that it will take up space.
- Ms. Bragg replied that is correct and that she will lose a parking spot by complying with that requirement. When she acquires additional property in the future she will eventually do a

dumpster. She is trying to limit her expenses at this time by not doing anything that she doesn't have to do, as there are so many things that she has to do that she wasn't aware of.

- Mr. McAnally inquired as to what the petitioner intends to do with the trash that thirty (30) kids will generate.
- Ms. Bragg answered that for now she intends to have someone privately come and pick-up the garbage on a daily basis. When she is able to do the dumpster she will do it.
- Mr. McAnally questioned whether someone will be taking away the garbage every day.
- Ms. Bragg said that they will not have the garbage sitting out or causing any problems with pests.
- Mr. Paul noted concerns about possible garbage smell and said this must be contained as well. He understands that there will be some additional drafting done to the parking agreement and he questioned whether the petitioner has read the agreement.
- Ms. Bragg answered yes and stated that she has requested that the agreement be drafted to include that the petitioner will not be responsible for anything that does not have to do with Candyland Academy. It is her understanding that other parties have been utilizing the parking lot and she only wants to be responsible for the anything associated with Candyland Academy.
- Mr. Paul questioned whether the petitioner has read the engineer's letter.
- Ms. Bragg answered yes.
- Mr. Paul asked whether the petitioner would deal with the engineer's comments.
- Ms. Bragg indicated yes.
- Mr. Glotfelty stated that he shares the concerns of his fellow commissioners and questioned the six (6) foot high fence on the east side of the property.
- Mr. Stempien responded that the ordinance states that if the abuts residential property a six (6)-foot high fence is required. After discussion with Ms. Maise about the fact that it abuts a public thoroughfare, and not residential property, the petitioner is requesting a three (3)-foot high fence, even though he indicated six (6)-foot high on the site plans due to his interpretation of the ordinance.
- Mr. Glotfelty noted that he drove through there yesterday and he presumes that the fence belongs to the property owner on the east side.
- Mr. Stempien answered yes.
- Mr. Glotfelty questioned whether the fence would be located directly behind the building.
- Mr. Stempien answered yes and stated that because there is a public alley in between and it is not abutting residential property.
- Mr. Glotfelty mentioned that a concrete pad is required for a dumpster.
- Mr. Stempien replied that either a concrete pad or CMU wall however the petitioner will have a commercial diaper service until such time that she utilizes a dumpster.
- Mr. McAnally commented that it is not just diapers but all waste.
- Ms. Freitag questioned whether the petitioner has read the planner's report and understands all the conditions. She noted that the approval will be based on compliance with all the conditions.
- Mr. Stempien answered yes.
- Ms. Maise noted that the recommendation for approval could be conditioned upon administrative approval but she respectfully defers to the Planning Commission as to whether they would like to see the plan back again.
- Ms. Freitag replied that it is the Planning Commissions policy not to approve a site plan with so any conditions.

- Ms. Maise said that she explained that to the petitioner and that she was going out on a limb for her since there are so many unresolved items.
- Ms. Freitag mentioned that the Planning Commission tabled the previous petitioner this evening at the meeting last month and made him come back with revised plans.
- Mr. Crova said that he has concerns with a three (3)-foot high fence in that it seems too low. Across the alley the chain link fence is four (4) feet high and a three (3)-foot high fence would be easy for a little person to climb over.
- Mr. Stempien replied that he was simply complying with the Ordinance.
- Mr. Crova questioned whether the Ordinance calls for a three (3)-foot high fence.
- Ms. Maise responded that there is some misinterpretation in that the Ordinance allows for a minimum of three (3)-foot high fence but requires a fence between three (3) feet and six (6) feet in height. It should be based on the nature of the site and the age of the children, for example if it was an infant daycare center, a taller fence may not be needed.
- Mr. Crova commented that based on the fact that the kids are being bused that would not include infants.
- Ms. Maise stated that it is site specific depending on what the applicant's desires are. There are two reasons for a fence. The first being to secure the kids in and the second being the screening aspect of it. The six (6)-foot high privacy fence is required directly adjacent to residential property. The ordinance states that the definition of adjoining or abutting does not include a public alley in between, and therefore, a privacy fence of this nature is not required. She noted that Mr. Crova has a very valid concern and that the ordinance requires a fence three (3) feet to six (6) feet tall.
- Mr. Crova said that he was not clear on whether the applicant is in agreement with doing the decorative fence or whether she is just going to look into it.
- Mr. Stempien stated a black vinyl fence is what the ordinance states and if a wrought iron fence is reasonable in price the petitioner will certainly do that. If it is 200% more, then we would have to give that another consideration. He finished by saying that the wrought iron fence is certainly more expensive than the chain link fence.
- Mr. Crova replied that he would be more comfortable with a four (4)-foot fence rather than the three (3)-foot high fence.
- Mr. Stempien responded that he was just complying with what the ordinance requires.
- Ms. Maise explained that the ordinance reads as follows "*An outdoor play area shall be enclosed by a minimum three foot high tall ornamental or black vinyl coated chain link fence. And where the site abuts an adjoining single family residential lot a six foot tall privacy fence shall be provided.*"
- Mr. Crova stated that the petitioner is next to a residential piece of property.
- Mr. Stempien said that the petitioner could be across the street but this is a public thoroughfare.
- Mr. Crova noted that he would like to see this project go forward and that this is the Planning Commission's chance to make it right as they review the plans. He understands that as the builder or architect, you are trying to keep it to a minimal cost in trying to start a business. But there are certain issues that he wants to see happen if the petitioner wants his support on this project. He finished by saying that he is probably willing to let the parking go forward as is, although not perfect, it is probably all you can do with this particular use in the area that you have, if the petitioner is willing to install some decorative four (4)-foot fencing that is uniform around the play area. These things would make it more comfortable for him to support this project.
- Mr. Stempien replied that he would go along with that and that at one time they had proposed a four (4)-foot high fence but he read through the ordinance and thought it could be three (3)

feet high. He is just trying to get site plan approval and was just complying with his interpretation of the ordinance.

- Mr. Crova stated that his vote is that the fence is four (4)-foot high.
- Ms. Bragg questioned whether the Planning Commission wants the decorative fencing for appearance reasons or for the safety of the children.
- Mr. Crova answered that the four (4)-foot height is for the safety of the children.
- Ms. Bragg answered ok and questioned what the purpose of a decorative fence is.
- Mr. McAnally answered that the decorative is for aesthetics.
- Ms. Freitag said that they do not want to see the brick wall painted with graffiti.
- Ms. Bragg noted like they did on the windows.
- Ms. Freitag answered yes.
- Ms. Bragg said that she understands and does not want the Planning Commission to think that she is not clear but she just has to do so much already.
- Ms. Maise responded that the Planning Commission is eliminating the wall in lieu of the decorative fencing.
- Ms. Bragg stated that she is building a parking lot along with paving the City of Romulus' alley.
- Mr. Bragg came forward and stated that he understands the Planning Commissions' concerns and will talk to Ms. Bragg about it. He would personally prefer a six (6)-foot high wrought iron nice looking fence not just for the protection of the kids but to compliment the city as well.
- Mr. Crova stated that it will also compliment the business as well.
- Mr. Bragg agreed. He mentioned that it makes the business look really nice especially after seeing the plan for the Tim Horton's. He believes Ms. Bragg will comply with all the concerns as they are very valid concerns.
- Ms. Freitag questioned whether a three (3)-foot high fence would be a special order.
- Ms. Maise stated that it might be however decorative fencing can be purchased at Home Depot or Lowes.
- Mr. McAnally said that a three (3)-foot high fence in a play area along a public alley would allow someone to reach over the fence and be down the alley and gone.
- Ms. Bragg responded that she never thought about that.
- Mr. McAnally commented that the petitioner has to protect these children.
- Ms. Bragg said that is her plan and safety is number one.
- Mr. Bragg mentioned that he does prefer the six (6)-foot high fence for the safety of the children and that he and his wife will comply with that request.
- Mr. McAnally explained that the petitioner is doing a lot and that it is overwhelming but the Planning Commission is only trying to do what is best for the City of Romulus. If it all works out, it is going to be good and he realizes that the petitioner is taking on a lot.
- Ms. Freitag stated that she is sure the petitioner has had to do a lot more than she anticipated and she is going to have to comply with the State of Michigan as well as the city.
- Mr. Crova noted that the six (6)-foot high fence makes all the sense in the world along the alley way but makes no sense next to the parking lot, which should be a four (4)-foot high fence which would look aesthetically far better than a six (6)-foot fence from Goddard Road. In the back it is for security purposes but along the side it will be a better site line with a four (4)-foot fence.
- Mr. Paul explained that we are not talking about wrought iron but tubular decorative type fencing.

- Mr. Bragg questioned if the Planning Commission was referring to vinyl wrought iron type fencing.
- Mr. Paul answered yes and stated that it does not have to be actual wrought iron.
- Mr. Prybyla asked if the State of Michigan had requirements with regards fencing.
- Ms. Bragg answered that they have a requirement if it is so many feet away from the street.
- Mr. Prybyla questioned whether there was a requirement with regards to height.
- Ms. Bragg replied no and stated that they just require a fenced in area.
- Ms. Freitag said that common sense would require that you have it high enough to protect the kids.
- Ms. Bragg stated that everything on the plans was to comply with the City of Romulus and the State of Michigan requirements.
- Ms. Freitag questioned whether the applicant has read the recommendations for the approval.
- Ms. Bragg answered yes.
- Ms. Maise explained that several of the items in the report are additional information that is required on site plans and noted that item E will need to be eliminated and an additional item added for the decorative fencing.
- Ms. Freitag questioned whether the petitioner is running a small daycare out of her home currently.
- Ms. Bragg answered yes.
- Mr. McAnally commented that item J would say that the petitioner would have daily trash pick-up.
- Ms. Maise replied that she would need to describe what they are doing for waste removal.
- Ms. Freitag stated that they are not trying to make it hard on the petitioner and questioned whether one of the State daycare programs has been eliminated.
- Ms. Bragg answered that the Beverly Road program has been moved to Cory Elementary.
- Ms. Lambert commented that she has heard great things about Ms. Bragg's in-home daycare and is very excited about this project. She would support a motion with changes to items E with regards to decorative fencing and a notation to item J to include daily trash pick-up until such time that the petitioner installs dumpster.
- Mr. Paul stated that he believes that most of the commissioners would in agreement with regards to the decorative fence.
- Mr. Freitag said that she believes the two big issues are the decorative fencing along with the parking.
- Mr. Crova noted that the proposed site plan is not an ideal situation but it does utilize what is an existing building that has been vacant. After the discussion with regards to the fence issue, now that it has been resolved, he would be in support of approving the site plan.
- Ms. Freitag stated that she would not have a problem with that.

Motion by McAnally supported by Lambert to conditionally approve the sketch plan subject to the administrative review and approval of a revised plan by ARC. This approval shall be subject to the following:

1. A copy of the State of Michigan license must be submitted to the Building and Safety Director prior to issuance of any certificate of occupancy for the day care.
2. Parking in the Goddard Road right-of-way (in front of the building) shall be prohibited for the drop-off and pick-up of children.
3. Parking of the daycare bus shall not be permitted in the Goddard Road right-of-way.
4. A parking easement agreement must be approved by City Council and recorded by the Wayne County Register of Deeds prior to issuance of any occupancy permits.

5. Lots 2, 3, 4, and 5 must be combined.
6. Eleven (11) copies of a revised sketch plan must be submitted for administrative review noting the following:
 - a. Any outdoor play equipment proposed shall be indicated on the plan and be in compliance with the Handbook for Public Playground Safety, PUB No. 325 or as determined by the State of Michigan.
 - b. A use statement describing the operations associated with the daycare bus must be included.
 - c. The reference under "Parking Requirements" must note that the public parking is subject to review, approval and recording of a Parking Easement Agreement prior to issuance of any certificate of occupancy.
 - d. Clarification of the location of the proposed access gate in the outdoor play area and approval of the location by the Fire Chief is required.
 - e. An ornamental decorative fence six (6) feet high in the rear and four (4) feet high in the front and along the sides shall be provided in lieu of the brick walls.
 - f. The surface of the outdoor play area must be indicated and if it is to include grass, a shade tree should be provided.
 - g. The plan must indicate that there will be separate paving markings or other treatment to distinguish between the barrier-free aisle and the drop-off zone. Signs indicating that the area is for drop-offs/loading only must be provided.
 - h. The limits of the proposed alley paving and associated paving details must be submitted.
 - i. A 7-foot wide sidewalk is required to accommodate vehicle overhang on the south side of the building.
 - j. Additional information on waste disposal must be provided.
 - k. A revised lighting plan is required.
 - l. A conceptual sign plan for any proposed business signs must be provided.

- Mr. Prybyla stated to Ms. Bragg that she will be working with the City Planner with regards to the conditions of approval.
- Ms. Maise stated that she has been working with the applicant on this project for over a year and is sure they will get this resolved.

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

9. PC Cases Involving Advice or Input from the Planning Commission

- Ms. Maise stated that she has met with the owner of A & A Oil Change who has a new tenant that leases U-Haul trailers and trucks. The use is not a permitted use in the Central Business District. The Building Department has written a violation and referred the petitioner to the Planning Department for further direction. She informed the owner that rezoning or a use variance are not likely options however a text amendment could be considered that would allow the use in the district. She pointed out that there are other automotive related uses that are permitted with Special Land Use approval within the Central Business District and she questioned whether this was a use that the Planning Commissioners may want to entertain.
- The Planning Commissioners indicated that they were not interested in considering that.
- Ms. Maise noted that any text amendment would not be site specific. It was explained to her that this particular type of business is often done on-line and the only business that happens

on site is the drop-off and pick-up of vehicles. The concern on this site is meeting requirements such as adequate space for a fire lane.

- The Planning Commissioners stated that would not be in favor of a text amendment for this particular use.
- Mr. Prybyla questioned what type of business they are doing on site as the lane behind the stalls are blocked most of the time.
- Ms. Maise noted that the lane cannot be blocked.
- Ms. Freitag said that it was her understanding that oil changes are the only type of business allowed at that site and that any major automotive repair is to be done across the street at Moe's.
- Ms. Maise replied that she will have the Building Department address the issue with the lane behind the building being blocked.

10. Reports

A. Chairperson

- Ms. Freitag wished Mr. Zilka a Happy Belated 77th Birthday.
- It was mentioned that Mrs. Butler recently passed away and the commission suggested the following resolution:

Motion by Crova supported by Zilka for a resolution for the Butler Family on the death of Marge Butler. Roll Call Vote: Ayes – Crova, Zilka, Lambert, McAnally, Prybyla, Paul, Glotfelty & Freitag. Nays – None. Motion Carried.

B. City Planner

- Ms. Maise stated that the Planning Department has a lot going including another parking lot in the Central Business District on Goddard Road for Aero Realty that may be coming before the Planning Commission next month.
- Mr. McAnally questioned the status of the gas station at Wayne and Wick Roads and stated that it seems to have become a truck parking lot.
- Ms. Maise responded that the Building Department is working on the engineering and building plan review and are currently waiting for their approval from the FAA.
- Mr. McNamara commented that the applicant submitted their detailed engineering plans approximately a week ago and are currently under review and will be receiving comments soon.
- Mr. Paul said that Mr. McNamara needs to look at the storm drain with regards to the catch basin.
- Mr. McNamara replied that the applicant had difficulty determining exactly what was there during the site plan review process and that the petitioner will be installing new pipe into Wayne County's system and that he will review that again before approval is granted.
- Ms. Maise mentioned that Taco Bell has also submitted for engineering review.
- Mr. McNamara picked up the plans this morning from the Building Department.
- Ms. Maise commented that the Planning Department is continuing to work with the applicant with regards to the left turn out and they are now determining whether it will be located on Wayne County property or private property.

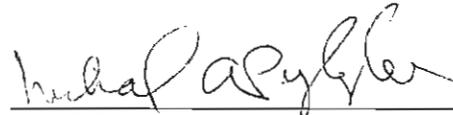
11. Reports of Interest Designation – None

12. Communications – None.

13. Adjournment

Motion by Zilka supported by Prybyla to adjourn the meeting at 8:55 p.m. Roll Call Vote: Ayes –Zilka, Prybyla, Crova, Lambert, McAnally, Paul, Glotfelty, and Freitag. Nays – None. Motion Carried.

lm



Michael Prybyla, Secretary
City of Romulus Planning Commission