

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, SEPTEMBER 16, 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, Michael Prybyla, Melvin Zilka and Cathy Freitag
Excused: David Paul
Absent: Byron Butler
Also in attendance: Carol Maise, City Planner and Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by Lambert to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Lambert, Crova, McAnally, Prybyla, Glotfelty, and Freitag. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of the minutes of the regular meeting of the Planning Commission held on Monday, July 15, 2013.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
 - A. PC-2011-001; Ryder Truck Rental, requesting a 1-year extension of Planning Commission site plan approval for a proposed used truck center located on a 6.93+- acre parcel on the southeast corner of Middlebelt Road and Smith Road. Parcel #'s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. The Planning Commission granted a twelve month extension on August 20, 2012. (Action Required: Take action on request for extension.)
 - B. PC-2011-002/003; Construction Management Technology, requesting a twelve (12) month extension of Planning Commission approval of the site plan to construct a 173,485 square foot building for a proposed McLane Foodservice Inc. warehouse/distribution facility located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads. Parcel# 82-80-125-99-0008-700. The Planning Commission granted a twelve month extension on October 15, 2012. (Action Required: Take action on request for extension.)
 - C. PC-2012-032; KRC Logistics, Bi-Annual Written Inspection
8. New Business
 - A. PC-2013-019; Piston Substation/Detroit Thermal, 6505 Cogswell, requesting site plan approval for a DTE substation to support the manufacturing operations located on 27.84+-

acres located on the east side of Cogswell Road between Ecorse and VanBorn Roads. Parcel # 82-80-024-99-0001-703. Zoning: M-1 Light Industrial District.

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 Crova supported by Glotfelty to approve the minutes of the regular meeting of the Planning Commission held on Monday, July 15, 2013. Roll Call Vote: Ayes – Crova, Glotfelty, Prybyla, McAnally, Lambert, Zilka and Freitag. Nays – None. Motion carried.

5. Comments from Public on Non Agenda Items - None

6. Public Hearings - None

7. Old Business

A. PC-2011-001; Ryder Truck Rental, requesting a 1-year extension of Planning Commission site plan approval for a proposed used truck center located on a 6.93+- acre parcel on the southeast corner of Middlebelt Road and Smith Road. Parcel #'s 82-80-047-99-0007-701, 82-80-047-99-0006-702, 82-80-047-99-0011-701. The Planning Commission granted a 12-month extension on August 20, 2012. (Action Required: Take action on request for extension.)

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

John Romano, D & G Building Co., Project Manager came forward representing the petitioner.

- Mr. Romano stated that the project has not moved forward due to the downturn in the economy. Now that the economy is picking up the Ryder people are actively looking at two different sites including this particular site. He is requesting an additional 12-month extension hoping that this is the site that they decide to develop.

Chairperson Freitag opened the meeting up to comments or questions from the commissioners. There were no comments or questions.

Motion by Zilka supported by Crova to grant PC-2011-001; Ryder Truck Rental, a 12-month extension of the site plan for a proposed used truck center located on a 6.93+- acre parcel on the southeast corner of Middlebelt Road and Smith Road. Parcel #'s 82-80-047-99-0007-701, 82-80-

047-99-0006-702, 82-80-047-99-0011-701. Zoning: C-3, Highway Service District and M-T, Industrial Transportation District.

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

- B. PC-2011-002/003; Construction Management Technology, requesting a 12-month extension of Planning Commission approval of the site plan to construct a 173,485 square foot building for a proposed McLane Foodservice Inc. warehouse/distribution facility located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads. Parcel# 82-80-125-99-0008-700. The Planning Commission granted a 12-month extension on October 15, 2012. (Action Required: Take action on request for extension.)

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

Ralph Haggerty, McLane Foodservice, Inc. came forward representing the petitioner.

- Mr. Haggerty stated that he is requesting an extension because he is in worse shape now than he was a year ago with regards to the existing building. McLane Foodservice is currently looking at their capital plan and they are deciding which facility will be built next. Their existing building is utilizing outside storage that is costing them \$20,000 every four weeks. He has additional business that can utilize the proposed building that will come from the Cincinnati facility.
- Mr. Crova stated that when Mr. Haggerty was previously before the Planning Commission he indicated that the next facility in line for construction was the Indiana facility and he questioned whether that facility has been built yet.
- Mr. Haggerty answered that the facility Mr. Crova was referring to was in Kentucky and it is 350,000 square feet and it opened in July.
- Mr. Crova asked whether the proposed facility is a lower priority than another McLane facility.
- Mr. Haggerty responded that he believes that there are other McLane facilities that claim to be in the same dire straits as this facility. The difference between this facility and the others is that McLane owns this land, has an approved site plan and enough business to occupy this facility whereas the others may not.
- Mr. Crova noted that the proposed project is very ambitious and the City of Romulus would love for this project to move forward. He has no problem granting then 12-month extension and would love to see McLane break ground.
- Mr. Haggerty stated that no one would be happier than him once that happens as they have needed this building for the last five years. McLane has purchased the land and has a commitment to this project and he will be pushing McLane corporate to move forward as soon as possible.
- Mr. Crova questioned whether McLane has an option on the land or has actually purchased the land.
- Mr. Haggerty answered that McLane owns the land and has a commitment to developing it.
- Mr. Zilka asked Mr. Haggerty as to whether they own the land.
- Mr. Haggerty answered that they own the land.

Motion by McAnally supported by Lambert to grant PC-2011-002/003; Construction Management Technology, a 12-month extension of Planning Commission approval of the site plan to construct a 173,485 square foot building for a proposed McLane Foodservice Inc. warehouse/distribution facility located on a 21.936+- acre parcel on the west side of Wahrman Road between Genron and Eureka Roads.

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

C. PC-2012-032; KRC Logistics, 36300 Eureka, Bi-Annual Written Inspection

- Ms. Freitag stated that a 6- and 12-month inspection of the millings by the Fire Chief was a condition of approval.
- Ms. Maise commented that the Fire Chief initially had concerns with oil leaks that could contaminate the millings as he stated in his review. He has since suggested that perhaps the City Engineer would have more technical knowledge of the millings. The City Engineer recently had a pre-construction meeting on this project and he noted he didn't have any problems to report with regards to the millings.
- Ms. Freitag read that the report indicates that the applicant is in compliance and everything looks good but there will be one additional inspection of the millings.
- Ms. Maise replied that this has been interesting project in that it started and then stopped and then came before the Planning Commission and now it is back going again. The greenbelt is not in yet and so this has not received final approval as of yet. She finished by saying that there was a time period with regards to the millings inspections, and those inspections are to take place bi-annually.
- Ms. McNeil stated that the next inspection is due to take place at the end of the year.
- Mr. Zilka noted that initially he had concerns with the use of the millings and was glad to see the report. He has since visited the site and does not see a problem with the millings.

8. New Business

- A. PC-2013-0019; Piston Substation/DTS (Detroit Thermal), 6505 Cogswell, requesting site plan approval for a DTE substation to support the manufacturing operations located on 27.84+-acres located on the east side of Cogswell Road between Ecorse and VanBorn Roads. Parcel # 82-80-024-99-0001-703. Zoning: M-1 Light Industrial District.

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

Nayan Patel, Detroit Thermal Systems, came forward as the petitioner.

- Ms. Maise stated that the applicant had initially proposed a building addition and pavement expansion and during the administrative review it was discovered that a substation was also proposed. In accordance with the Zoning Ordinance, the substation requires approval from the Planning Commission as does the barbed wire fence surrounding the substation. Many of the issues were cleaned up during the administrative review and it is her understanding that the proposed addition is not being done. Mr. Patel can answer any questions with regards to that.
- Nayan Patel said that he has been working with the team, including the City of Romulus and Detroit Edison, on this very important project since last November. Detroit Thermal Systems manufactures world class climate controlled systems for passenger cars and trucks. Presently Ford Motor Company is their single largest customer, but they would like to grow the footprint of the business to accommodate other OEM's within this region to include Chrysler and General Motors as well. One of the requirements of this project, as they had envisioned initially, was to expand the property by another 10,000 square feet. Subsequent studies have shown that capital expenses would be better suited by more recent technology and newer machines to increase production of the injection molding process which would increase the capacity for multiple

customers. Although they are not moving forward with the expansion, they are committed to this facility through a 10 year lease and they will be buying newer presses down the road. Having this injection molding process warranted having enough power and capacity to support all the equipment, and that is where DTE and their team came into this process. Detroit Thermal Systems contracted with DTE to provide enough power for their operations. Based on drawings from both DTE and Detroit Thermal's design teams, the substation will be located at the back corner of the property and taking the power from the existing 270 high voltage line. He has worked with Carol and their proposed plan complies with all the City of Romulus requirements.

- Mr. Crova noted that it is very obvious that Detroit Thermal will become a very major employer based on their tax abatement and that he has no problem with the installment of proper utilities.
- Ms. Freitag questioned whether Detroit Thermal is utilizing an existing building.
- Mr. Patel answered yes and stated that the building was constructed in 2006 and is a 420,000 square foot building, of which Detroit Thermal is occupying 360,000 square feet, and Dawn Foods in occupying the remaining 60,000 square feet. When doing the site selection the key factor in choosing this building was that it was an existing building that was available for them to do the type of work they do from the get go versus doing brand new construction.
- Ms. Freitag asked whether Detroit Thermal would be doing additional hiring.
- Mr. Patel replied yes and stated that as business grows they will be hiring additional people.
- Ms. Freitag hoped that they would hire Romulus residents.
- Mr. Patel responded that he would love to and that has been the focus to hire from within the local community that Detroit Thermal resides in.
- Mr. McAnally questioned whether Mr. Patel received a copy of the planner's memorandum.
- Mr. Patel answered yes.
- Mr. McAnally asked whether Mr. Patel has a problem providing the information that the City Planner has requested.
- Mr. Patel replied no.
- Mr. McAnally said that he has no problem with the barbed wire and that he sees that as a positive with regards to the protection of the equipment and theft thereof.
- Mr. Patel noted that he has no problem providing the barbed wire and that the team is in agreement with that as well.
- Ms. Freitag questioned whether Mr. Patel has a problem complying with the conditions requested by the City Planner.
- Mr. Patel answered that he has no problem complying with the conditions.
- Mr. McAnally stated that the Planning Commission has jurisdiction over the utilization of the barbed wire.
- Ms. Freitag replied that is correct.
- Mr. McAnally commented that he has no problem with the utilization of the barbed wire and thinks that in this case it should be utilized.

Motion by Prybyla supported by Glotfelty to approve the site plan for PC-2013-019; Piston Substation – DTS (Detroit Thermal) at 6505 Cogswell. The approval is subject to:

1. The use of barbed wire on the compound enclosure fencing.
2. Submittal of a Notice of Proposed Construction or Alteration, FAA Form 7460-1 to the FAA.
3. Submittal of eleven (11) copies of a revised site plan for administrative review including:
 - a. Sheet C2 of the NF 3/8/2013 submittal (updated).

- b. A site cross section of the substation.
- c. The address on the DTE plans being added.

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

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

10. Reports

A. Chairperson

- Ms. Freitag thanked the Planning Commission and everyone for their kind thoughts and prayers on the passing of her mother. The floral arrangement was beautiful and she and her family would like to thank everyone for their continued thoughts and prayers. She reminded everyone that this weekend is the Romulus Pumpkin Festival with the kick-off being the Parade of Lights on Friday at dusk and she encouraged everyone to attend with the family, friends and neighbors. She finished by saying that there are lots of activities for everyone including crafts, rides, contests, games, food, shows, bingo and a good time for all so come on down and enjoy.

Motion by Zilka supported by Crova for a memorial resolution for Cathy Freitag on the passing of her beloved mother.

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

- Ms. Freitag stated that her mother was a great woman who will be greatly missed and thanked everyone again.

B. City Planner

- Ms. Maise stated that there are couple of items of information that were handed out this evening that came in after the packets were delivered. The first one is a memo from VanBuren Township notifying us of an update to their Master Plan. As noted in the first paragraph, they will be doing some sub-area planning, including the intersection of Ecorse and Hannan Roads. She noted that we may be doing some sub-area planning as well in 2014 when we update our Master Plan. This is where the Romulus Village development is located and they may want to look at the site plans and see at least where the access drive is. If any of the Planning Commissioners have comments, concerns or interest, please come and talk to her and we will collectively respond. The second item is letter from LSL Planning letting us know that they have been purchased by a company called SafeBuilt. Nothing will change in terms of consultant service and in fact the Planning Commission will see Brad Strader next month at the Public Hearing we will be holding for Special Tree and he can address any questions you have at that time.
- Mr. Glotfelty questioned whether SafeBuilt is a new company.
- Ms. Maise answered that SafeBuilt is a company that has been around for awhile but in other states. SafeBuilt is fairly new in the State of Michigan and LSL will be the planning arm of that company. Right now SafeBuilt deals with code enforcement, building and some other things for municipalities but they did not have a planning arm which they do in other states. LSL will remain as LSL and continue their planning services to us. She finished her comments by saying

that the final item is her Status Report and she will be glad to answer any questions, otherwise she noted that there will be a public hearing next month for Special Tree.

- Ms. Freitag commented that she saw that the land has been cleared on the Taco Bell site.
- Ms. Maise replied that Taco Bell is under construction. A question arose today regarding the driveway and what you are seeing out there is not the permanent driveway location. The current driveway is for construction purposes only until they move the guy wires and start pouring the curbs. In regards to the issue with the wall, they are proposing a combination of a split face and smooth and they will utilize that on both sides so that they are consistent and decorative in nature.
- Mr. Glotfelty questioned the status of Jimmy John's.
- Ms. Maise answered that she has not heard a thing from Jimmy John's but she has heard from the adjacent property owner, the one who sold them the property, and they are also surprised that Jimmy John's has not moved forward on the project as of yet.
- Ms. Freitag inquired whether Jimmy John's has obtained their permits from Wayne County.
- Ms. Maise answered that may be what is holding them up however she is unsure. She went on to say that activity on the Wayne/Wick Gas Station is expected to start soon as they had a pre-construction meeting scheduled for today. The meeting has been postponed until they get a contractor on board however it should be starting soon.

11. Reports of Interest Designation

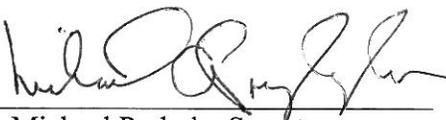
- Ms. Freitag reminded everyone that flu season is approaching and to make sure you get your flu shot.

12. Communications – None

13. Adjournment

Motion by Prybyla supported by McAnally to adjourn the meeting at 7:27 p.m. Roll Call Vote: Ayes – Prybyla, McAnally, Crova, Zilka, Lambert, Glotfelty and Freitag. Nays – None. Motion Carried.

lm



Michael Prybyla, Secretary
City of Romulus Planning Commission

