

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, SEPTEMBER 17, 2012**

1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.
2. Roll Call Showing: Leroy Burcroff, Michael Glotfelty, Diane Banks-Lambert, Daniel McAnally, Dave Paul, Michael Prybyla, Melvin Zilka and Cathy Freitag
Absent: Byron Butler
Also in attendance: Carol Maise, City Planner & Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by Burcroff to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Burcroff, Lambert, Glotfelty, Prybyla, McAnally, Paul 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, August 20, 2012.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2012-0013/014; Tim Horton's, requesting special land use and site plan approval to construct a 1,393-square foot fast food restaurant with drive-thru window located on a 0.70 acre parcel on the southwest corner of Eureka and Wahrman Roads. Zoning: C-3 – Highway Business District. (Action required: Hold a public hearing and make a recommendation to City Council on special land use and take action on site plan.)
7. Old Business
 - A. PC-2012-017; Airport Park Condominiums, requesting preliminary and final condominium site plan approval to split an industrial subdivision into 22 condominium units located on the east side of Middlebelt between Wick and Hildebrandt Roads. Zoning: M-T – Industrial Transportation. (Action required: Motion to table per the applicant's request.)
8. New Business
 - A. PC-2012-021; Sunoco Logistics, 29320 Wick, requesting a waiver to Section 14.02(b)(2), curbing, for a butane blending facility located on a 31.95 acre parcel located on the northeast corner of Wick and Middlebelt Roads. Zoning: M-T Industrial Transportation District. (Action required: Consideration of waiver request.)

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

Minutes of the regular meeting of the Board of Zoning Appeals held on Wednesday, June 6, 2012.

13. Adjournment

4. Motion by Prybyla supported by McAnally to approve the minutes of the regular meeting of the Planning Commission held on Monday, August 20, 2012. Roll Call Vote: Ayes – Prybyla, McAnally, Paul, Zilka, Glotfelty, Lambert and Freitag. Nays – None. Abstain – Burcroff. Motion carried.

5. Comments from Public on Non Agenda Items None

6. Public Hearings

A. PC-2012-0013/014; Tim Horton's, requesting special land use and site plan approval to construct a 1,393-square foot fast food restaurant with drive-thru window located on a 0.70 acre parcel on the southwest corner of Eureka and Wahrman Roads. Zoning: C-3 – Highway Business District. (Action required: Hold a public hearing and make a recommendation to City Council on special land use and take action on site plan.)

- Mr. Patrick Bell, representing Tim Horton's, stated that he is very excited to add this location to the City of Romulus. This particular Tim Horton's Café and Bake Shop is approximately 1,340 square feet and will be in a great location just off the I-275 corridor near Detroit Metro Airport. He continued by saying that although the site is unique in size, he has worked with the city administration to develop a site that will function and be very attractive in the community.
- Mr. Bell noted that after reviewing the Planner's Report, there are a couple items that they would like to have consideration on. The first item is the dumpster location, which they would like to have located behind the building where it will be well screened and will work better from an operational standpoint for Tim Horton's. He continued by saying that the second item for consideration is the upgraded landscaping. Tim Horton's has done considerable upgrades to the landscaping, which exceeds the Ordinance at this point. His concern with the

landscaping is the visibility with regards to the berm and the ability for the pass-by traffic to be able to see the store, as a majority of their customers is the pass-by traffic.

- Ms. Maise stated that this particular Special Land Use requires three waivers, and two of the waivers are in regards to the driveway location and spacing requirements. She went onto say that as Mr. Bell pointed out, there has been a lot of work done on this site plan to get the configuration right, which was primarily dictated by the driveways and the circulation of the site. She further explained this was accomplished in working with Wayne County, the Traffic Engineers from both LSL Planning and OHM and our DPW. The circulation pattern is not ideal but it is what it is and the city is delighted that Tim Horton's was able to work with the property owner to the south to secure the shared access on Wahrman Road.
- Ms. Maise stated that the third waiver is in regards to the drive-thru window location. The Ordinance requires that the drive-thru window facilities be located either on the side or rear of the building. The property however is a corner lot and has two front yards and that is the reason we added the provision to beef up the landscaping a little bit. She went on to say that seasonal flowers were offered as an option in exchange for the waiver. The required size for the trees is two and one half (2 ½) to three (3) caliper inches, where the plans indicate only the minimum two and a half (2 ½) caliper inches; we are therefore recommending that they be just a little bit bigger to have more of an impact.
- Ms. Maise finished by stating that the Fire Chief initially had an issue with the circulation plans with regards to the fire trucks jumping the mountable curb coming from the east through the Eureka Road driveway. After further discussion, the Chief is ok with that as long as there is a clear plan submitted.

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

Chairperson Freitag opened the meeting up for comments from the public.

- Mr. Daniel Redstone, Wahrman Road Associates, stated that he owns the property immediately to the south of Tim Horton's. He explained that in working with Tim Horton's and the City of Romulus they are in the process of finalizing the details on a shared easement agreement. This agreement involves three items; a shared driveway with a 30 foot curb cut, a grading easement so they can accomplish the work, and a storm sewer easement so they can cut the corner of the property and end up in the ditch along Wahrman Road.
- Mr. Redstone explained that TIFA will sell a piece of property to Tim Horton's and TIFA in turn will deed a portion of the property along Wahrman to Mr. Redstone so that the City of Romulus does not have to get involved in any easements. It will strictly be a two party agreement between Tim Horton's and Wahrman Road Associates as to the storm sewer agreement. He continued by saying that he has two concerns with regards to the recommendations of LSL Planning. The first concern being the sign requiring all incoming traffic to turn right off Wahrman Road. He continued by saying that the sign will hinder the traffic coming to any future development on the Wahrman Road Associates site and it will have to be changed in the future in order to be enforced. He said that the second issue is the recommendation that the roadway be stripped so that the traffic does not go westbound. He proposed that the sign simply say "Tim Horton's" with an arrow.
- Ms. Maise stated that item 4 of the Planner's report allows for internal signage and pavement markings to be handled through the Engineering process with the Fire Chief.

- Mr. Redtson stated that with that said, he to here to support this project for Tim Horton's and they are close to finalizing the agreement along with the legal descriptions and civil engineering.
- Mr. Ned Jawich stated that he is the property owner to the west and that he has concerns with the driveways being too close and the congestion that it may cause. He is worried about people walking back and forth between the two properties. He had been working with Tim Horton's in trying to reach an agreement for a shared driveway but no agreement could be reached.

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

- Mr. Paul stated that he would like to see a shared driveway but if the two parties cannot reach an agreement, it is not the Planning Commissions problem at this point. He stated that the driveway for Tim Horton's is located as far west on Eureka Road as it can go.
- Ms. Freitag stated that she agrees with Mr. Paul.
- Mr. McAnally mentioned that the plans note that the long portion of the building faces the north when in fact it does not.
- Mr. Bell apologized and stated that the architectural plans are generic plans and the north arrow should have not been noted where it is.
- Mr. McAnally suggested that the elevations are incorrect also.
- Mr. Glotfelty questioned whether the overhead wires would be relocated underground.
- Mr. Bell answered that they would be working with the energy company to relocate the overhead wires to the most effective place. He finished by saying that they would probably be relocated to a common area between the two properties.
- Mr. Glotfelty stated that he liked the underground storm retention and questioned whether it would tie in to the east along Wahrman Road.
- Mr. Bell answered yes and that the discharge would run along Wahram Road.
- Mr. Prybyla stated that he believes that the landscaping is adequate and that the amount of trees along the west side will detour people from walking back and forth between the two properties.
- Mr. Burcroff asked if Mr. Redstone's concerns will be addressed with item 4 of the Planner's Report.
- Ms. Maise answered yes and stated that the comments made in LSL review were simply suggestions.
- Mr. Burcroff stated that he agrees with Mr. Paul about the shared driveway and noted that the plan is not perfect but it is doable. He stated that it is not the Planning Commission's fault that an agreement for a shared driveway could not be worked out. With regards to the landscaping, that portion of Eureka Road is the south artery to the City of Romulus and it is very important that it looks good and that the recommendations of the report be adhered to. He finished by saying that he is very excited about this project and thinks this development will do well.

Motion by Lambert supported by Zilka to recommend to the Romulus City Council approval of the special land use request for PC-2012-013 for Tim Horton's Restaurant on Eureka Road for a drive-thru restaurant based upon a finding that the use is consistent with the Master Plan,

compatible with adjacent land uses, will have minimal impact on the environment and can be consistent with the requirements of the Zoning Ordinance, will be compatible with public services, and have a minimal impact on traffic subject to:

1. A waiver to the spacing standards of *Section 14.06(d)* between the Eureka Road driveway and the Eureka and Wahrman Road intersection.
2. A waiver to the spacing standards of *Section 14.06(e)* between the proposed commercial driveway and the existing commercial driveway to the west on Eureka Road.
3. A waiver to *Section 11.06(a)(1)* to allow the drive-thru window to be located on the front (east side) of the building conditioned upon upgraded landscaping in the roadway greenbelts.
4. Approval of the site plan by the Planning Commission.

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

Motion by McAnally supported by Prybyla to grant site plan approval to PC-2012-014 for Tim Horton’s Restaurant for a 1,334-square foot drive-thru restaurant subject to:

1. Approval of the special land use by the City Council
2. A land combination with the recently acquired City (TIFA) property.
3. Easement agreement documentation being provided for review and approval as part of engineering review.
4. Coordination with the Fire Department during engineering review on the LSL directional sign suggestions along with the proposed pavement marking plan.
5. Submission of eleven (11) sets of a revised site plan to the ARC prior to review by the City Council including the following:
 - a. Revised circulation plans that clearly and separately show the route for delivery vehicles, fire equipment and trash pick-up.
 - b. Details of the dumpster enclosure building materials and height.
 - c. A revised lighting plan including building-mounted light fixture locations and manufacturer’s specification details.
 - d. A revised landscape plan including:
 - (1) Increased starting sizes of the proposed plant material and supplemental annual/perennial flowers and plantings in the clear vision areas at the corner of the site and along the Eureka Road driveway. The starting size of the deciduous trees must be increased to 3.5” caliper, the redbud to 2.5” – 3” caliper, and the evergreens to 10’ – 12’ in height.
 - (2) The spacing of the shrubs must be noted on the landscape plan to verify that the screen will be effective.
 - (3) The starting size of the plant material must be of sufficient height of the accessory structure to be screened.

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

7. Old Business

- A. PC-2012-017; Airport Park Condominiums, requesting preliminary and final condominium site plan approval to split an industrial subdivision into 22 condominium units located on the east side of Middlebelt on the west side of Harrison between Wick and Hildebrandt Roads. Zoning: M-T – Industrial Transportation. (Action required: Motion to table per the applicant’s request.)

Motion by Burcroff supported by Prybyla to remove from PC-2012-017 Airport Park Condominiums from the table. Roll Call Vote: Ayes – Burcroff, Prybyla, Lambert, Zilka, McAnally, Paul, Glotfelty & Freitag. Nays – None. Motion Carried.

- Ms. Maise stated that although we were very hopeful to have this ready for the agenda and subsequent City Council agenda, when the revised plan was submitted, it was not in a form that the ARC Committee could read. She noted that the good news is that the attorneys have completed the condominium master deed and by-laws, but the revised plans still need some additional work. She finished by saying that they are meeting with the applicant on Thursday and are very hopeful that this will result in a readable plan.

Motion by Zilka supported by Prybyla to table PC-2012-017 Airport Park Condominiums. Roll Call Vote: Ayes – Zilka, Prybyla, Glotfelty, Lambert, Burcroff, McAnally, Paul & Freitag. Nays – None. Motion Carried.

8. New Business

- A. PC-2012-021; Sunoco Logistics, 29320 Wick, requesting a waiver to Section 14.02(b)(2), curbing, for a butane blending facility located on a 31.95 acre parcel located on the northeast corner of Wick and Middlebelt Roads. Zoning: M-T Industrial Transportation District. (Action required: Consideration of waiver request.)

Mr. Rick Morales, Sunoco Logistics came forward representing the petitioner.

- Ms. Maise stated that the applicant is modifying the site to include a butane blending facility and has been working with the Building Department for several months. She noted that when the Building Director discovered that additional paving was being added, it triggered a review by the ARC Committee. During the ARC review it was discovered that there was no curbing for the additional paving. She continued by explaining that the Ordinance does allow the Planning Commission to waive the requirement for curbing.
- Mr. Morales stated that the additional driveway is being added to divert the butane trucks from going through the rack area and preventing a possible hazardous situation. He continued by saying that the additional driveway is located at the rear of the site and will not be visible from the street. He finished by stating that the existing site has no curbing.
- Mr. Paul questioned whether the spoils would be left on site.
- Mr. Morales answered yes, the dirt will be left on site.

Motion by Paul supported by Burcroff to waive the requirement for curbing per Section 14.02(b)(2) for PC-2012-021 Sunoco Logistics Butane Blending Facility at 29120 Wick Road based on a recommendation from the City Engineer and subject to the administrative review and approval of the

sketch plan by the ARC committee. Roll Call Vote: Paul, Burcroff, Lambert, Glotfelty, Prybyla, Zilka, McAnally & Freitag. Nays – None. Motion Carried.

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

- Ms. Maise stated that she has completed her portion of the final inspection for Propane Services and highly encouraged the Planning Commissioners to go to the site and take a look at how great it looks now that the project is complete.

10. Reports

A. Chairperson – No Comments

B. City Planner

- Ms. Maise stated that there is quite a bit happening right now and we are very excited. She continued by saying that the brick for the Dollar General on Wayne Road is in production and will be delivered in the next couple weeks. If the vinyl removal and brick replacement is not started in the couple weeks, the City of Romulus may start proceedings.
- Ms. Lambert questioned when those types of plants shut down.
- Ms. Maise stated that this particular plant is located further south.
- Ms. Lambert noted that the City does not want to let them keep saying next week, next week and the next thing you know the plant is shut down for the season.
- Ms. Maise stated that plans will be submitted soon for another Dollar General store that will be located on VanBorn Road.
- Mr. Burcroff thanked Ms. Maise for a great report that allows the Planning Commission to stay on top of everything that is going on.

11. Reports of Interest Designation

- Mr. Burcroff stated that it was an awesome weekend with regards to the Pumpkin Festival and Light Parade. He thanked everyone who worked or participated in the weekend. He finished by saying that it makes you feel proud of the City of Romulus.
- Mr. Paul mentioned that his granddaughter sang the Star Spangled Banner.
- Ms. Freitag stated that Mr. Burcroff's grandson won the cutest baby boy contest.
- Mr. Glotfelty questioned Ms. Maise as to when Tim Horton's plans on breaking ground.
- Ms. Maise answered that they will go to City Council next week and then they will submit the engineering plans. She finished by saying that she is not quite sure whether they will be able to break ground this year.
- Mr. Glotfelty stated that he is still receiving calls with concerns about the Dollar General.
- Ms. Maise stated the landscaping will not be completed until the brick is done due to the proximity to the building.
- Mr. Glotfelty questioned whether the Parkway Credit Union is closed.
- Mr. McAnally stated that is closed as of August 31st.

- Mr. Burcroff stated that Ms. Jazmine Bennett, Market Manager for the Farmer's Market, came before the City Council and gave a very detailed report with regards to the status of the Farmer's Market. He finished by saying that she is looking for additional vendors to participate in the Farmer's Market which will take place until the end of the season.

12. Communications

13. Adjournment

Motion by McAnally supported by Burcroff to adjourn the meeting at 8:45 p.m. Roll Call Vote: Ayes – McAnally, Burcroff, Lambert, Glotfelty, Prybyla, Zilka, Paul and Freitag. Nays – None. Motion Carried.

lm


Daniel McAnally, Secretary
City of Romulus Planning Commission