

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, OCTOBER 15, 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
Excused: 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, September 17, 2012.
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
 - A. PC-2009-021/022; ROM Restaurant Inc., requesting a twelve (12) month extension of Planning Commission approval of the site plan for a 3,143 square foot KFC/Taco Bell fast food restaurant with a drive-thru and seating capacity for 62 patrons located on a 1.31+- acre portion of a 2.42+- acre parcel on the east side of Merriman Road between Smith and Ecorse Roads. Parcel# 82-80-042-99-0071-701. The Planning Commission granted site plan approval on November 16, 2009; a twelve (12) month extension on November 15, 2010; and a second extension on November 21, 2011. (Action Required: A twelve (12) month extension of the site plan.)
 - 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 recommended special land use and granted site plan approval on April 18, 2011. (Action Required: A twelve (12) month extension of the site plan.)

C. PC-2012-0010/011; 9215 Wayne Road Gas Station, requesting site plan approval to reoccupy the existing gas station including a 363-sq. ft addition located on a 0.34 acre parcel on the southeast corner of Wayne and Wick Roads. Zoning: C-3 – Highway Business District. Parcel #80-062-01-0045-000. (Site plan was tabled on June 18, 2012. Action Required – Remove from the table and take action on site plan)

D. 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. (Site plan was tabled on September 17, 2012. Action required: Remove from table and make recommendation to City Council.)

8. New Business

9. Cases Involving Advice or Input from the Planning Commission

10. Reports

A. Chairperson

B. City Planner

1. Planning Department Status Report

11. Reports on Interest Designation

12. Communications

Minutes of the regular meeting of the Board of Zoning Appeals held on Wednesday, September 5, 2012.

13. Adjournment

4. Motion by Prybyla supported by Lambert to approve the minutes of the regular meeting of the Planning Commission held on Monday, September 17, 2012. Roll Call Vote: Ayes – Prybyla, Lambert, Zilka, McAnally, Paul, Glotfelty, Burcroff and Freitag. Nays – None. Motion carried.

- Mr. Burcroff stated that he is not being disrespectful but that he is sporting jeans and a Tiger jersey this evening in honor of Breast Cancer Awareness Month. He went on to explain that his company, Bearing Services, does two events each year to raise money for a cause. He continued explaining that you can donate to the cause at one level to wear jeans and if you donate at a higher level you can wear your favorite sports jersey. He finished by saying that he lost his mother to breast cancer years ago and hopes that everyone helps to support this cause in one way or the other.

5. Comments from Public on Non Agenda Items

6. Public Hearings

7. Old Business

A. PC-2009-021/022; ROM Restaurant Inc., requesting a twelve (12) month extension of Planning Commission approval of the site plan for a 3,143 square foot KFC/Taco Bell fast food restaurant with a drive-thru and seating capacity for 62 patrons located on a 1.31+- acre portion of a 2.42+- acre parcel on the east side of Merriman Road between Smith and Ecorse Roads. Parcel# 82-80-042-99-0071-701. The Planning Commission granted site plan approval on November 16, 2009; a twelve (12) month extension on November 15, 2010; and a second extension on November 21, 2011. (Action Required: A twelve (12) month extension of the site plan.)

- Ms. Julie Allison, Group Ten Management, came forward and explained that since the site plan approval was received, both KFC and Taco Bell have merged to become Yum Yum Foodservice. There are concerns as to whether they will receive approval for both KFC and Taco Bell and that the concern is with Taco Bell. She noted that they have another franchise that may be interested. Negotiations are continuing and that is why they are requesting another twelve (12) month extension at this time.
- Mr. McAnally questioned if the petitioner changes to a different franchise, whether the Planning Commission would need to review the site plan again.
- Ms. Maise answered that it would depend on whether the changes fall into the minor or major moderation category. For instance, if the new franchise requires two drive-thru's versus just one, then it may be considered a major change and would be required to go back to Planning Commission for approval. At minimum, a façade change would be handled administratively with Planning Commission being notified of the change.

Motion by Burcroff supported by Zilka to grant PC-2009-021/022; ROM Restaurant Inc., a twelve (12) month extension of Planning Commission approval of the site plan for a 3,143 square foot KFC/Taco Bell fast food restaurant with a drive-thru and seating capacity for 62 patrons located on a 1.31+- acre portion of a 2.42+- acre parcel on the east side of Merriman Road between Smith and Ecorse Roads. Roll Call Vote: Ayes – Burcroff, Zilka, Lambert, Glotfelty, Paul, McAnally and Freitag. Nays – Prybyla. Motion Carried.

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 recommended special land use and granted site plan approval on April 18, 2011. (Action Required: A twelve (12) month extension of the site plan.)

- Mr. Ralph Haggerty, McLane Foodservice, came forward and stated that McLane Foodservice has a nice piece of land and a plan in place for the Romulus facility. They are requesting the twelve (12) month extension to allow the corporate office in Texas time to solicit enough additional business to fill the 173,000 square foot facility.
- Mr. McAnally questioned what date the approval would be good from.

- Ms. Maise answered that the Ordinance has changed and site plan approvals are good for eighteen (18) months with twelve (12) month extensions after that.

Motion by Lambert supported by Burcroff to grant PC-2011-002/003; Construction Management Technology, 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. Roll Call Vote: Ayes – Lambert, Burcroff, Glotfelty, Prybyla, McAnally, Zilka, Paul & Freitag. Nays – None. Motion Carried.

- C. PC-2012-0010/011; 9215 Wayne Road Gas Station, requesting site plan approval to reoccupy the existing gas station including a 363-sq. ft addition located on a 0.34 acre parcel on the southeast corner of Wayne and Wick Roads. Zoning: C-3 – Highway Business District. Parcel #80-062-01-0045-000. (Action Required – Remove from table and take action on site plan)

Motion by Zilka supported by Prybyla to remove PC-2012-010/011 from the table. Roll Call Vote: Ayes - Zilka, Prybyla, McAnally, Paul, Burcroff, Lambert, Glotfelty and Freitag. Nays – None. Motion Carried.

- Mr. Zeiad El Baba, engineer, came forward and stated that the existing gas station has been closed for some time and the petitioner is trying to reopen it per the requirements of the new ordinance. They would like to add two small additions to each end of the existing building with the existing canopies remaining. They are closing one of the approaches per the city's recommendations and providing curbing on the Wick Road driveway. They have met with Wayne County regarding the proposed site and per their comments have made revisions to the plans which include a new water treatment unit so that the water comes in cleaner. They will be adding additional landscaping along Wayne Road and will also be modifying the storm sewer system per Wayne County's requirements. They are architecturally enhancing the existing building as much as possible due to the building being so small. He finished by saying that the petitioner has received special land use approval and are asking for the Planning Commission approval for the site plan.
- Ms. Maise stated that although her report looks overwhelming with regards to so many conditions, many of the conditions are minor in nature and can be handled by the ARC Committee if the Planning Commission is comfortable with that.

Chairperson Freitag opened the meeting up to comments from the commissioners.

- Ms. Freitag questioned what color brick would be used for the building enhancement.
- Mr. El Baba answered that they would be using red brick along with EIFS, that it would be compatible with other buildings in the area.
- Mr. Glotfelty questioned the note on the plans that says "No landscaping is proposed on the Wayne Road site".
- Mr. El Baba answered that due to the fact that the pump island is located so close to the property line, it is next to impossible to fit in the required landscaping. They are extending the proposed landscaping greenbelt along Wayne Road where the existing approach is being closed.

- Mr. Glotfelty questioned whether the petitioner is replacing the existing storm sewer system between the catch basins.
- Mr. El Baba answered that in working with Wayne County the petitioner will be installing a dry well system which is installed nine (9) or ten (10) feet underground and has a filtration system inside.
- Mr. Glotfelty verified that the existing catch basin will remain with a new pipe installed in between.
- Mr. El Baba answered that is correct.
- Mr. Glotfelty questioned whether the petitioner would be using the existing fuel tanks.
- Mr. El Baba answered that they have no intention of removing the existing tanks.
- Mr. Burcroff stated that he believes the closure of the Wayne Road approach will improve the traffic flow. He questioned whether the petitioner plans on using a masonry brick.
- Mr. El Baba answered that it would be a four (4) inch brick.
- Mr. Burcroff questioned whether it would be a split face brick.
- Mr. El Baba answered that it would be a colored eight (8) inch split face brick.
- Mr. McAnally questioned how much of the driveway area would be resurfaced.
- Mr. El Baba answered that the one thing they know for sure is that the driveway on Wick Road is going to be replaced with concrete.
- Mr. McAnally questioned the area around the pumps.
- Mr. El Baba answered that they would be putting in at least one (1) inch of overlayment so that it all looks nice.
- Mr. McAnally stated his concern is that it all looks nice.
- Mr. El Baba stated that they would have to make various cuts for the storm sewer and are not going to leave sections going across.
- Mr. Paul questioned how the asphalt leading up to the front door is going to be treated.
- Mr. El Baba answered that they would be putting one (1) inch of overlayment throughout.
- Mr. Paul questioned whether the asphalt at the entrance to the building is remaining the same.
- Mr. El Baba answered that there is concrete under the asphalt that is level with the floor and it will be maintained.
- Mr. Paul stated that you will have to drive over the concrete to get to the dumpster.
- Mr. El Baba stated that the shaded area that Mr. Paul is referring to was required by the Fire Department as a no parking zone.
- Mr. Paul questioned if the location of the dumpster is to the northeast.
- Mr. El Baba stated that the garbage is picked up between two and three o'clock in the morning. He finished by saying that during business hours the Fire Department does not want anyone parking there.
- Mr. Paul stated that he has concerns that the entrance to the building is a little piece of concrete with asphalt and there is no step leading into the building.
- Mr. El Baba stated that they will be installing sidewalks and that the asphalt maintains the entrance to the front door as the front door cannot be raised.
- Mr. Paul stated that he does not expect the petitioner to do anything to the building. He finished by saying that the entrance to the building needs something more attractive than asphalt.
- Mr. El Baba stated that it definitely needs sidewalks otherwise people will hit the building.
- Mr. Paul questioned whether the garbage truck will have to drive over the sidewalk to get to the dumpster.

- Mr. El Baba stated there is enough room for the garbage truck to get by without driving over the sidewalk.
- Mr. Paul questioned whether the petitioner is installing the treatment plant for the storm sewer.
- Mr. El Baba answered absolutely and he does not believe that Wayne County would let him show it on the plans but not install it.
- Ms. Maise stated that she has spoken to both Marcus from OHM and Roberto from the DPW about the front entrance as there has been concerns all along. It is good to note this as a condition of approval and it will also be addressed during the engineering process.
- Mr. Zilka questioned whether the petitioner intends to overlay the concrete around the pump area.
- Mr. El Baba answered that the pump area is concrete on the inside.
- Mr. Zilka questioned whether that area would remain concrete.
- Mr. El Baba answered yes.
- Mr. Zilka questioned whether the concrete that is cut will be replaced.
- Mr. El Baba answered that whatever concrete is removed will be replaced with eight (8) inches of concrete.
- Mr. Zilka questioned whether the existing concrete that looks bad will be replaced.
- Mr. El Baba answered that as long as they are cutting they may as well cut out and replace wherever is needed.
- Mr. Zilka stated that when he visited the site there has been concrete that has been cut and it looks like the cut lines have been filled with something. He asked whether the petitioner intends to replace any concrete that needs replacing.
- Mr. El Baba answered yes.
- Mr. Zilka questioned whether the petitioner intends to patch any asphalt that needs patching and overlay the entire site.
- Mr. El Baba answered yes, that is how it works.
- Mr. Prybyla questioned whether anyone on the Planning Commission has expertise in cement work. He continued by saying that the petitioner intends to put in a one (1) inch overlay and questioned whether that will hold up under driving conditions.
- Mr. El Baba stated that is what is called overlayment of the asphalt. He finished by saying that the overlayment will not be put over top of the concrete.
- Mr. Prybyla stated that he is not an expert but that he finds it hard to believe that you can put a one (1) inch overlayment over concrete and that it will hold up.
- Mr. El Baba stated that the petitioner is not putting the overlayment over concrete, but only over the asphalt on the site.
- Mr. Prybyla questioned whether that would hold up.
- Mr. El Baba answered that asphalt is typically laid in two phases. The first phase usually being a two (2) inch layer with a bigger stone, and then a one (1) inch layer put on top for a total of three (3) inches.
- Mr. Prybyla stated that he wants nothing more than for the petitioner to get his approval to fix up this very unsightly looking building but he has a problem with the number of conditions required for the approval.
- Mr. Ali Nassar, petitioner, stated that the entire parking lot needs to be fixed. He continued by saying that concrete that needs to be replaced will be replaced and asphalt that needs repair will be replaced.

- Mr. Prybyla noted that as Mr. Zilka stated earlier there is a lot of work that needs to be done.
- Mr. Nassar stated that what is required to be done will be done.
- Ms. Maise noted that Mr. McNamara's report states that parking lot repaving will be required for this project. The petitioner has indicated that he is willing to do what is required with the final details being provided during the engineering process.
- Mr. Nassar stated that he will do whatever is required.
- Mr. Prybyla questioned who is going to see to it that the final details are provided.
- Ms. Maise replied that Marcus McNamara would be one making sure that the final details are provided through the engineering process. If the Planning Commissioners are not comfortable approving the site plan, the petitioner can go back and clean up the plans or it can be approved with conditions and we can handle it administratively.
- Mr. El Baba stated that it does show on page P1 the repair detail for the asphalt. He continued by saying that the owner intends to overlay all the asphalt on site.
- Mr. Prybyla questioned how soon the petitioner intends to start the enhancement of the existing building.
- Mr. Nassar stated that as soon as he receives approval he would like to start the work on site.
- Mr. Zilka questioned whether the petitioner is aware of the two pages of conditions of approval.
- Mr. Nassar answered that he is already working with the DEQ to make sure everything is up to code before he opens for business. He continued by saying that the filtration system for the gas tanks has already been installed and approved by the DEQ.
- Mr. Paul stated that he still has concerns as to whether the garbage truck will be able to access the dumpster. It looks like it will have to jump the step to the building. He finished by saying that although he has concerns with it he is sure it will be resolved during the engineering process.
- Mr. El Baba stated that they will work it out during the engineering process.
- Mr. Zilka questioned how much asphalt is over the approach leading to the store entrance.
- Mr. Nassar stated that they will be cutting that out and installing sidewalks to make a clear entrance to the building.
- Ms. Freitag questioned whether the petitioner will be removing all the existing asphalt leading up to the building entrance.
- Mr. Nassar answered that they will be removing all the existing asphalt from the canopy to the building and makes it all brand new.
- Ms. Freitag questioned whether the front of the existing building is going to be painted over the existing block.
- Mr. Nassar answered that the front elevation of the building will be raised by four blocks.
- Ms. Freitag questioned whether the petitioner is installing split face block and then painting over it.
- Mr. El Baba answered that the building will be extended on both ends using the split face block.
- Mr. Nassar stated that the split face block is off white or cream, and he then wants to paint the entire building to match.
- Ms. Freitag verified that the new additions will be split face block that will be off white or cream and the existing building will be painted to match.
- Ms. Maise stated that the concern is how the petitioner intends to match the paint to the split face block.

- Mr. Nassar answered that he intends to paint the entire building, including the new split face block, the same color.
- Ms. Lambert verified that the petitioner is painting the entire building the same color.
- Mr. Nassar answered yes.
- Ms. Freitag questioned that when the new brick is installed it will be painted also.
- Mr. Nassar answered yes, the entire building will be one color.
- Ms. Freitag questioned what color the building will be.
- Mr. Nassar answered that the entire building would be cream colored.
- Ms. Freitag stated that Mr. El Baba indicated red on the plans.
- Mr. El Baba stated that there are bricks on the back of the building and the petitioner is not proposing that. He finished by saying that it is split face.
- Ms. Freitag questioned whether the entire building would be cream colored when completed.
- Mr. Nassar answered yes.
- Mr. Paul stated that the petitioner had not responded to the Building Departments previous comments and suggested that the petitioner contact Mr. Wegienka at the Building Department with regards to his comments.
- Ms. Freitag questioned whether all the conditions should be read into the record so that the petitioner cannot say he did not know all the conditions.
- Mr. McAnally read all the conditions of approval into the record from the Planner's report dated October 9, 2012.
- Ms. Lambert stated that although there are quite a few conditions she is confident that the ARC Committee and the City Engineer will work with the applicant to make sure all the conditions are adhered to before the petitioner receives his Certificate of Occupancy. Typically the Planning Commission does not approve a project with this many conditions, but it is getting late in the year and we do not want to hold the petitioner up from starting construction. She finished by saying again, that she is confident that the various departments will enforce these conditions of approval.

Motion by Burcroff supported by Lambert to approve the site plan for PC-2012-011 9215 Wayne Road Gas Station subject to:

1. A **waiver** to *Section 13.02(c)*, to the greenbelt requirements along Wayne Road since the existing parking lot layout and placement does not provide a 15-foot wide area for plantings. This waiver is conditioned upon:
 - a. The fence and landscaping must continue along the area where the driveway is being removed.
 - b. The material of the proposed pillars must be noted.
 - c. The spirea must be planted to form a continuous hedge, with plantings spaces at 30-inches on center.
 - d. If the area between the sidewalk and the pavement is too tight, including plantings within the Wayne Road right-of-way could be considered.
2. An inspection by a licensed and qualified engineer to verify the structural integrity of the canopy.

3. Any outdoor storage, sales or display such as an ice box or propane sales, must be reviewed and approved by the City Planning and Building Departments.
4. A PIPP Plan must be submitted during engineering review if required by the Fire Chief.
5. Complete circulation plans and associated sign postings and pavement markings will be reviewed by the Fire Chief during engineering review.
6. Sidewalk and fire lane improvements at the building entrance must be addressed by the Fire Chief and Building and Safety Director.
7. Submission of eleven (11) sets of revised site plan to be reviewed and approved administratively as follows:
 - a. The height of the canopy must be noted on the site plan and posted on both sides per the Fire Chief.
 - b. Any signs, logo or identifying paint scheme on the canopy shall be reviewed administratively by the City Planning and Building Departments and considered part of the maximum wall sign permitted.
 - c. A copy of the permit from Wayne County must be provided and referenced on the site plan.
 - d. Limits of repaving must be clearly shown on the site plan.
 - e. A note must be added to the site plan stating that the entire site will be curbed and all existing curbing will be repaired.
 - f. Revisions to the building entrance/sidewalk are required.
 - g. Clear vision areas must be shown on the site plan.
 - h. The chain link fence along the east side of the property must be removed from the new building addition to Wick Road.
 - i. The City's standard note regarding mechanical equipment must be added to the site plan.
 - j. The existing phone booth must be shown on the site plan and noted as being removed if it is not functional.
 - k. Additional screening is required on all sides of the dumpster.
 - l. A note must be added to the plan stating that the dumpster gates will be closed at all times since the opening is highly visible to customers entering the store.
 - m. A note must be added to the plan stating that the existing building lighting will be removed or if it is to remain, it must be included on the lighting plan and building elevations.
 - n. The dumpster location must be corrected on the lighting plan.
 - o. A waiver to the greenbelt requirements along Wayne Road per *Section 13.02(u)(4)* based on the existing site conditions must be noted on the site plan.
 - p. The wrought iron fence should be extended from the corner of Wayne/Wick to the west side of the Wick Road driveway, consistent with landscape treatment on Wayne Road.

- q. The grey dogwood, while noted as an evergreen tree, is a deciduous shrub and cannot count as an evergreen but can count as an ornamental tree.
- r. A Notice of Proposed Construction or Alteration, FAA Form 7460-1 must be submitted to the FAA prior to issuance of a building permit.

Roll Call Vote: Ayes – Burcroff, Lambert, Glotfelty, Zilka, McAnally, Paul & Freitag. Nays – Prybyla. Motion Carried.

- D. 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 Road on the west side of Harrison Road between Wick and Hildebrandt Roads. Zoning: M-T – Industrial Transportation. (Action required: Remove from table and make recommendation to City Council.)

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

- Mr. Alan Greene stated that when he came before Planning Commission previously there were issues with regards to the condominium documents and the Fire Department. He continued by saying that all the previous issues regarding the by-laws, master deed, site plan and Fire Department have been resolved. He commented on the six conditions of approval. He stated that the petitioner was not aware of the vehicles that were unknowingly parked near Building 22 and they have taken care of that issue and the vehicles are no longer there. He continued by saying that the truck and trailer storage off Highland Road was just brought to their attention and it will be addressed tomorrow at a meeting involving an application to combine two (2) buildings together. He went on to say that the next three items are minor site plan additions that they have no objection to. He finished by saying that the petitioner has no issue with regard to the lighting and they were not aware of any lights not working; they will always replace any lights that are out.
- Ms. Maise advised Mr. Greene that when the plans are resubmitted they need to be signed and sealed by the engineer.
- Mr. Greene stated they are in agreement with that.
- Ms. Maise noted that there was wording that was added to the master deed that clarified things with the Fire Chief and the petitioner cleaned up the plans to the point that the Chief was satisfied with them.
- Mr. Freitag questioned Mr. Greene as to whether they had tenants that were ready to sign leases.
- Mr. Greene stated that the petitioner is currently working on it.
- Ms. Maise mentioned that Mr. Greene is referring to an ARC meeting that is taking place tomorrow for the combination of two buildings for a tenant.
- Mr. Paul questioned whether buildings nine (9) and ten (10) have been combined.
- Mr. Greene answered yes.
- Mr. Paul stated that the site plan does not reflect that.

- Mr. Greene stated that they will change the site plans to reflect the connection of the two (2) buildings.
- Mr. Paul stated that he had concerns with regards to the retention pond, but after looking at the deed restrictions document, the responsibilities are outlined for the association.
- Ms. Maise stated that the DPW did go out and inspect the retention pond and found nothing wrong. She finished by saying that Roberto from the DPW is very comfortable with the agreement.
- Mr. Greene stated that it is one of the many things that is being cured by doing this project this way.

Motion by McAnally supported by Glotfelty to respectfully recommend that the Planning Commission recommend approval of the Preliminary and Final Condominium Site Plan for PC-2012-017 Airport Park Condominiums to the City Council conditioned upon the site plan being revised by the applicant and reviewed and approved by ARC and the City Attorney prior to review by the City Council. The following items must be addressed:

1. If Building 22 is being used for park-n-fly, the use requires a special land approval.
2. The truck and trailer storage in the Highland Road North private road easement area requires approval from the city.
3. The 40-foot front setback must be shown on Highland Road.
4. Overall building lot coverage and total impervious coverage calculations must be noted on the site plan.
5. Fire department connections must be shown on the site plan.
6. Any lighting that is not working must be repaired or replaced.
7. Site Plans to be signed and sealed by a licensed engineer.

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

8. New Business - None

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

10. Reports

A. Chairperson – No Report

B. City Planner

- Ms. Maise mentioned that if the Planning Commissioners get a chance please go over to the Dollar General site as the brick replacement has started on the south side of the building. The job should be complete in about a week and a half. She continued by saying that things are

very very busy right now in the Planning Department and we are scheduled to have a November Planning Commission meeting. If everything comes in as planned, the Planning Commission will be very busy. Some of the expected applicants are another Dollar General on Van Born Rd, DST Industries and Johnson Controls for a waiver. She finished by saying that if the Planning Commissioners have not had a chance to get by the Lee Steel site, please do so as they are well under way.

11. Reports of Interest Designation

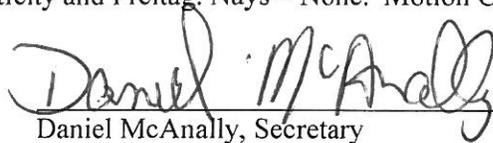
- Ms. Freitag reminded everyone to get their flu shot.

12. Communications - None

13. Adjournment

Motion by Zilka supported by Prybyla to adjourn the meeting at 7:56 p.m. Roll Call Vote: Ayes – Zilka, Prybyla, Burcroff, Lambert, McAnally, Paul, Glotfelty and Freitag. Nays – None. Motion Carried.

Im


Daniel McAnally, Secretary
City of Romulus Planning Commission