

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, OCTOBER 21, 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 and Linda McNeil, Sr. Secretary
3. Motion by Zilka supported by McAnally to approve the agenda as presented. Roll Call Vote: Ayes –
Zilka, McAnally, Crova, Lambert, Prybyla, Paul, 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,
September 16, 2013.
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. PC-2013-017/018; Special Tree Rehabilitation Systems Neurocare Campus, requesting
preliminary PDA site plan approval and rezoning of approximately 36.24 acres of property
from the current designation of R1B Single Family Residential District to RM/PDA Multiple
Family Residential/Planned Development Area located at 10909 Hannan Road and 38976
Chase. Zoning: R1B – Single Family Residential District. (Action required: Hold a Public
Hearing and make recommendation to City Council on the rezoning and preliminary PDA
site plan.)
7. Old Business
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

13. Adjournment

4. Motion by Lambert supported by Prybyla to approve the minutes of the regular meeting of the Planning Commission held on Monday, September 16, 2013. Roll Call Vote: Ayes – Lambert, Prybyla, Glotfelty, Crova, Zilka, McAnally and Freitag. Nays – None. Abstain – Paul. Motion carried.
5. Comments from Public on Non Agenda Items - None
6. Public Hearings
 - A. PC-2013-017/018; Special Tree Rehabilitation Systems Neurocare Campus, requesting preliminary PDA site plan approval and rezoning of approximately 36.24 acres of property from the current designation of R1B Single Family Residential District to RM/PDA Multiple Family Residential/Planned Development Area located at 10909 Hannan Road and 38976 Chase. Zoning: R1B – Single Family Residential District. (Action required: Hold a Public Hearing and make recommendation to City Council on the rezoning and preliminary PDA site plan.)

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

Joseph and James Richert, Special Tree, Ltd., came forward as the petitioners.

- Joseph Richert stated that they have been in business for forty (40) years and that Special Tree has been located in the City of Romulus since 1974. His younger brother Jim, who is now the property manager, will be making the presentation this evening. The campus is starting to come together with a gorgeous park-like setting that is having some magical effects, in that people who are in wheelchairs are able to fish with their children at the handicap pier fishing pond. They are very proud of this project and proud to be a part of the Romulus community.
- James Richert gave a brief overview of the overall architectural plan which includes the existing campus that is approximately twenty-three (23) acres and the proposed project which encompasses the adjacent fifteen (15) acres. The partial architectural site plan shows the existing entrance off Hannan Road which was completed in September 2011. This entrance will be utilized for all the campus traffic with the exception of the proposed duplexes. The partial site plan shows the existing campus including the thirty-nine (39) bed inpatient center, the fifteen (15) bed adult foster care facility and offices which were also completed in 2011.
- Mr. Crova asked Mr. Richert to point out the location of Chase Road on the site plan and also to go over the entire site plan as to exactly what is there and what the petitioner is proposing.
- Mr. Richert pointed out the location of Chase Road and the Hannan Road entrance, the thirty-nine (39) bed inpatient center, 6-bed community residence, which is a transitional home for spinal cord injury patients. He also showed the locations of the 15-bed adult foster care center, the fishing and retention ponds along with the nature trails. He showed the location of the proposed development which will be located on the adjacent 15 acres that is currently farmland. He pointed out the location of the proposed 18-bed adult foster care facility and the seven (7) duplexes. Three (3) duplexes will be constructed in Phase I of the project with the remaining four (4) constructed in Phase II at a later date.
- Mr. Richert continued the power point presentation by showing the 39- bed NCC which was just completed in 2011, the existing 15-bed adult foster care facility which faces Chase Road, the Heavlin House which is a community residence located off of Chase Road along with the gazebo,

fishing pond, nature trails and greenhouse. The proposed development architectural site plan shows the entrance off Chase Road which would service the duplexes only. The access to the proposed 18-bed adult foster care facility would be from Hannan Road and this would include staff along with any deliveries. There is a future plan for a clubhouse that will be used for birthday parties and events for the Special Tree clients. He continued by giving a brief overview of the floor plan for the 18-bed adult foster care facility which will be approximately 21,000 square feet and will include three (3) bedroom wings, with six (6) beds each, along with kitchen, laundry and dining areas. The floor plan for the duplexes indicates that each unit will be a total of 1,400 square feet for a total of 2,800 square feet per building and will include two (2) bedrooms, an accessible garage with ramp, a fenced-in dog run, patio with garden area and are completely barrier-free and designed to be wheelchair accessible. The clubhouse, which will be centrally located on the property, will include a dining room, game room, restrooms, outside patio, putting green and bocce ball court. He finished with showing the land survey, tree inventory, paving plan and landscape plan and he is prepared to answer any questions.

- Ms. Maise questioned whether the applicant was prepared to make the presentation with regards to the rezoning aspect of this project being that this is a public hearing. The Planning Commission has her report and she can go over it briefly if the applicant is not prepared to.
- Mr. Richert commented that when the opportunity to purchase the property presented itself they met with the City of Romulus to find out how they felt about the project and what would be the best direction to move forward. The Master Plan of Land Use for this property is Residential - Multiple Family which essentially means it could be developed as apartment buildings or a subdivision. After careful consideration internally they decided to consider barrier-free residences for their clients who get to the point that they can't go home due to modifications that would need to be made to their existing home or for those that just can't go home. These duplexes will provide a service that is needed and give the clients a sense of community at the same time. The 18-bed facility also provides a service to the clients that are ready to move on from the medical facility into a lower care facility with nurses and doctors that are available on site as well. After meeting with the City of Romulus it was decided that with the different types of uses on this site it was best to utilize the Planned Development option.
- Ms. Maise noted that the subject site is zoned Single Family Residential. Some of the existing Special Tree uses are not permitted in the Single Family District and the larger care facilities received use variance approvals through the Board of Zoning Appeals. The proposed duplexes are a permitted use in the Single Family District however the large group home is not. The city worked with the applicant and suggested that for the rehabilitation facility, a Multiple Family Zoning District is more appropriate. The Master Plan designation for this area is Multiple Family and this particular use, the rehabilitation facility, would be permitted in this particular district. If the applicant would have requested a rezoning to Multiple Family Residential it would be consistent with the Master Plan. We are fortunate that we have the ability to do a Planned Development Area Overlay option that rezones the property, making in consistent with the Master Plan along with specific plan including a development agreement.
- Ms. Maise continued by saying that the development agreement gives Planning Commission and City Council ultimate control of all the development that happens on the proposed site. The applicant has already been before the Planning Commission and City Council at a joint meeting where they went over a Concept Plan of the proposed development. Although there was no action taken on the concept plan, they gave good direction going forward that was consistent with the Master Plan and stated that the existing development has worked well, that the applicant has made some substantial improvements, including adding the access off of Hannan Road that substantially reduces traffic on Chase Road. A traffic study indicated that should the proposed property be developed as a single family subdivision, the traffic would be far greater than what is there and what is proposed. The PDA and rezoning does meet all the criteria and does comply

with ordinance requirements. As far as the preliminary PDA site plan is concerned, there are some "housekeeping issues" that need to be addressed and can be easily fixed. In closing she stated that there is a concern with the state of the planned development agreement. While in her report she recommends a recommendation to City Council, she has since met with the city attorney and also talked to Brad Strader from LSL Planning. They are all uncomfortable with the state of the agreement since it needs a little bit more work. The issues are easily resolved, but they felt that the Planning Commission should see the agreement one more time before recommending approval to City Council. It is also important for the Commission to hear the comments of the public to determine if anything additional may need to be included. She mentioned again, as Chairperson Freitag pointed out, this entire area is designated as Multiple Family and could be developed as condos or apartments with a much higher density than what is being proposed.

- Mr. McAnally questioned whether Ms. Maise is recommending that the Planning Commission table this for tonight.
- Ms. Maise answered that the request before the Planning Commission tonight is for a rezoning and preliminary PDA site plan approval. The recommendation to City Council would be to approve the rezoning. It is suggested that the Commission table it for tonight so the development agreement and preliminary PDA site plan can be cleaned up and so that the Planning Commission can hear the comments of the public.
- Mr. Prybyla questioned whether the audience would be able to make comments tonight.
- Ms. Freitag answered yes.
- Ms. Lambert stated that the reason for tabling is so that the Planning Commission can hear the public comments and carefully take those comments into consideration before they make a recommendation.
- Ms. Maise responded yes, in addition to getting both the site plan and agreement cleaned up.

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.

Norman McFall, 38981 Chase, came forward and presented the Planning Commissioners with a petition and stated that he lives directly across the street from Special Tree and that the residents do not want this expansion and they have been fighting with Special Tree from day one. They are a quiet community that has had this stuff rammed down their throat year after year. The new entrance on Hannan Road did not relieve traffic at all until the gate was shut on September 27th. He asked Joe to stop the guy from smoking dope on the street and he blew him off and stated that there is a new law and that he cannot do anything about it. He has had it with this place and he explained that they have not been good neighbors since day one. They have repeatedly knocked over his mailbox and he has had to endure lawnmowers running at 7:00 o'clock in the morning. Ninety-five (95) percent of the neighbors located adjacent to the proposed site do not want this expansion to go forward. Two of the adjacent owners, who are long time residents for over sixty (60) years, could not be here this evening due to a death in the family otherwise they would be here supporting them as well. The Phase 1 construction tore Chase Road all to pieces even though there is a sign that states commercial vehicles are prohibited in a residential area. Mr. McFall noted that he went to the Police Department and Department of Public Works to confirm that no cement trucks should have been utilizing that street for construction purposes. He continued by saying that these are little tiny starter homes that they have lived in and will probably finish their life in and that he does not believe that either of the brothers live on Chase Road. They have to constantly endure headlights shining in their living room windows at night due to cars parking across the street and leaving the engines running. He does not

know how much more the residents of that street have to take and that if he sees anymore construction trucks he will call the police. He finished by saying that he's been told that he can be a very nice neighbor but if he is not treated right he can be very nasty, and he is at that point now. The project may look nice and bring in city taxes but they do not have to live here and he feels that Special Tree is not a good neighbor.

Charles Irvin, 39354 Chase, came forward and stated that up until now Special Tree has been a wonderful neighbor and they keep their property nice and most of the traffic does utilize the Hannan Road entrance. The only complaint that he has is that with the addition of the duplexes it will only add to the traffic issues that the residents are already having. The duplexes are not compatible with the surrounding homes and the new duplex residents will not utilize the Hannan Road. He finished by questioning why, if this is a hospital, there would be a need for permanent residences and why there is a need for multiple living spaces.

Yvonne Holm, 39225 Chase, came forward and stated that she has been a resident of Chase Road since April of 1953. She questioned where the location for the entrance would be for the new addition and duplexes. The traffic from Chase Road and I-94 does not bother her as much as it does the other residents but it is not good. Due to the afternoon traffic congestion at Hannan and Chase Roads there does not need to be any additional congestion that will be added due to the expansion. There are safety concerns at that corner due to the fact that there is a school bus stop there that drops kids off in the afternoon. She finished by saying that the taxes keep going up even though the residents are not happy with the condition of Chase Road.

Bob Rocca, 10875 Hannan Road, came forward and stated that when the Hannan Road entrance was first proposed in order to relieve traffic on Chase Road, he was very much opposed to it due to the fact that he lives on Hannan Road. He has no objections to the expansion due to the fact that Special Tree has honored their commitments that were made at the previous Planning Commission meeting which included the installation of a berm, fences and planted trees. He has called Jim many times with various concerns and he has addressed those concerns each and every time. He finished by saying that his only concern with the current proposal is that it will generate additional traffic on Chase Road and that he thinks that Special Tree should come up with a proposal that will alleviate all traffic from Chase Road.

Sherri Britt, 38870 Chase Road, came forward and stated that she lives at the very end of Chase Road and she has small children. There are people who are loitering at the very end of Chase Road and are drinking and smoking right next to her home. Should one of the residents who is confined to a wheelchair drop one of their cigarettes and start a fire in the field she would lose her home in the fire and possibly even lose her children. Like her dad (Mr. McFall) stated earlier, they have asked Joe to put a stop to it and they have been told that with the new medical marijuana law they are allowed to do that. The Special Tree residents need to confine this behavior to their property and not near hers so that her children can ride up and down the road without a concern for their safety. She finished by saying that the duplexes will be located directly adjacent to her property and that the people with the medical marijuana will be around her children.

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

- Mr. Crova questioned whether the duplexes would be sold or rented.
- Mr. Richert answered that they would be rented.

- Mr. Crova stated that the duplexes would then be maintained by Special Tree and questioned what the units will be utilized for.
- Mr. Richert answered that what they have found is that there are quadriplegic patients that do not have adequate facilities or staffing to go home to once they leave the Special Tree facility. The spinal cord injury patients enjoy the safety of being located on a campus along with the independence of having their own home along including the ability to have a dog that can live with them. He finished by saying that we are only talking about fourteen (14) renters with needs that Special Tree would like to fulfill.
- Mr. Crova questioned whether Special Tree expects the majority of the traffic to be generated from the 18-bed facility or the duplexes.
- Mr. Richert answered that it is Special Tree's intention that only the duplexes will utilize Chase Road. Any traffic generated by the 18-bed facility will be directed out through the main driveway. He apologized for not getting the gate closed sooner but they have been busy with construction and site plan development. He noted that the traffic study should be done by the end of the week and they will be installing additional signage telling people not to utilize Chase Road.
- Mr. Crova stated that based on the site plan the traffic flow indicates the utilization of the access off of Hannan Road and not Chase Road.
- Mr. Richert noted that if an employee is running late to punch in the quickest route to do that is to utilize the Hannan Road entrance.
- Ms. Maise explained that these issues have been discussed with the attorney and they can be addressed in the development agreement along with a provision that the renters have to be associated with the rehabilitation facility and not the general public. There will also be a stipulation regulating the traffic from the new facility so that they use Hannan Road and not Chase Road. She finished by saying that this is the beauty of a planned development agreement in that these things can be controlled whereas they could not be through a normal zoning.
- Mr. Crova stated the proposed site is planned Multiple Family and could be developed as apartments if rezoned.
- Ms. Maise explained that the proposed site is zoned Single Family Residential and duplexes are permitted within that zoning and would not require permission from the Planning Commission. The entire fifteen (15) acres could be developed as duplexes without having to have a public hearing or going before City Council.
- Ms. Freitag noted that they could build the duplexes and either rent them out or sell them.
- Mr. Richert stated he realizes that the residents do not want any further development or additional traffic, but that from a density standpoint the duplexes are each located on almost an acre of land which is a relatively low density.
- Ms. Freitag replied that by having the planned development agreement the Planning Commission can limit the amount of people that can utilize the duplexes along with the amount of building being done on site as opposed to someone buying the property and developing it as a residential subdivision.
- Mr. Irvin, a Chase Road resident, stated that the petitioner is requesting to change the zoning of the property from Single Family Residential to Multiple Family/PDA.
- Ms. Maise said that they are requesting to rezone the property to Multiple Family with the PDA overlay option which is similar to a conditional rezoning. She asked the petitioner whether they ran the numbers to determine the density allowed for a single family duplex subdivision and associated traffic generation.
- Mr. Richert answered that they have not received the final analysis but that Midwest Consulting provided a trip generation analysis that essentially states that the fourteen (14) duplexes would generate three (3) trips during peak AM hours and five (5) trips during peak PM hours. He

finished by saying that the report also states that this is significantly less than what would be generated should the site be developed to a maximum single family residential lot density.

- Ms. Maise mentioned to the Commission that OHM has reviewed the analysis and concurs with the findings that traffic will be substantially less than what could be generated under the current zoning of Single Family Residential.
- Mr. Zilka questioned whether Mr. Richert is aware of the concerns the residents have with the drinking and smoking off site.
- Mr. Richert answered that Norm has made him aware of the issue and that the one resident in question has been discharged from the Special Tree facility. The mailbox issue with Mr. McFall was over twenty (20) years ago.
- Mr. McFall stated that it is not and that his mailbox was knocked down by a delivery van just recently.
- Mr. Richert apologized to Mr. McFall and said that he is sorry and that he does try to resolve any issues in a timely manner. He is on site five or six days a week and they do try to be very responsible neighbors and good corporate citizens. He stated that with his patients wheeling up and down Chase Road he also does not want people speeding up and down the street.
- Mr. Zilka questioned Mr. Richert as to whether or not his patients could be confined to the campus.
- Mr. Richert answered that typically the patients do stay on the interior walkways and pedestrian campus and that the current development was designed to make the site more patient friendly.
- Mr. Zilka commended Mr. Richert for doing everything that the residents have requested previously and he believes he will continue to do that. He believes Special Tree is a wonderful neighbor and they have built a beautiful campus.
- Mr. Glotfelty asked whether it would be possible to put a gate across the Chase Road entrance except for emergency vehicles.
- Mr. Richert answered that the far eastern driveway does have a gate.
- Mr. Glotfelty stated that there was a chain across it when he was on site a couple weeks ago.
- Mr. Richert replied that there is a breakaway gate there so that the Fire Department can have access during emergency situations. The 6-bed Heavlin Home and his office do need to have access off Chase Road.
- Mr. Glotfelty commented that the Fire Department may not want that but that he was just curious.
- Ms. Freitag said that the Fire Department may need access off Hannan Road in case of a fire.
- Mr. Paul noted that he thinks that Special Tree does a tremendous job. He was on site today and saw some grandparents wheeling around a child and he thinks that is a wonderful site to accommodate such activity. He understands the rights that people have with regards to the marijuana but that the issue of use off site needs to be addressed by the Police Department.
- Mr. Richert stated that the Special Tree Campus has very much become a healing environment where patients have the opportunity to smell fresh air for the first time in six or eight weeks.
- Mr. Paul replied that they need to keep the patients off Chase Road.
- Mr. Richert said that he hears and understands that.
- Ms. Freitag mentioned that she knows that he does what he can to keep the patients contained but that it is a beautiful facility.
- Mr. Richert responded that the original orientation was to Chase Road and then they changed their front view to the west. They are hoping with this final expansion that the interior of the property will be where all the action is and that they are hoping that they will be even less of a pain to the neighbors than they are now.
- Ms. Freitag stated that she is hoping that the PDA will include that there shall be no construction traffic down Chase Road as well.

- Mr. Richert noted that he travels Chase Road everyday and he does not have the same feeling that it has been incredibly damaged.
- Ms. Freitag said that she although she does not travel Chase Road she does travel that area pretty regularly and has not experienced heavy traffic jams.
- Mr. Richert responded that it is very scary crossing over Hannan Road at Northline Road. He was hit once on Hannan Road by someone who blew through the stop sign at Northline Road. He finished by saying that it was really crazy on Chase Road when Micro Measurements was in business when the shift let out at 3:30 in the afternoon.
- Ms. Maise stated that with the industrial building located at the end of Chase Road there is the possibility for much more traffic should that building become occupied. She also noted that she will follow up with the DPW Director as to the condition of Chase Road and whether there are any proposed improvements scheduled.
- Mr. Richert said that both he and Jim gave their business address when they introduced themselves and that he lives in New Boston.
- Mr. Crova questioned Ms. Freitag as to whether she would allow the public to make some additional comments.
- Ms. Freitag answered that we can do that.
- Mr. Irvin stated that the residents are not against Special Tree and that they have complied with the previous requirements. The concern is for the future development of the single family units and any additional traffic that would result from those units. He finished by saying that along with that there is another fifteen (15) or twenty (20) acres that may come along for them to develop as well.
- Mr. Crova replied that Special Tree could develop the entire site as duplexes but that is not their intent. They are trying to create an atmosphere there and have driven most of the traffic to the new Hannan Road entrance. You cannot stop development and someone else could come along and develop that entire site into residential and you could have three hundred (300) cars going up and down that street all day. The residents cannot stop someone from developing this property. Special Tree made their presentation to City Council and he is in support of this project that will bring additional tax base to the city. He noted that this is a six or seven million dollar investment into the City of Romulus and they are not asking for any type of relief.
- Mr. Irvin suggested that Special Tree consider relocating the duplexes to the rear of the campus away from the residents on the north side of Chase Road which may resolve any concerns.
- Mr. Crova stated that Special Tree is proposing heavy landscaping along the east end of the property and they are only proposing three (3) duplexes at this time. If the initial three (3) duplexes are not successful they are not going to invest any additional money building the remaining four (4) duplexes.
- Mr. Irvin commented that the future plan includes six (6) or seven (7) duplexes.
- Ms. Holm stated her concerns with regards to the traffic and the amount of accidents at the Northline, Service Drive, Chase, and Hannan Road area.
- Mr. Crova responded that he travels that area all the time and is afraid of the area and amount of accidents.
- Ms. Holm said that any additional traffic due to the expansion is only going to cause more problems.
- Mr. Crova replied that any time you have a development there is additional traffic involved. The new Taco Bell on Wayne Road is also going to add congestion to an already heavily congested area located near Herman, Wayne and Michelle Roads along with the entrance to Romulus High School.
- Ms. Maise questioned whether the Planning Commission has any questions with regards to the site plan and stated that there are a couple modifications that need to be made with regards to the

parking near the duplex area and the spacing of the duplexes. She will be working with Special Tree on the tree preservation, which is a critical aspect of this project, along with some housekeeping items.

- Mr. Glotfelty questioned the location of the outlet for the proposed detention pond.
- Mr. Bayer, engineer for the project, answered that it is a retention pond and stated that should there be an overflow, it will drain into the wetland area adjacent to the pond and then into the ditch that runs along the north property line.
- Mr. Glotfelty asked whether there would be any outlet pipes.
- Mr. Bayer answered no and stated that a retention pond is designed for two (2), one hundred (100) year back to back storms. If that would occur they would drain into the wetland area and then in the adjacent ditch, and that would be the only time that would occur. He finished by saying that we have had some pretty intensive rain this year and the existing pond has had no issues.
- Ms. Freitag questioned Ms. Maise as to whether the Planning Commission should table this project for this evening.
- Ms. Maise answered that it would depend on whether the Planning Commission is comfortable with the administration handling the PDA development agreement. The site plan will come back before the Planning Commission anyway, and the site plan and development agreement will both have to be cleaned up before going before City Council for approval. She noted that with regards to the public comments, the decision to recommend approval with conditions or to table it depends on whether the Planning Commission is comfortable going forward or whether they would rather table it and see it again next month.
- Planning Commissioners stated that they would like to table it so that the concerns brought forward this evening can be addressed.

Motion by McAnally supported by to table PC-2013-017/018 Special Tree Rehabilitation Systems Neurocare Campus until the next meeting.

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

7. Old Business – None.

8. New Business – None.

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

10. Reports

A. Chairperson

- Ms. Freitag reminded everyone that the General Election is coming up on November 5th and that there are several important issues on the ballot and that every vote counts. She thanked Mr. Crova for his many years of service to the City of Romulus and noted that Mr. Crova and his family have made many sacrifices over the years and that she is sure that Mr. Crova has always done what he felt was right for the City of Romulus.
- Mr. Crova thanked Ms. Freitag and stated that he has always tried to do what he felt was right although it may not have been the most popular. Speaking of decisions, Mr. Crova stated that at

the last council meeting the Romulus Community School Board decided to collect 100% of the school taxes on the summer collection. In the past, half of the school taxes have been collected on the summer bill, with the other half being collected on the winter bill. By making this decision anyone with an escrow account with their mortgage company or those on a budget will have those accounts thrown off balance. This was a bad decision for the residents of Romulus even though the schools claim they need the money because they are eight million dollars in the deficit and this decision will enable them not to have to borrow as much. He will be talking about this at the City Council meeting as well. This was a decision that was made by the Romulus School Board and can be reversed by the Romulus School Board.

- Mr. Prybyla also thanked Mr. Crova for his eighteen (18) years of service to the City Council and Planning Commission as well. His background in business and his general knowledge of the City of Romulus has been an asset to this city.

B. City Planner

- Ms. Maise told that Commissioners that she is more than happy to answer any questions regarding her status report. She also mentioned that she attended the MAP conference a couple weeks ago and learned a great deal about place-making and Master Plan updates, which we will be doing in the very near future. She noted that unfortunately planning commissioners in general have not able to attend the MAP conferences due to municipal budget cuts. She attended a couple of the sessions to see where the planning commissioners stand as far as training is concerned and found that the current sessions offered are typically for new planning commissioners. She noted that it appears that things are starting to come back a bit and it's been highly encouraged that MAP offer classes with current planning commissioners to bring them up to date.
- Ms. Freitag stated that she took several courses on-line.
- Ms. Maise commented that they don't appear to be offering on-line courses and that the municipalities do not have the money to send the commissioners and BZA members to these conferences but she will continue to look into opportunities for the commissioners.

11. Reports of Interest Designation

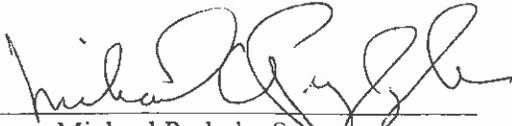
- Ms. Freitag reminded everyone that flu season is approaching and to make sure you get your flu shot.

12. Communications – None

13. Adjournment

Motion by Prybyla supported by Lambert to adjourn the meeting at 8:23 p.m. Roll Call Vote: Ayes – Prybyla, Lambert, Crova, Zilka, Glotfelty, Paul, McAnally and Freitag. Nays – None. Motion Carried.

lm



Michael Prybyla, Secretary
City of Romulus Planning Commission