1. Pledge of Allegiance

2. Roll Call – Frederick, Glotfelty, McAnally, Paul, Workman, Roscoe, Talon-Jemison, Zilka & Freitag

3. Approval of Agenda

4. Approval of Minutes
   A. Approval of the minutes of the joint DDA/Planning Commission meeting and regular Planning Commission meeting held on November 20, 2017, and the special meeting held on December 6, 2017

5. Comments from Public on Non Agenda Items

6. Public Hearings
   A. RZ-2017-005/SLU-2017-002; Hamdan Gas Station
      Applicant: Randy Hamdan, 29387 Airport LLC
                  Marsha Horning, Jeffery A. Scott Architects, P.C.
      Request: Conditional rezoning of 0.93 acres of property from C-2, Local Business to C-3, Highway Business
      Request: Special land use for a gas station
      Location: 29387 Airport, Parcel #80-050-02-0017-302.
      Project: Redevelopment of the former Denny’s restaurant to a gas station and convenience store with restaurant
      (Action required: hold a public hearing on the conditional rezoning and special land use requests and then recommend approval, approval with conditions, or denial to City Council of the conditional rezoning and conditional rezoning agreement and special land use or postpone action)

7. Old Business
   A. PC-2016-020; McLane Food Service
      Applicant: Jose Restrepo, Director Construction & Real Estate, McLane
                  Tom Sovel, Spalding DeDecker
      Request: Site plan approval extension #1
      Location: 15670 Wahrman
      Project: Development of a 241,379-sq. ft. warehouse distribution building
      (Action required: Approve, approve with conditions, postpone or deny request for site plan extension)

   B. PC-2015-029/030; Michigan Components
      Applicant: David McGee, Michigan Components
                  Alan Cruz, Hennessey Engineers
      Request: Site plan and special land use approval extension #1
      Location: 28111 Northline
      Project: Contractor’s storage yard
      (Action required: Approve, approve with conditions, postpone or deny request for special land use and site plan extension)
8. New Business

A. SPR-2017-025; **Hamdan Gas Station**
   Applicant: Randy Hamdan, 29387 Airport LLC
   Marsha Horning, Jeffery A. Scott Architects, P.C.
   Request: Site plan approval
   Location: 29387 Airport, Parcel #80-050-02-0017-302.
   Project: Redevelopment of the former Denny’s restaurant to a gas station and convenience store with restaurant

   (Action required: Approval, approval with conditions or denial of the site plan or postpone action)

B. SPR-2017-032; **34th District Court**
   Applicant: Fred Meinberg, Partners in Architecture
   Tina Brooks Green, 34th District Court
   Request: Site plan approval
   Location: 11129 Wayne Road
   Project: Development of a 50,455-sq. ft. courthouse building on the City of Romulus Municipal Complex

   (Action required: Approval, approval with conditions or denial of the site plan or postpone action)

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

10. Reports
   A. Chairperson
   B. City Planner - Planning Department Status Report

11. Reports on Interest Designation

12. Communications

13. Adjournment

The meeting will be held in the City Council Chambers at Romulus City Hall, 11111 South Wayne Road, Romulus, MI 48174. Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Secretary (734-955-4530) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.