1. The meeting was called to order by Chairperson Freitag at 7:00 p.m.

2. Roll Call Showing: Jerry Frederick, Mike Glotfelty, Daniel McAnally, Melvin Zilka, Celeste Roscoe, David Paul, Edna Talon-Jemison, Michael Prybyla and Cathy Freitag

   Also in attendance: Carol Maise, City Planner and Christina Wilson, Planning Secretary

3. Motion by Prybyla supported by Zilka to amend the agenda as presented and place old business before public hearings. Roll Call Vote: Ayes – Prybyla, Zilka, Roscoe, McAnally, Talon-Jemison, Frederick, Paul Glotfelty, and Freitag. Nays – none. Motion Carried.

   Agenda

1. Pledge of Allegiance

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

5. Comments from Public on Non Agenda Items

6. Old Business (moved from 7)

   A. SPR-2016-001; **BK Wahrman Industrial Buildings**

      Applicant: Conrad Schewe, Burton Katzman
      Request: 1 year extension of site plan approval for 5 warehouse distribution buildings
      Location: Parcel ID #80-130-99-0003-700 (Wahrman south of Eureka)

7. Public Hearings (moved from 6)

   A. TA-2017-001; **Text Amendment**; Article 8, Industrial Districts; Article 11, Use Standards,; and Article 24, Definitions

      (Action required: hold a public hearing then recommend approval, approval with conditions or denial of the Zoning Ordinance text amendment to the City Council.)

   Old Business (Resumed)

B. SLU-2016-002/SPR-2016-005; **Paradise Gas Station**

   Applicant: Abrar Ahmed, Paradise Construction Group
   Request: Special land use and site plan for a new gas station including a 2,851-sq. ft. convenience store with carry-out restaurant
   Location: 10885 Middlebelt
(Action required: resume consideration of the application and then recommend approval, approval with conditions or denial of the special land use application to the City Council and approve, approve with conditions or deny the site plan)

8. New Business
A. SPR-2017-012; **Jay Kay Industrial Building**

   Applicant: Neal MacLean, Jay Kay Investments
   Matt Madden, Gillett Associates
   Request: Construction of a 70,000-sq. ft. industrial warehouse building on 7.10 acres of property
   Location: Jay Kay Dr. /Cogswell; Parcel ID# 80-021-99-0006-716

   (Action required: approve, approve with conditions or deny the site plan)

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

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

11. Reports on Interest Designation

12. Communications
A. Planning Commission Special Meeting Agenda, July 26, 2017, 5:30 p.m.

13. Adjournment

4. Approval of Minutes
A. Motion by McAnally supported by Glotfelty to approve the minutes of the Planning Commission regular meeting on Monday, June 19, 2017.


5. Comments from Public on Non Agenda Items – None.

6. Old Business
A. SPR-2016-001; **BK Wahrman Industrial Buildings**, Wahrman Road south of Eureka, requesting a 1 year extension of site plan approval of 5 warehouse distribution buildings. DP #80-130-99-0003-700.

   Conrad Schewe, 30100 Telegraph, Bingham Farms, MI 48025 stepped forward on behalf of BK Wahrman to speak.
• Mr. Schewe showed the commissioners the site plan and explained that they have gotten through engineering approvals and that they were marketing this site as a speculative building. At the time this was approved he had three other projects in the hopper that were single building projects and financing was holding them up from developing the entire site. They currently have FAA and wetlands approvals and are close to starting to build one of the buildings.

• Ms. Freitag asked if they have all of their approvals in order now.

• Mr. Schewe replied yes.

Motion by Zilka supported by Paul to approve SPR-2016-001; BK Wahrman Industrial Buildings for a 1 year extension to expire August 17, 2018. Property is located on Wahrman south of Eureka. DP #80-130-99-0003-700.

Roll Call Vote: Ayes – Zilka, Paul, Frederick, Talon-Jemison, McAnally, Roscoe, Prybyla, Glotfelty and Freitag. Nays – None. Motion Carried.

7. Public Hearings

A. TA-2017-001; Text Amendment, Article 8, Industrial Districts; Article 11, Use Standards; and Article 24, Definitions.

• Carol Maise, City Planner presented the commissioners with a power point presentation of the text amendment proposal. She explained that the text amendment was requested by an applicant who would like to develop a truck fueling station in the M-1, Light Industrial District. Currently gas stations are not permitted in the Industrial Districts however truck stops are allowed as special land uses in the M-T District.

• Mrs. Maise asked the commissioners if they had any background on why the ordinance was set up this way. She also referred the commissioners to a letter from Brad Strader, planning consultant from MKSK, that was in their packet. The current ordinance references gas stations as “vehicle service stations/fueling stations”. They are special land uses in the C-3, Highway Service District. They sometimes have accessory uses such as repair and maintenance, which are allowed in the M-1, Light Industrial District. Often times there are restaurants and convenience stores with these gas stations, which may or may not have drive-thrus. Truck stops can include fuel, repair, scales, showers, accommodations, restaurants, and truck storage and they are allowed only in the M-T which is the most intense district. She mentioned the big truck stop at Inkster & Ecorse. There are no uses between the gas stations allowed in the C-3 commercial district and a truck stop in the M-T District. The amendment would be to allow gas stations along with truck fueling pumps in the M-1 District.

• Mrs. Maise went onto talk about terminology and standards currently in the ordinance for gas stations and truck stops. Minor revisions to clean up the ordinance are needed for consistency. She proposed taking gas stations from a “Special Land Use” to a “Permitted Use.” Brad Strader also mentioned this in his report. She talked about Redevelopment Ready and trying to get our applicants through the process a bit quicker and that Special Land Uses can take more time. They would still require that these uses be subject to special conditions but public hearings and city council review and approval can take a lot of extra time. She mentioned adding a new use, something we would call truck fueling stations. They are a hybrid between gas stations and truck stops and we would like to allow them in the M-1 District subject to some special conditions. She went on to point out these special conditions and wanted to know if the Planning Commission wanted her to go ahead and draft them into an ordinance. They include:
- Demonstration that the use will primarily serve trucks from nearby industrial areas
- Overnight truck parking shall be prohibited
- All access shall be from a Class A road or Major City Thoroughfare
- Traffic study shall demonstrate site access will operate at Level of Service C or better
- Access points shall be curbed
- Maximum 6 truck fueling spaces per site
- Site shall not abut a residential district or use
- Pump islands shall be setback 50 feet from the ROW
- Overhead canopies shall be 40 feet from ROW
- Canopy design and materials shall be visually compatible with principal building

• Mrs. Maise said that because there was an applicant there she wanted the commissioners to hear from him since he could share some of his knowledge of what is typical and what they are looking for as far as development in this community.

Brad Alsup, 5508 Lonas Road, Knoxville, Tennessee, and applicant for Flying J stepped forward to speak

• Brad Alsup commented that the Commissioners are probably familiar with some Pilot/Flying J facilities up and down the interstate. What the text amendment actually proposes is a different type of use for them. It’s not the typical truck stop since it’s actually geared to port areas, industrial parks, and intermodal areas to service trucks that are going back and forth in the area. These uses are much smaller than their typical travel center. He said they would have no problem adhering to the conditions that Mrs. Maise had mentioned before him. They would post signs saying “no overnight parking” which would be enforceable by local law enforcement. He asked for the Commissioner’s consideration in allowing this use where there is already a lot of car and truck traffic; to build a smaller facility to serve those people that are going back and forth to work, to get gas, to get diesel in their trucks, but to also go in and grab a quick bite to eat, use the restroom, and things like that. These types of facilities are not going to have all the amenities that a big truck stop would usually have since they are more to serve the trucks that are running back and forth in the area. He thinks Mrs. Maise covered it very well and would be happy to answer any questions that the Commission would have. He mentioned that they were under contract on a current location and that it was rather time sensitive and they were hoping to move forward with their application and get moving ahead with a new facility here in the community.

• Mrs. Freitag stated that basically they want to capture the local traffic in the area, not over the road, just local and Mr. Alsup stated, yes, and if he told her the location she’d know exactly where he was talking about and that the local trucks are going up and down the roads in that area, that they just want to give them a place to stop and get fuel and have a good business.

Chairman Freitag closed the petition portion of the meeting and opened it for questions and comments from the commissioners.

• Mr. Glotfelty asked if they already had any of these sites under purchase.
• Mr. Alsup stated that this was fairly a new concept for them, that they have one site currently under construction down in Ohio now and two that are about to start in Texas now. These are the smaller facilities and that it’s a rather new market for them to go from these large truck stops to these smaller facilities in industrial areas.
Mr. Glotfelty asked Mr. Alsup that if a truck came in that needed service, would they be able to do that.

Mr. Alsup replied no, they would not have a service area in these facilities.

Mr. Glotfelty also asked Mr. Alsup if a truck came in and he had a flat tire, there would be no one there on site to fix it.

Mr. Alsup replied, no. He could call a repair service, that there would not be a repair service on site.

Mr. McAnally asked if the site they have in mind is zoned M-1.

Mr. Alsup stated that yes, the area they were looking at right now was in the M-1 District.

Mr. McAnally stated that in the freeway area they may see a higher demand for this type of service. He wondered if in those areas would the city start seeing demand for this use. He asked Ms. Maise if there was a reason why they took those uses out of the less intense use areas.

Ms. Maise stated that in the less intense commercial district, gas stations are sometimes designed to accommodate trucks. Romulus Village at Hannan and Ecorse for example. She mentioned that the Commission may recall there were pumps for cars in the front but the side pump was designed for smaller trucks like box trucks and pickup trucks with utility trailers. That didn’t seem to be a problem after it was discussed and we were assured that semi-trucks wouldn’t fit there. The Regional Center District doesn’t allow gas stations and if someone proposed a rezoning to M-1 to accommodate a truck fueling station, approval would be unlikely.

Mr. McAnally said the argument can be made that the demand is there so he thinks we need to be careful what we protect.

Ms. Maise said the demand may be there, but we have a lot of property in this community zoned M-1. Just because the demand is there for gas stations for trucks doesn’t mean we have to rezone commercial property to M-1 to accommodate truck fueling stations.

Mr. McAnally stated if it can be done somewhere else, yes, that’s what we have to push. He didn’t have any real issue with what they were proposing he could see that making sense in the right spots.

Mr. Alsup stated that he would add that clearly in an M-1 district there are trucks so they are trying to capitalize upon that availability of trucks.

Mr. McAnally stated that his concerns was not with Mr. Alsup, it’s just down the road when we have 50 other people trying to jump in anywhere they want to go so he thinks we just need to be careful.

Chairman Freitag commented that she thinks that’s where we need to use common sense but she understands what he is saying.

Mr. McAnally stated that legally we need to be careful.

Ms. Maise commented rather than putting things into ordinance format they wanted to thoroughly talk about this to find out what concerns the Commission had and that special land use versus a permitted use does give more discretion if there is a concern that we might start seeing these all over. She will talk more with Brad more and they will look at including some of the special land use criteria such as consistency with the Master Plan, whether is it harmonious with the area, what kind of impact is it going to have, and is there a market for the use, into the conditions of approval.

Mr. McAnally mentioned that there are some things he would rather hash out now thoroughly then recommend something that Commissioners are sorry about later.

Mr. Fredrick commented that he understood what Mr. McAnally was saying and for example, a condition that it not about to residential use is a good start. He wondered how it would affect the Mobil across the street where full-blown 18 wheelers pull in there and negotiate and how would this affect his footprint in the city.

Ms. Maise commented that the site is an example of where the permitted use, the gas station, expanded and the pump islands were designed to accommodate trucks. There certainly was never
any intention to allow trucks in the CBD. Article 6 of the Ordinance will be amended once the Downtown Plan is done to help tighten up some of the standards in the CBD.

- Mr. Frederick commented that this is something that’s been going on for decades.
- Ms. Maise replied that we don’t want to encourage truck fueling there though.
- Mr. Frederick commented that it’s already existing, so how would we say, not now.
- Ms. Maise noted that we can’t change what’s been done over there but we can stop that from expanding. The property owner owns the adjacent property he’s inquired about expanding and making it even bigger.
- Mr. Glotfelty agreed that one thing he wanted to make a note of is that there are many places in this community where we should have the deceleration lane/right lane. It’s been happening all the time and typically within the county they’ll drag their feet and say no, you don’t need it and we both know there are many places throughout the community where we should have it, so when some of these people come in front of us he wants to get involved with Wayne County and see if we can get that deceleration lane in. There are many places where it should be and it’s not.
- Mr. Prybyla noted that Mr. Glotfelty is right, he asked if Mr. Alsup’s operation was a 24 hour operation.
- Mr. Alsup replied yes.
- Mr. Paul stated that when you put up signage stating no truck overnight parking, it also means trailers, they cannot drop their trailer then leave it there overnight.
- Mr. Alsup agreed and stated that is their policy and they do not drop a trailer and leave it there overnight and this would be no different. He said they could even reword the signs to reflect the ordinance.
- Mr. Paul asked about the store that would be on their site.
- Mr. Alsup continued to describe exactly what the intention of their business would be.
- Mr. McAnally stated we could also be talking about an unmanned station where the driver just runs a card thru and gets fuel.
- Ms. Maise described the steps involved for Mr. Alsup and asked about his other projects, if any were similar to the process he had to go thru with our city.
- Mr. Alsup replied yes.

Motion by McAnally, supported by Glotfelty to postpone TA-2017-001; Text Amendment until the next regular scheduled meeting.

Roll Call Vote: Ayes – McAnally, Glotfelty, Paul, Frederick, Talon-Jemison, Roscoe, Prybyla, Zilka and Freitag. Nays None. Motion Carried.

7. Old Business (Continued)

B. SLU-2016-002/SPR-2016-005; Paradise Gas Station, requesting special land use and site plan approval for a Gas Station, including a 2,852 sq. ft. convenience store with carry-out restaurant located at 10885 Middlebelt.

Ghassan Khalaf, 1636 North Gulley, Dearborn Michigan, Design Engineer for Paradise Gas Station stepped forward to speak on behalf of the applicant

- Mr. Khalaf described the changes in the plan and commented that he was seeking approval to go ahead with the plan.
Ms. Maise mentioned that they are continuing to work on getting this plan approved and since there was so much on the site, the drive-thru uses were removed. While it’s closer to compliance, she noted that they need a setback variance on the Goddard Road side. More information regarding the restaurant area is necessary to verify the parking calculations.

Ms. Maise suggested that it was some housekeeping issues on the plans that could be quickly resolved.

Chairperson Freitag stated the site information that he was talking about was the gas station with a carry-out restaurant.

Ms. Maise commented that the plans call for a carry-out restaurant and a coffee shop and that the parking did not show all that.

Mr. McAnally stated that once they received more information on the restaurant then that would determine whether they needed the variance or not.

Mr. Glotfelty asked about the site plan and a call for the canopy, he stated that the one in place was quite old and wondered what their intentions were for constructing a new one.

Mr. Khalaf stated the owner was contracting someone to do a structural analysis.

Mr. Paul wanted to address a letter from the DPW stating there was no PVC to be under the parking lot or approach that he wants concrete. He asked the applicant if they had a problem with that.

Mr. Khalaf replied no, they did not have a problem with that.

Mr. McAnally asked Ms. Maise if they come back and the structural integrity of the canopy was such that it must be taken down, the motion should note that the plans must be revised and that it must be brought back before the Planning Commission.

Ms. Maise stated that the Building Department felt that it may be ok. She also stated that it should be a condition that if it is not, they revise the plan to meet setbacks requirements along Middlebelt.

Ms. Talon-Jemison asked for clarification on the deliveries being done on the non-business hours, to confirm if that meant both food and gas deliveries.

Mr. Khalaf stated now that the plans were different than before, food would be anytime, but that gas would probably be during non-business hours.

Ms. Talon-Jemison stated to Ms. Maise that her previous notes stated all deliveries would be during non-business hours.

Ms. Maise replied that with the sight being so tight, it would be suggested that all deliveries come during off-peak hours. She also stated that the gas trucks were more of an issue but, food deliveries were less worrisome.

Mr. Prybyla wondered about the truck route through the business and asked if that was for deliveries and fueling only, that they were not going to be servicing larger trucks.

Mr. Khalaf stated no.

Mr. Glotfelty questioned how the applicant would handle the rain water.

Mr. Khalaf stated they would abide by all Wayne County standards.

Ms. Maise mentioned that they did have good notes on the plans for rain gardens.

Motion by McAnally supported by Zilka to recommend special land use approval to City Council for SLU-2016-002; Paradise Gas Station located at 10885 Middlebelt based upon the finding that the proposed gas station is consistent with the Master Plan, for the most part compliant with the standards of the Zoning Ordinance, and compatible with adjacent land uses; the proposed use will not negatively impact the environment, traffic or public services. This approval is subject to the review and approval of the site plan by the Planning Commission.
Roll Call Vote: Ayes - McAnally, Zilka, Prybyla, Roscoe, Talon-Jemison, Frederick, Paul, Glotfelty and Freitag. Nays – None. Motion Carried.

Motion by Glotfelty, supported by Paul to approve the site plan for **SPR-2016-005; Paradise Gas Station** located at 10885 Middlebelt Road, subject to:

1. Special land use approval by the City Council;

2. A variance to the front yard parking setback on Goddard from the BZA;

3. Waivers to the following sections:
   
   Section 11.07(f)1 to waive the 40-foot setback requirement for the pump islands along Middlebelt Road since the existing pumps are being utilized in the redevelopment of the site. The existing pumps are located 22 feet from the front property line.

   Section 11.07(f)(3) to allow a waiver to the driveway spacing requirements of Section 14.06(d) for driveways and intersections along both Middlebelt and Goddard Roads.

4. A structural analysis of the canopy shall be submitted to the Building Department during engineering/construction review. If canopy replacement is required, a revised site plan for Planning Commission review will need to be submitted.

5. The nonconforming status of the pylon sign shall be as determined by the Building Department.

6. The submittal of a revised site plan addressing the following items for administrative review prior to consideration of the special land use by the City Council:
   
   a. A detailed use statement indicating all uses proposed (gas station, convenience store, and which type of restaurants);
   
   b. All setback dimensions;
   
   c. Corrected parking calculations to determine extent of restaurant uses permitted;
   
   d. A note should be added that all deliveries to be during non-business hours;
   
   e. Driveway spacing dimensions must be noted in the waiver request and on the site plan;
   
   f. A note must be included stating that all ground-, building- and roof-mounted mechanical equipment and utilities will be screened; and
   
   g. All landscape information must be included on the Landscape Plan along with required landscape calculations and any proposed substitutions

7. Maintenance of the raingarden and bio swales.

Roll Call Vote: Ayes – Glotfelty, Paul, Frederick, Talon-Jemison, McAnally, Zilka, Roscoe, Prybyla and Freitag. Nays – None. Motion Carried.

8. **New Business**

A. **SPR-2017-012; Jay Kay Industrial Buildings**, Jay Kay Investments requesting construction of a 70,000 sq. ft. industrial warehouse building on 7.10 acres of property located at Jay Kay Drive & Cogswell Road.
Matt Madden, Gillett Associates, 32969 Hamilton Court, Farmington Hills, Michigan stepped forward on behalf of the petitioner

- Mr. Madden stated that they do not have a tenant at this point, but that the owner believes that if they can get site plan approval, the property would be more marketable and they would have a better chance at getting a tenant. The purpose of the building would be for light warehousing and small-scale distribution. It’s a small building only 60,000 to 70,000 sq. ft. He presented a picture and materials to the Commissioners.
- Mrs. Freitag asked Mr. Madden if their intention is to get the approvals and market so they can sell to people that they already have the approvals and all set to build.
- Mr. Madden replied that was the plan. He also stated that there’s already someone in the works and that they didn’t want this to go on another year.
- Mrs. Freitag asked Mr. Madden that if they did have a tenant and they wanted to change things that they present it before the Planning Commission.
- Mr. Madden agreed.

Motion by McAnally supported by Prybyla to approve SPR-2017-012; Jay Kay Industrial Buildings for the construction of a 70,000 sq. ft. industrial warehouse building on Jay Kay Drive and Cogswell Rd. Approval is subject to:

1. Additional landscaping being added to better screen the residences on the west side of Cogswell if needed as determined as part of a site inspection prior to issuance of any occupancy permits.
2. The development of land banked parking will require review and approval by the city.
3. Submittal of a revised lighting plan.
4. Any other items identified by the ARC committee being addressed during engineering/building review.

Roll Call Vote: Ayes - McAnally, Prybyla, Zilka, Roscoe, Talon-Jemison, Frederick, Glotfelty, Paul and Freitag. Nays – None. Motion Carried.

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

10. Reports

   A. Chairperson

   - Chairperson Freitag mentioned that Michael Prybyla is resigning his position as Planning Commissioner and presented him with a certificate of appreciation from all of the Commissioners and a Letter of Proclamation from Mayor Burcroff thanking him for his duties and responsibilities.
   - Mr. Prybyla thanked everyone and stated that it had been a pleasure serving on the Planning Commission.

   B. City Planner

   - Ms. Maise informed the commissioners that there will be a special meeting on July 26, 2017.

11. Reports on Interest Designation

   - Ms. Roscoe announced upcoming city events.
   - Mr. Zilka mentioned that Block’s is now open.
12. Communications – None

13. Adjournment

Motion by Roscoe, supported by Glotfelty to adjourn the meeting at 8:10 p.m. Roll Call Vote: Ayes – Roscoe, Glotfelty, Paul, Frederick, Talon-Jemison, McAnally, Prybyla, Zilka, and Freitag. Nays – None. Motion Carried.

bd

David Paul, Secretary
City of Romulus Planning Commission