MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING COMMISSION HELD ON MONDAY, JUNE 19, 2017

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 and Cathy Freitag

   Excused: Edna Talon-Jemison and Michael Prybyla

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

3. Motion by Glotfelty supported by Zilka to amend the agenda as presented to place old business before public hearings. Roll Call Vote: Ayes – Glotfelty, Zilka, Roscoe, McAnally, Frederick, Paul, 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. Public Hearings
   7. Old Business

   A. RZ-2017-002; Ecorse Commons

      Applicant: Steven Kalabat, Ecorse Commons, LLC
      Request: To conditionally rezone 69.5 acres of property from M-2, General Industrial District to M-T, Industrial Transportation District
      Location: 37350 Ecorse Road/Parcel #80-024-99-0005-703

      (Action required: resume consideration of the application and then recommend approval, approval with conditions or denial of the conditional rezoning.)

   B. SPR-2017-015; Northline & Hannan Development (Forward Air)

      Applicant: Nino DiDomenico, Northline investments LLC/D&G Building Co.
      Request: Construction of a 61,100-sq. ft. warehouse distribution building on 19 acres of property
      Location: 11651 Hannan/Parcel #80-074-01-0147-303

      (Action required: resume consideration of the application and then approve, approve with conditions or deny the amended site plan)
8. New Business
   A. Election of Officers

9. PC-Cases Involving Advice or input from the Planning Commission
   A. Truck fueling stations in the M-1, Light Industrial District – Zoning Ordinance Amendment

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

11. Reports on Interest Designation

12. Communications
    A. Planning and Zoning News – Medical Marijuana Laws in the U.S.

13. Adjournment

4. Approval of Minutes

   A. Motion by Glotfelty supported by Roscoe to approve the minutes of the Planning Commission special meeting on Thursday, May 4, 2017 and the regular meeting of the Planning Commission held on Monday, May 15, 2017.

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

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

6. Public Hearings – None.

7. Old Business

   A. **RZ-2017-002; Ecorse Commons**, requesting conditional rezoning approval for 69.5 acres of property at 37350 Ecorse Road from M-2, General Industrial District to M-T, Industrial Transportation District. Parcel #82-80-024-99-0005-703.

   Stephen Estey, Dykema Gossett, 39577 Woodward Ave., Bloomfield Hills, MI stepped forward on behalf of the petitioner to speak. Also present was Michael Mansour, Ecorse Commons, LLC/Core Partners, and Michael Brock, Hennessey Engineers.

   - Mr. Estey stated that the property is on Ecorse Road, west of and adjacent to the GM Powertrain Plant and surrounded by industrial uses. The property was formerly part of GM and has been vacant since 2010 so it is ideally situated for the proposed use and located in area Master Planned as a Heavy Industrial.
   - Mr. Estey reminded the Planning Commissioners that they were previously before them on May 15, 2017 for the conditional rezoning and the project was adjourned at this meeting to work out the conditional rezoning agreement with the city attorney and city staff.
• Mr. Estey stated that they have been successful in working out the agreement and have a recommendation from the Planning Department and all other agencies and departments for the conditional rezoning. He also reminded the commissioners that they are only trying to add one particular use on the back 40 acres of the property for vehicle storage, truck hauling and transportation. The use is currently not allowed in the M-T District and the attempt is to add just this one limited use for this district.

• Mr. Estey commented that the use of the remaining M-2 property is important because the property owner is preparing to make an investment of $3 to $5 million dollars in the property for infrastructure and a new 28,000 sq. ft. building that will bring approximately 110 new jobs. He added that the commissioners have a copy of the conditional rezoning agreement showing the changes incorporated and that the changes were minor but, clarified the specific use and direct representation of timeframe for the infrastructure development and job creation. They did include a provision regarding the current M-2 underlying uses. At the recommendation of Brad Strader, City Traffic/Planning Consultant, they added a provision so that if the city ever amends the zoning ordinance to allow this type of use within the M-2 district, that it would revert to M-2 in its entirety.

• Ms. Maise commented that Steve Hitchcock, City Attorney, did look at the agreement and was ok with it.

• Mr. Paul asked for clarification on the use. He understood that the use would be for new vehicles, not ones that required repair.

• Mr. Estey stated that repair was an ancillary use to the new vehicle storage and transport which is a permitted use in the ordinance in the M-2 District. This was also clarified in the agreement.

• Mr. Glotfelty asked for clarification of the millings.

• Mr. Estey explained that they submitted a revised concept plan and the notations were removed.

• Mr. Glotfelty stated that they are referring to the back lot but wondered about the proposed parking lot to the north side of the property.

• Mr. Estey replied that there are some existing pads on the property to the back 40 acres. The plan will be subject to special land use and site plan approval and to use the existing pads and have some additional surface space that would either be asphalt or millings would require approval. He reiterated that the request now is just for the conditional rezoning only and that at a later date they would come back for special land use approval and site plan approval and address the concerns of asphalt or millings at that time. They need to close on the property and the conditional rezoning was contingent upon that approval. That is why they removed the notations on the concept plan that goes with the agreement.

Motion by McAnally supported by Roscoe to recommend approval to the City Council the Conditional Rezoning (Zoning Map Amendment) and Conditional Rezoning Agreement for RZ-2017-002; Ecorse Commons for 69.47 acres of property at 37350 Ecorse Road (DP# 80-024-99-0005-703) from M-2, General Industrial to M-T, Industrial Transportation to allow for the outdoor storage of new vehicles and pick-up trucks and the accessory outdoor storage of car haulers on the existing surface of the former GM facility in accordance with the provided concept plan.

Roll Call Vote: Ayes – McAnally, Roscoe, Zilka, Paul and Freitag. Nays – Glotfelty and Frederick. Motion Carried.

B. SPR-2017-015; Northline and Hannan Development (Forward Air), 11651 Hannan, requesting site plan approval for the construction of a 61,100 sq. ft. warehouse distribution building on 19 acres of property. Parcel # 82-80-074-01-0147-303.
Nino DiDomenico, Northline Investments, LLC, D&G Building Co., 30735 Cypress, Suite 600, Romulus, MI 48174 stepped forward as petitioner to speak. Also present were Vince DiDomenico, D&G Building Co.; Matt Madden, Gillette Architects, 32969 Hamilton Ct., Farmington Hills, MI 48334; and Michael Brock, Hennessey Engineers, 13500 Reeck Rd., Southgate, MI 48195.

- Mr. DiDomenico stated that they are proposing a new 61,000 sq. ft. building on the site for office and warehouse use. They will own and lease the building to a freight forwarding company. The building will go at the back end of the 19 acres.
- Ms. Maise directed the attention of the commission to her summary report showing the waivers requested by the applicant and stated that these can be mitigated as part of an approval and encouraged the commissioners to ask any questions they may have.
- Mr. Frederick noted that he sees the notation of the additional circulation for the fire trucks and appreciates that. He also stated that the tenant will love that they added additional asphalt for the truck circulation.
- Mr. Zilka asked Mr. DiDomenico where the ponds that are by the railroad tracks will drain to and asked if they had Wayne County approval.
- Mr. DiDomenico replied that there is a county drain that the pond will outlet to on Huron River Drive and that they are currently going through approval with Wayne County.
- Mr. Zilka stated that he wasn’t so sure that it is a county drain.
- Mr. Brock commented that he had discussed it with Ali at the county and that the county’s map shows 2 tributaries to the drain south of Huron River Drive, which is an unnamed tributary. The tributaries are part of Wayne County and they used to go right through the property. Over the years particularly when I-94 was reconfigured, they were disappear and now start from the railroad and head south. The county will take jurisdiction over the tributaries as part of their review of the drains.
- Mr. Zilka stated that he has a county drain map at home and that drain crosses Hannan Road and goes to the Huron River.
- Mr. Brock mentioned that the MDEQ wondered if they had any rights to the drains since they were enclosed and since the redevelopment of I-94. He has had contact with Andrew Harts, Director of the MDEQ Warren office, and they do not have any jurisdiction over the drain. This is strictly a Wayne County drain/tributary.
- Mr. Glotfelty wondered if the Fire Chief’s issues were addressed from his review.
- Mr. DiDomenico replied that they had been addressed.
- Mr. Brock commented that the notes from the Fire Chief are boiler plate comments that he attaches to almost all of his reviews and the ones he wanted addressed were the comments in bold. He met up with Chief Allison last week and he is ok with the Fire Department connection, the FDC on the east side of the building. The Fire Chief was concerned with the fire hydrants at the southeast corner of the building, which might be too close so they offered to move it back. He was ok with that and stated that his issues can be addressed during engineering review.
- Ms. Maise commented that she too had spoken with the Fire Chief, Dave Allison, and that he puts these comments on his reviews so that the applicant is aware of what to expect during engineering and building review.
- Ms. Freitag asked if this was Phase I.
- Mr. Brock replied yes.
- Mr. Paul commented that the applicants did a nice job with the site plans.

Motion by Glotfelty supported by Paul to conditionally approve SPR-2017-015; Northline and Hannan Development at 11651 Hannan subject to:
1. Waivers to the following:
   a. Section 8.04(h)(1) to allow the detention pond in the front yard per the recommendation of
      the City engineer;
   b. Section 13.04 to allow payment in lieu of construction of sidewalk for Phase 1 in the
      amount of $27,500; payment must be made to the Planning Department prior to issuance
      of any building permits;
   c. Section 13.02(c) to waive the greenbelt requirement along the easternmost 350 feet of
      frontage of Northline Road conditioned upon verification that the existing vegetation is in
      good health and on the applicant’s property and in compliance with the 2001 woodlands
      permit;
   d. Section 13.02(c) to waive the berm requirement along Northline Road due to the grade
      differential; this waiver shall be conditioned upon supplemental plantings being provided
      if determined necessary after completion of construction;
   e. Section 13.02(c) to waive the greenbelt requirement along portions of the Northline and
      Hannan Road frontages (as depicted on Sheet LP-1) conditioned upon 50% of the total
      required landscaping being provided as part of Phase 1 and a cash bond being provided for
      the remaining landscaping; if construction is not initiated on Phase 2 within 3 years from
      the start of construction of Phase 1, a landscape plan will be submitted for review and
      approval for the remainder of the greenbelts; and
   f. Section 14.06 for the driveway location on Hannan Road per the requirements of Wayne
      County.

2. Information being provided to be reviewed administratively to verify compliance with building
   material requirements for the west elevation.

3. Upon completion of the project, if the outdoor trailer storage is visible, additional screening
   will be required.

4. Compliance with the 2001 woodlands permit and any associated tree replacement to be
   reviewed and approved administratively;

5. Any other items identified by the ARC committee including the planning and engineering
   consultants being addressed on a revised site plan and/or during engineering/building review.

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

8. New Business
   A. Election of Officers

Motion by Paul supported by Glotfelty to nominate Cathy Freitag as Chairperson to Planning
Commission.

   • Ms. Freitag accepted.

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

Motion by Glotfelty supported by Paul to nominate Daniel McAnally as Vice Chairperson to the
Planning Commission.

   • Mr. McAnally accepted.

Roll Call Vote: Ayes – Glotfelty, Paul, Frederick, McAnally, Roscoe, Zilka and Freitag. Nays – None. Motion Carried.
Motion by McAnally supported by Zilka to nominate David Paul as Secretary to the Planning Commission.

- Mr. Paul accepted.

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

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

10. Reports

A. Chairperson

- Ms. Freitag thanked the commissioners for their vote on confidence as the Planning Commission Chairperson and wished everyone a happy and safe Fourth of July.

B. City Planner

1. Planning Department Status Report

- Ms. Maise informed the commissioners that there could have been a few other site plans on the agenda and as they may have noticed on her status report, there are several that they are working on and some weren’t quite ready for Planning Commission review.
- Ms. Maise also informed the commissioners that there will be a meeting in July as well as a special meeting on July 26th.
- The Commission discussed the Master Citizen Planner webinar that is currently being offered.

11. Reports on Interest Designation

- Ms. Roscoe announced upcoming city events.

12. Communications

A. Stephen J. Hitchcock, Giannarco, Mullins & Horton, P.C. – Adjourning/Postponing Actions of Planning Commission or ZBA

- Discussion ensued regarding adjourning versus postponing actions at meetings. Adjournments are appropriate when a public hearing needs to be cancelled and postponing is what is often referred to as tabling.

13. Adjournment

Motion by Zilka supported by Glotfelty to adjourn the meeting at 7:45 p.m. Roll Call Vote: Ayes – Zilka, Glotfelty, Paul, Frederick, McAnally, Roscoe & Freitag. Nays – None. Motion Carried.

David Paul, Secretary
City of Romulus Planning Commission

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