MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING COMMISSION HELD ON MONDAY, MAY 15, 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, Edna Talon-Jemison, Celeste Roscoe, Michael Prybyla, David Paul and Cathy Freitag

Also in attendance: Carol Maise, City Planner; Brad Strader, Planning Consultant, MKSK; and Christina Wilson, Planning Secretary

3. Motion by Zilka supported by McAnally to amend the agenda as presented to place old business before public hearings. Roll Call Vote: Ayes – Zilka, McAnally, Roscoe, Prybyla, 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

      A. PC-2012-005/006; Romulus Village

         Applicant: Ecorse Development, LLC
                     Frank Jarbou, Jarbou Development

         Request: Site plan approval extension #2

         Location: 39325 Ecorse/Parcel #80-026-99-0016-701

         (Action required: action on site plan extension for 12 months to expire 7-28-2018.)

   7. Public Hearings

      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: Hold a public hearing.)

   8. New 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: Recommend to the City Council approval, approval with conditions or denial of the conditional rezoning request.)

B. SPR-2017-015; Northline and Hannan Development

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: approval, approval with conditions or denial of the site plan.)

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 regular meeting of the Planning Commission held on Monday, April 17, 2017.


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

6. Old Business
   A. PC-2012-005/006; Romulus Village, 39325 Ecorse. Requesting site plan approval for extension #2 for 12 months to expire 7-28-2018. Parcel #82-80-026-99-0016-701

      Frank Jarbou, 4198 Orchard Lake Rd., Orchard Lake, MI 48230stepped forward to speak.
• Mr. Jarbou explained that they have finished phase I of construction at the site and are moving onto Phase II and Phase III and the extra time is needed in order to complete the development.

Motion by Glotfelty supported by Paul to extend the site plan for PC-2012-005/006; Romulus Village for 12 months to expire July 28, 2018.

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

7. Public Hearings

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 Steven Kalbat, Ecorse Commons, LLC/Core Partners, and Michael Brock, Hennessey Engineers.

• Mr. Estey presented the commissioners with a power point presentation of the proposed site development.

• 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 district.

• Mr. Estey also stated that they already have a user for the rear of the site which is around 40 acres, and that is why they are proposing a partial conditional rezoning. The proposed conditional rezoning would allow for the outdoor storage of new vehicles and pickup trucks along with the accessory outdoor storage of car haulers on the existing surface of the former GM facility. The use is considered long-term parking and would require special land use approval in the M-T, Industrial Transportation District. There would also be an ancillary service facility for the repair of the trucks. Mr. Estey added that the current zoning of M-2, General Industrial does not allow for this use.

• Mr. Estey noted that they would have to invest in around a million dollars in infrastructure alone and an estimated $5 million in total improvements that they feel would fuel economic development growth in the area. He listed some of the project benefits such as, a new operating business with accompanying jobs which is estimated to be 110 over 36 months; a new approach off of Ecorse Road; creation of a detention basin to service the entire property; installation of a water main loop to service the entire property; installation of a sanitary service prepped to service future users along the frontage of Ecorse Road; and the extension of gas and electric. They would also construct a new building to service the new automobile transport company and they would preserve the woodlands frontage/buffer until such time as future development of frontage with accompanying landscaping.

• Mr. Estey sited some sections of the ordinance and showed the commissioners some renderings of the proposed development.

• Mr. Michael Brock, Hennessey Engineers explained how they would close the current access and connection from the proposed site to the GM plant which would lead to the construction of 2 new approaches on Ecorse Road. He went on to explain the development of the site and
how they are proposing to widen the lanes to include acceleration/deceleration lanes, how traffic would flow along Ecorse Road, and how traffic would enter and exit the site.

- Mr. Estey outlined the conditional rezoning agreement for the commissioners, highlighting certain criteria.

- Mr. Brad Strader recapped the highlights of the proposed site and conditional rezoning agreement to the commissioners and informed them of some of the concerns with the proposal including introducing an M-T zoning into this part of the city, temporary parking on an existing paved area and impact on developing the front of the site with an M-2 zoning. The applicant has provided a concept plan that shows a large building on the property to accommodate parking and so forth, therefore showing that it is viable.

- Mr. Strader stated that given all of the information before the commissioners, the recommendation is in favor of approval of the conditional rezoning. He also mentioned some site plan issues that the applicant would need to address before returning before the Planning Commission for site plan approval.

- Ms. Maise reiterated that overall the city is in favor of the conditional rezoning and mentioned that the revisions to the rezoning agreement that the applicant submitted did not make it into the commissioner's packets and it was still under review by the city attorney and therefore a recommendation to City Council should be based on the revisions to the conditional rezoning agreement.

Let the record show that an affidavit of first class mail has been shown and is on file.

Chairperson Freitag closed the petitioner speaking portion of the meeting and opened it up for questions and comments from the public.

John Crow, 4171 Eagles Nest Drive, Waterford, MI 48329 stepped forward to speak on behalf of Colliers, 38100 Ecorse Road, Romulus, MI 48174.

- Mr. Crow was concerned about how the proposed development of the property would feed into the McCauley Drain that travels across Ecorse Road and already seems overtaxed. He also wanted clarification of the size of the buildings and percentage of existing concrete and proposed asphalt.

- Mr. Estey addressed Mr. Crow's concerns and Mr. Strader explained that although his questions are valid, they are better suited for site plan review because the conditional rezoning only addresses the use.

Chairman Freitag asked if there was anyone else who wished to speak to please come forward. Seeing no one, Chairman Freitag closed the public speaking portion of the meeting and opened it up for questions and comments from the commissioners.

- Mr. McAnally asked for clarification when it is time for site plan review regarding car haulers bringing vehicles onto and off of the site and wondered about the traffic impact.

- Mr. Paul was concerned about the city attorney not approving the conditional rezoning agreement and addressed his concern with asphalt millings.

- Mr. Frederick was concerned about the traffic flow and what a negative impact it could pose for travelers on Ecorse Road.

- Mr. McAnally agreed with Mr. Paul and mentioned that he too would like to see the agreement flushed out before recommending the conditional rezoning to City Council.
• Further discussion ensued by the commissioners, Mr. Strader and Ms. Maise regarding the use of the site if vacated in the future and what the restrictions would be.

Motion by Paul supported by McAnally to adjourn RZ-2017-002; Ecorse Commons until the next regular scheduled meeting.

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

8. New Business

A. SPR-2017-015; Northline and Hannan Development, 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 was Vince DiDomenico, D&G Building Co. and Michael Brock, Hennessey Engineers.

• Mr. DiDomenico gave a brief overview of the proposed development of the site explaining that they already have a user for the proposed development. The building would be at the rear of the property at Hannan and Northline with an approach on Hannan to access the site with a shared easement.

• Mr. Brock gave the commissioners additional history of the site and noted that it consists of 19 acres and is bound by 3 sides. It’s an odd triangular shape with Northline to the north, Hannan on the west and a railroad track to the south. The property is currently vacant with an approach on Hannan Road. The property slopes to the back towards an existing culvert on the south side.

• Mr. Brock explained that this project would be done in phases. The first phase would consist of a 61,000 sq. ft. building with truck docks on the south side and vehicle parking to the north side of the building. The site was developed with sanitary and sewer about 10 years ago for a project that fell through but the future building (Phase 2) slated for the site is approximately 106,000 sq. ft. along the front of Hannan Road. He pointed out that there is a concept plan for the future building in the commissioner’s packets and that the development of that building is tenant driven. He continued to explain the future development of the site.

• Mr. Brock stated that Wayne County has reviewed the access drive to the site and has approved it as proposed. There is a portion of the roadway that D&G Building Co. will have to construct along Hannan to bring it up to their standards.

• Matthew Madden, Gillette Architects, disbursed renderings and samples of the proposed building materials that the commissioners passed among themselves.

• Mr. DiDomenico noted that the building will have more of a modern look, similar to the recently constructed Logos Logistics building that they built.

• Ms. Freitag enlightened the commissioners that were not on the board 10 years ago about the concept plan that Mr. DiDomenico presented to them at that time. She recalled that at that time the BZA granted them permission to remove some trees on the site. The site was cleared and piles of dirt were left and remained for years. She also stated that an illegal sign was placed on the site and the city asked them to remove it but, it was not removed for years.

• Ms. Freitag noted that after recently visiting the site that D&G Building Co. is building a road and she asked Mr. DiDomenico if they had approval from Wayne County to do so.
Mr. DiDomenico stated that what they are doing is creating a temporary drive on the site because they are planning to mobilize on the site. They do not wish to unload machinery onto Hannan Road and they thought it would be best for the residents and the city to go this route. What they are creating is a parking area for loading and unloading machinery.

Ms. Freitag stated that it appears that the road goes way beyond the staging area for the machinery that is already on the site. She wondered if they may be bringing in millings from the Logos Logistics site since she is aware that there are violations at that site and they may be relocating them at this new proposed site to create a road that they do not yet have approval or authority from Wayne County or the City of Romulus to do.

Ms. Freitag commented that in her personal opinion, there have been issues in the past and that D&G Building Co. seems to have no respect for the City of Romulus. She also reiterated that it was her personal opinion and that she would not be in favor of voting on this project.

Chairperson Freitag opened up the meeting for questions and comments from the commissioners.

Mr. DiDomenico commented that when a semi-truck unloads machines, it requires a lot of space to do so and for turning. They didn’t think they were doing anything wrong by prepping the site for development.

Ms. Freitag asked Mr. DiDomenico if they do this kind of prep in other cities, besides Romulus, without proper approvals.

Mr. DiDomenico stated that they have and that Wayne County approved the driveway location.

Ms. Maise commented that the question is timing. Construction of a road is typically tied to a building permit. D&G has built buildings in Romulus and they should know the process of getting approvals, which includes a preconstruction meeting and then getting a building permit allowing the start of the construction. The intent to keep the machinery off of Hannan Road is valid but the timing is what Ms. Freitag may be referring to.

Mr. DiDomenico stated that if it was a problem, they will remove the millings and restore the area with dirt, the way it was before they started building the temporary road. They believed they were doing something better but, it obviously wasn’t.

Mr. Vince DiDomenico stepped forward to speak to the commissioners and asked how they would get materials to the site if it rains and so forth.

Ms. Freitag commented that it was not a question of how, but it was a matter of them building the road before they had proper approvals.

Mr. Vince DiDomenico apologized and stated that they need to have this road, with or without a permit, to get the equipment to the site and keep it off of Hannan Road. They do intend to follow all of the rules but they need to have the road to get back there.

Ms. Maise stated that there is not a problem with the road going there, it just has to be at the right time. If the project was delayed or withdrawn and they built a road without approvals, the city could be left with a road and no other development of the site.

Ms. Maise asked Mr. DiDomenico and Mr. Brock if they had a permit from the county for the driveway approach on Hannan Road.

Mr. Brock replied that there was a permit application in with the county for soil erosion with a stone access drive to reduce mud tracking onto Hannan Road but no permit has been issued at this time.

Ms. Maise noted that the temporary access drive is not in the same location as the permanent drive that is on the site plan and approval for a temporary drive before a building permit is issued for the development would have to be approved by the first the county as well as the city.
Mr. McAnally noted that D&G Building Co. placed the cart before the horse and started the project without approvals. He does not want to necessarily vote no on the proposed project but the confusion will need to be cleared up before a vote can happen.

Ms. Maise suggested that the commissioners postpone action in order for the petitioners to clean up the site plans and get approval from the county.

Mr. DiDomenico stated that they have stopped the construction of the temporary road and will address the site plan review comments and wait for Wayne County approvals.

Mr. Glotfelty commented that D&G Building Co. has built a lot of nice buildings and projects for the City of Romulus and he is very proud of that but he was concerned about the truck traffic on the Class B road.

Mr. DiDomenico pointed out the improvements to Hanan Road that they intend to make.

Further discussion ensued about comments of the reports regarding needed modifications to the site plan before returning to the Planning Commission.

Motion by McAnally supported by Zilka to adjourn SPR-2017-015; Northline and Hannan until June 19, 2017 regular meeting.

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

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

- Ms. Maise reported that the Planning Department has had several requests lately for truck fueling stations in the M-1 District. The ordinance allows for gas stations for vehicles in the C-3 District as a special land use but does not allowed them in any of the Industrial Districts. The M-T District does allow truck stops though which could accommodate a truck gas station. The requests for the truck fueling stations come from some well-known travel centers.
- Ms. Maise asked the commissioners for some background and for their advice on the idea of having truck fueling stations to service the trucks in the M-1, Light Industrial District.
- The commissioners did not have any background to share.
- Ms. Maise discussed the C-3 District and how these could transition into truck fueling stations if developed to accommodate.
- Ms. Freitag asked Ms. Maise if the idea is to have truck gas stations.
- Ms. Maise replied yes but of course they would be bigger and the intent would be to accommodate truck traffic already on the road.
- Mr. McAnally noted the traffic difficulties at Inkster and Ecorse intersection because of the truck servicing center located near there.
- Ms. Maise and the commissioners decided that there would be more information needed to craft an ordinance for this use.

10. Reports

A. Chairperson

B. City Planner

1. Planning Department Status Report
• Ms. Maise informed the commissioners that there will be a meeting on June 19, 2017.
• Ms. Maise also asked the commissioners to schedule a time with Human Resources to get a badge so when they are visiting sites they can show property owners that they are with the City of Romulus.

11. Reports on Interest Designation
   • Ms. Roscoe announced upcoming city events.

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

13. Adjournment

   Motion by Prybyla supported by Glotfelty to adjourn the meeting at 8:40 p.m. Roll Call Vote: Ayes – Prybyla, Glotfelty, McAnally, Zilka, Roscoe, Frederick, Paul, Talon-Jemison & Freitag. Nays – None. Motion Carried.

   [Signature]

   Michael Prybyla, Secretary
   City of Romulus Planning Commission