MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING COMMISSION HELD ON MONDAY, SEPTEMBER 18, 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, Jessica Workman, Celeste Roscoe, Edna Talon-Jemison, Melvin Zilka and Cathy Freitag

   Excused: David Paul

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

3. Motion by Zilka supported by Glotfelty to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Glotfelty, Frederick, Talon-Jemison, McAnally, Roscoe, Workman 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

   A. RZ-2017-004; City Event Centre Rezoning

      Applicant: Rasaq Gbadamosi, AFRA Consulting
      Request: Rezoning of 4.78 acres from O-1, Office to C-2; General Business
      Location: 37451 Ecorse
      Project: Reuse of the credit union building as a banquet hall

      (Action required: hold a public hearing)

7. Old Business

8. New Business

   A. RZ-2017-004; City Event Centre Rezoning

      Applicant: Rasaq Gbadamosi, AFRA Consulting
      Request: Rezoning of 4.78 acres from O-1, Office to C-2; General Business
      Location: 37451 Ecorse
      Project: Reuse of the credit union building as a banquet hall

      (Action required: Recommend to City Council approval, approval with conditions, postponement or denial of rezoning request)
B. SPR-2017-023; City Event Centre

Applicant: Rasaq Gbadamosi, AFRA Consulting
Request: Site plan approval to reuse property for a 3,870-sq. ft. banquet hall
Location: 37451 Ecorse
Project: Reuse of the credit union building as a banquet hall with outdoor amenities including a gazebo, boardwalk, outdoor seating, benches and tent

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

C. SPR-2017-011; Pritula Trailer Storage – Phase 2 & 3

Applicant: William Pritula
Matthew Diffin, Diffin-Umlor & Associates
Request: Site plan approval for expanded trailer storage including 361 trailer spaces
Location: 28034 Beverly
Project: Expansion of trailer repair and storage facility

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

9. PC-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. Approval of Minutes

   A. Motion by Glotfelty supported by McAnally to approve the minutes of the Planning Commission regular meeting on August 21, 2017.
      
      Roll Call Vote: Ayes – Glotfelty, McAnally, Frederick, Roscoe, Workman, Talon-Jemison, Zilka and Freitag. Nays – None. Motion Carried.

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

6. Public Hearings

   A. RZ-2017-004; City Event Centre Rezoning, 37451 Ecorse, requesting rezoning of 4.78 acres from O-1, Office to C-2, General Business District for the reuse of the credit union building as a banquet hall. Parcel #82-80-025-99-0001-000.
Rasaq Gbadamosi, 12817 Panama Street, Los Angeles, CA. 90066 stepped forward to speak as the petitioner. Also in attendance was a representative from Parkway Credit Union.

- Mr. Gbadamosi thanked the commissioners and city staff and presented the commissions with a PowerPoint presentation explaining the background, site information, present land use, proposed site improvements and zoning changes. He also addressed comments from ARC and explained changes he will make on a revised site plan.

- Mr. Gbadamosi expressed the overall goals to use the existing credit union as a banquet hall and ensured that the project will be consistent with the goals, policies and future land use of the master plan.

Let the record show that an affidavit has been shown and is on file.

Chairperson Freitag opened up the public hearing portion of the meeting for questions and comments from the public.

Seeing no one, Chairperson Freitag closed the public portion of the meeting and opened it up to questions and comments from the commissioners.

- Mr. McAnally commented that the current zoning is kind of odd and asked Ms. Maise what the zoning was prior to it being a credit union.
- Ms. Maise replied that it was zoned residential however likely rezoned to Office to accommodate the credit union as a service to the assembly plant across the street. She asked if the Commission recalled what the history of the zoning was.
- Mr. McAnally commented that although he understands that Mr. Gbadamosi is asking to make payment in-lieu of sidewalks now, and that he may be the only service business in that area, there will be future businesses that will be to the east and west of the property. Not having sidewalks or a connector to his does not make sense.
- Mr. Gbadamosi stated that the entire length of the site has sidewalk to the boundaries, minus 15 feet because of a pond.
- Ms. Maise stated that there was a small portion of the sidewalks that were not put in based on the fact that there was a pond and that there could have been some problems with infrastructure. She also commented that we do like to get sidewalks in place and there are some sidewalks further down the road on both sides of the property. The city didn’t want to create further challenges with a small portion of sidewalk where the pond is and that is why we would support payment in-lieu of construction of sidewalks.
- Mr. Gbadamosi stated that they could put the sidewalks in if that was the decision of the commissioners.
- Mr. McAnally commented that the commissioners certainly don’t want Mr. Gbadamosi to dig up an entire drainage field to install 15 feet of sidewalk. Only if it is plausible to do so, it would be nice to have connectors on both sides of the property so that any future neighbors can tie into.
- Mr. Gbadamosi noted that the current owners of the property were present at the meeting and could explain why the sidewalks were not extended.
- A Parkway Credit Union representative stated that they purchased the property in 1995 and at the time it was zoned residential. They had it rezoned and when they developed the property in 2001 and there were no sidewalks in the area. They made an agreement with the city at that time to put that small section of sidewalk in when Ozga Rd. was paved. To date it is still a gravel road.
Ms. Maise commented that there will likely be improvements to Ecorse Rd. with the development of property across the street from the credit union. Although pedestrian circulation is important to the city, sometimes it is just not feasible to install sidewalks. There are several reasons why sometimes the sidewalks are not installed and the city looks at this on a case-by-case basis.

- The Parkway Credit Union representative stated that in the 17 years that they have owned the property no one has installed sidewalks.
- Mr. McAnally noted that there are a lot of big changes that are about to happen on Ecorse Road.
- Mr. McAnally asked Mr. Gbadamosi if he intends to sell liquor, beer or wine at the banquet hall.
- Mr. Gbadamosi replied that they will not be selling liquor but, they will be serving wine if the event calls for it and the will be obtaining a license to do so.
- Mr. Gobotly welcomed Mr. Gbadamosi to Romulus and expressed his enthusiasm about the project. He questioned if Mr. Gbadamosi planned to add additional handicap parking in the lot.
- Mr. Gbadamosi stated that they currently have 3 handicap spaces and if the ordinance requires more they will add additional spaces.
- Ms. Maise commented that it currently is in compliance. She also noted that on the side of the credit union where the drive-thru used to be they are going to add a door for pull-up service and if needed they can use that space for additional handicap parking if the event called for it.
- Ms. Workman asked Mr. Gbadamosi if they intend to make the entrance with the overhang the main entrance.
- Mr. Gbadamosi explained that there is an ATM on the wall and the will be removing that and making that the main entrance, which is why they are removing some of the curbing and creating a ramp. They would like to make it more handicap accessible.
- Mr. Frederick commented that he was excited to see this project come to Romulus and wished the applicant good luck. He inquired about the 124-sq. ft. kitchen on the proposed site plan and wondered if there was going to be a sink and stove.
- Mr. Gbadamosi thanked Mr. Frederick and stated that there will be a sink but, there will not be a stove. They will not be cooking and all of the food will be catered. He also stated that if the plans did not show a sink he would make sure to revise the plans to show one. He noted that there was an existing floor plan and a proposed floor plan that shows a sink.
- Ms. Maise commented that the plans will be more detailed when Mr. Gbadamosi submits for a building permit.
- Ms. Maise explained that she wanted it to be clear that LSL Planning did the report and was very much in favor of the rezoning because it met the criteria and the findings of fact were there to support the decision. She noted that if Planning Commission recommends approval to City Council, it does not mean that the current site plan is going before council. This is not a conditional rezoning with an associated site plan like the commissioners have been seeing lately, rather it is just a site plan being processed concurrently with the rezoning request.
- Ms. Maise continued by saying that although the commissioners are looking at a site plan associated with a rezoning and are likely to approve it with some conditions, the applicant could decide that the banquet center is not going to work and instead propose a restaurant for example or any use allowed in the C-2 district. A reuse or redevelopment of the property in accordance with the C-2 district would be permitted. She wanted to make sure that the commissioners were aware of this.

7. Old Business – None.

8. New Business
A. **RZ-2017-004; City Event Centre Rezoning**, 37451 Ecorse, requesting rezoning of 4.78 acres from O-1, Office to C-2, General Business District for the reuse of the credit union building as a banquet hall. Parcel #82-80-025-99-0001-000.

Motion by McAnally supported by Glotfelter to recommend approval to City Council to rezone from O1-Office District to C2-General Business District for **RZ-2017-004; City Event Centre**, located at 37451 Ecorse Rd. based on the findings in the LSL report dated August 22, 2017.

Roll Call Vote: Ayes - McAnally, Glotfelter, Zilka, Workman, Roscoe, Talon-Jemison, Frederick and Freitag. Nays - None. Motion Carried.

B. **SPR-2017-023; City Event Centre**, located at 37451 Ecorse, requesting site plan approval for the reuse of the credit union as a banquet hall with outdoor amenities including a gazebo, boardwalk, outdoor seating, benches and tent.

Motion by McAnally supported by Zilka to approve **SPR-2017-023; City Event Centre** conditioned upon:

1. Rezoning of the property from O-1 to C-2.
2. Any activity in the wetland area is subject to MDEQ review and approval.
3. Details of all proposed improvements (gazebo, boardwalk, outdoor seating, etc.) must be reviewed administratively prior to construction.
4. Tents and other accessories to be removed within 48 hours after the event is concluded.
5. A lid must be included on the dumpster.
6. Payment in lieu of construction of sidewalk shall be required for the eastern most portion of site in an amount approved by the city engineer and noted on the site plan unless found feasible to extend.
7. A quitclaim deed for the 33 feet of right-of-way must be provided to Wayne County.
8. A revised site plan must be provided addressing the sidewalk location and address.

Roll Call Vote: Ayes - McAnally, Zilka, Workman, Roscoe, Talon-Jemison, Frederick, Glotfelter and Freitag. Nays - None. Motion Carried.


Motion by McAnally supported by Roscoe to postpone **SPR-2017-011; Pritula Trailer Storage – Phase 2 & 3** until the next regular meeting on October 16, 2017 at the request of the applicant’s engineer.

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

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

- Ms. Maise commented that the portion of the zoning amendment for truck fueling stations is being moved to city council for approval in October.
- Ms. Maise asked the Commission their thoughts on reconsidering a previous zoning ordinance amendment that would change the way special land uses are handled. Rather than having special land uses approved by City Council after recommendation from Planning Commission would they
want to think about having the Planning Commission make the decision. Redevelopment Ready encourages a more streamlined process where the decision is made by the Planning Commission. She has been working with Brad Strader from MKSK on a text amendment that was actually approved by the Planning Commission in 2011 to let the Planning Commission hold the public hearing and then either approve or deny the request rather than making a recommendation to the City Council. There are some special land uses, particularly in the waste disposal uses, that will still need to have City Council review and recommendation.

- Ms. Maise commented that she would like to present the commissioners with draft language next month, get it fine-tuned and hold a public hearing and get that change in effect. It would save applicants time and move development through quicker.
- Ms. Freitag noted that in 2011 much of the Planning Commission was in agreement but there were a couple of council members that still wanted to see these projects to make the final decision. She did agree with Ms. Maise that some of the larger projects should go before City Council.
- Ms. Maise offered the commissioners a last chance to attend the MAP conference in Mackinac Island.

10. Reports

A. Chairperson

- Ms. Freitag commented that she hoped everyone had a chance to attend the 20th Annual Pumpkin Festival over the weekend. It was a good crowd and a good time. It was nice to see the city involved and the comradery of the Romulus residents.

B. City Planner

Planning Department Status Report

- Ms. Maise informed the commissioners that there will be a meeting in October. The Pritula case will be on the agenda and possibly a couple more cases.
- Mr. Glotfety commented that he has seen activity at the old Denny’s on Middlebelt Road and wondered if there will be a petitioner and site plan forthcoming.
- Ms. Maise replied that there is an application for a gas station at that location and that they will be on a future agenda but they are not quite ready for a public hearing.
- Mr. Zilka acknowledged that the Penske site is moving along quite nicely.

11. Reports on Interest Designation

- Ms. Roscoe announced upcoming city events.
- Ms. Workman commented that the Pumpkin Festival was great and that she heard a lot of buzz going around, even from the citizens of New Boston. She also commented that the Southern Wayne County Regional Center has been doing a lot of business with the Romulus Chamber of Commerce lately and Special Tree just had a great event that went very well. Her business does a lot of work with the Chamber of Commerce and they are trying to get more businesses involved in these events. There are a lot of great things coming up later throughout the year, like benefits for the business owners, seminars on investment planning, retirement planning and things of that nature. She encouraged the commissioners to pass the word along and since the Romulus Chamber of Commerce is involved with the Southern Wayne County Chamber they are allowed to attend those events as well.
- Ms. Freitag encouraged everyone to get their flu and shingle vaccinations since flu season is just around the corner.
12. Communications – None.

13. Adjournment

Motion by Glotfelty supported by McAnally to adjourn the meeting at 7:50 p.m. Roll Call Vote: Ayes – Glotfelty, McAnally, Frederick, Talon-Jemison, Roscoe, Workman, Zilka & Freitag. Nays – None. Motion Carried.

David Paul, Secretary
City of Romulus Planning Commission