MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING COMMISSION HELD ON MONDAY, SEPTEMBER 19, 2016

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

2. Roll Call Showing: Jerry Frederick, Melvin Zilka, Celeste Roscoe, Mike Glotfelty, Daniel McAnally, Mike Prybyla and Cathy Freitag

   Excused: David Paul and Edna Talon-Jemison

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

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

   Agenda

   1. Pledge of Allegiance
   2. Roll Call
   3. Approval of Amended Agenda
   4. Approval of Minutes
   5. Comments from Public on Non Agenda Items
   6. Old Business


   7. Public Hearings

      A. PC-2015-020; City of Romulus Master Plan Amendment. (Action required: Hold a public hearing, review preliminary, and make recommendation to City Council.)

      B. SLU-2016-005/SPR-2016-026; Verizon Wireless Cell Tower requesting special land use and site plan approval for a 195-foot monopole cell tower and associated equipment compound located on 1.79 acres at 38600 Northline. M-1, Light Industrial District. Parcel #80-074-01-0158-002. (Action required: recommend to the City Council approval with conditions, or denial of the special land use request and approve, approve with conditions or deny the site plan.)
8. New Business

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
   A. MAP 2016 Annual Conference
   B. Angela Hospice

13. Adjournment

4. Approval of Minutes

   A. Motion by McAnally supported by Zilka to approve the minutes of the regular meeting of the Planning Commission held on Monday, August 15, 2016.


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

6. Old Business


      Ben Davis, 226 Redwine Drive, Houghton Lake, MI 48629 stepped forward as applicant for H&R Properties

      • Mr. Davis stated that the reason for the extension was because of the amount of money involved and they now have that in place and they intend to break ground in March of 2017.

      Motion by Zilka supported by Roscoe to approve PC-2014-006/007; H&R Properties for a second 12-month site plan extension for a gas station/convenience store with drive-thru at Middlebelt/Hildebrandt to expire October 21, 2017.

      Roll Call Vote: Ayes – Zilka, Roscoe, Prybyla, Frederick, Glotfelty, McAnally and Freitag. Nays – None. Motion Carried.
7. Public Hearings

A. PC-2015-020; City of Romulus Master Plan Amendment. (Action required: Hold a public hearing, review preliminary draft and make recommendation to City Council).

Brad Strader, Consultant for MKSK, presented the Master Plan Amendments to the Planning Commissioners.

- Mr. Strader explained that he was going to give an overview of the Master Plan.

  ✓ What is a Master Plan?
    - Policy document
      - Support for zoning
    - Plans land use and character
    - Guides decision making
    - Requirement of State Legislation
      - Zoning Plan
      - Complete Streets
      - Capital Improvement Plan

- Mr. Strader explained that the City adopts the master plan that sets forth the land use and infrastructure and physical characteristics that are intended for the city. It talks about utilities and roads; the configuration of land uses including residential, commercial, industrial and other classifications. One part of the Master Plan is a future land use map which goes beyond land use and includes the character of different parts of the city; the design and access of roads, landscaping; and so forth. The Master Plan provides a guide for zoning. It is a long range plan and actions to reach that in the next 10 – 20 years. The zoning is what someone can do with their property today; it describes the type of use you can have on the property, the dimensions, the setbacks and height, parking requirements, and the regulations for today. The goal is that over time the zoning of property is amended towards the future land use designation.

- The master plan follows the requirements of the State Planning Act and since the last master plan was done the Planning Act has been amended and there are three new requirements including that a master plan include a Zoning Plan. The Zoning Plan looks at the future land use map and shows what needs to change in the Zoning Ordinance, in terms that the zoning districts or the timing of changes. There is a stipulation in the Planning Act called “Complete Streets” that says that cities need to consider non-motorized pedestrian bikes and transit as well as automobiles and trucks. Romulus has always included that but now it is a requirement. A Capital Improvement Plan is the third requirement. The City of Romulus last did a CIP in 2010 and is currently working on one now and the Planning Commission needs to be involved in that process.

- Ms. Maise informed the commissioner’s that they will be seeing a Capital Improvement Plan in March of 2017. The Finance Department and the Department of Services are currently working on it very actively.

- Mr. Strader continued to explain that one way to look at the Capital Improvement Plan may deal with things like fire engines, vehicles and so forth but in the Master Plan we talk about big capital improvements like parks, a new fire station, and major street improvements. These are in the Master Plan and they work their way into the Capital Improvement Plan.
What has changed since last Master Plan?

- Input from Envision Romulus
  - Priority to improve roads
  - Priority for code enforcement
  - Focus redevelopment downtown and Vining Road area
- Airport Authority, Aerotropolis, airport master plan
- Blurring of Industrial/Commercial uses, less “manufacturing”
- Recent amendments to industrial districts
- Residential areas intermingled with home business, auto repair, trucking
- Demand for trucking-related businesses has increased
- Outlet Mall – Vining Road commercial focused
- New types of housing, alternatives to single-family
  - Airport related
  - Senior living
- National economic changes
- Rapid Transit Study

Mr. Strader explained that the update is needed since the law requires that it be looked at every 5 years and the Planning Commission, with input from City Council, is looking at the current plan and deciding what parts of the plan need to be amended. The “Envision Romulus” process included a lot of public engagement which was used to begin this Master Plan update. There have also been some amendments to the Zoning Ordinance and the Master Plan needs to be updated to reflect that. There have also been changes to the regional and Romulus market. The plan has some specific recommendations for downtown, the Vining Road interchange area, east airport and south gateway. Those areas have all been looked at and refreshed a little bit.

Mr. Strader explained what has changed and implemented since the last Master Plan. While much of the Plan will remain the same with new formatting, things like changes to the Industrial Districts have been incorporated. For example there has been a recent blurring in the industry between commercial and industrial uses. They used to be more distinct, where now there has been a trend towards a little less manufacturing and more quasi commercial/heavy commercial uses so this plan is trying to clean up that blurred line a little bit.

Mr. Strader mentioned the amendments to the Industrial District in terms of the types of uses that are allowed. He noted some of the issue in the City is that home businesses that are more industrial in nature. He also addressed the distinction between some of our trucking uses; trucking with a small building versus a site that has as bigger building and trucking is a part of it but. Changes to the industrial districts were made to now require buildings be required in the light industrial district so that there is a bigger investment by the trucking business. The demand for trucking uses has increased around the airport, much more so than any other uses and that need to be further addressed.

Mr. Strader noted that one thing that they’ve seen in Southeast Michigan and around the state is that there is a saturation of surplus of commercial. Part of that is just because people plan and zoned for commercial growth that didn’t occur and also internet shopping and changes in the marketplace have decreased the need for as much commercial acreage in the region and probably in the city. Similarly after the economic downturn it’s been sort of slow to rebound in the office market.

Mr. Strader stated that there are new types of housing being contemplated in the Plan. Senior housing and some form of assisted living needs to be considered. Attracting young
professionals and providing more housing for people that work at the airport, so they can live close to work needs to be considered.

- Mr. Strader discussed rapid transit and noted that it could be bus rapid transit and commuter rail from Ann Arbor to Detroit with a spur coming down to Romulus to serve the airport. That has been acknowledged as a possibility in the plan as well.

Scope of the Update
- Amendment, not new plan
- Retain much of existing, relevant plan
- Refresh
  - New format
  - Concise
  - Readable
- Updated Goals
- Focus on key subareas
- Update Action Plan

- Mr. Strader explained that there are a couple of things to keep in mind when looking at this document. It is an amendment, not a new plan. A lot of the parts of the old plan were kept and just refreshed it. There is a new format; the plan is a lot thinner and more readable and graphic oriented than the last plan, at the request of the Planning Commission and staff. Kathleen Duffy from LSL Planning did a nice job of giving it a fresh new look. Tim Keyes and others wanted to be able to use this plan as somewhat of a marketing piece and for applicants to use excerpts of this document so it’s a bit more flashy, readable and clear. The goals were updated key goals by chapter are presented. He mentioned the four sub-area plans including downtown, the Vining Road Development District, south gateway and east airport and also noted that the action plan was refreshed.

- Mr. Strader described one of the key components of the Master Plan; the Future Land Use Map.

Factors for changes to Future Land Use
- Existing conforming land use pattern
- Goals for appropriate land use transitions between low and high intensity uses
- The characteristics of a site (size, shape, natural features/constraints)
- The airport noise and crash zones
- Capacity of infrastructure
- Suitability of the roads for anticipated traffic
- Market trends and property owner input
- Public need for certain land uses

- Mr. Strader stated that lot of the city is well established and historic designations are important to consider. There is logic behind the plan and one of the goals is to have a mixture of a lot of different uses in the city. Transition between more intense uses and less intense uses is critical. The City has several areas where single-family is intermixed with industrial uses and lighter industrial uses with heavy uses. This is challenging and the Plan addresses ways to address this. Characteristics of a site like configuration of the site, what kinds of uses can accommodate the site, what is the capacity of the road infrastructure and utilities, are there natural feature we want to preserve, what are the strengths of the site, what are the adjacent land uses are considered.
Mr. Strader mentioned that unique to Romulus is of course the airport and its influence. The Future Land Use Map shows the noise contours and needless to say residential within the noise zone is not desired. There is a lot of both vehicle and truck traffic in the city that gets looked at with regard to land use changes and plans for roadway improvements either by the applicant or by the county or city need to be considered.

Mr. Strader acknowledged that another factor is market trends. In the region and the city, the demand for commercial and offices has gone down and the demand for trucking related use has gone up especially near the airport.

Mr. Strader commented on the public need for certain land uses and the change in revenue sharing. It’s become more important to the City than in the past to have tax base so, while tax base policies are usually more directed by City Council, the Planning Commission can address land use opportunities for development and redevelopment that will provide tax base so the City can continue to provide services.

Mr. Strader then showed the Future Land Use Map with the old plan and stated that there are major changes shown in a few areas which must be discussed before moving the draft plan forward. One area is the south gateway area along Eureka Road and along the I-275 corridor that was addressed in a recent zoning map amendment which opened up some of the uses there. Views from I-275 must be attractive so that development gives a good image to the city. Some commercial along Eureka Road that leads to the airport is encouraged. Also, improvements to that segment of Eureka Road between I-275 and where the boulevard is now could be considered. Another area of focus is East Airport. Property between Middlebelt and Harrison which was recently rezoned to allow more intense industrial uses. This pressure extends east of Harrison however the Planning Commission has felt that the existing residential in that area needs to be protected.

Mr. Strader commented that more input is needed on the Regional Center commercial area around the Vining Road interchange and on the downtown. The regional center uses have been more refined and the uses in the downtown have been more clearly identified so that restructuring the downtown zoning districts may be simplified.

Mr. Strader explained that LSL Planning put the goals onto a map of opportunity areas which resembles a clock. Some of the ideas on the map are east airport at 3:00 p.m.; protect traditional neighborhoods at 5:00 p.m.; support the Southern Gateway at 6:00; preserve rural residential at 7:00; strengthen downtown hub at 9:00; preserve rural residential at 10:00; revitalize Wayne Road corridor at 11:00; and Vining Road development mixed uses and regional commercial and 12:00. In the center (outlined in red) are airport noise contours.

Mr. Strader went back to the Southern Gateway portion of the FLU. He noted that ordinance amendments were recently made that allowed a little more intense industrial use without compromising higher design standards. The I-275 expressway is the city’s front door so higher standards for landscaping, building materials and so forth are expected. One developer that has already started construction in this area is already following this draft and guidelines.

Mr. Strader touched on Metro Center, which is now called the Vining Road Development District, which is the I-94 and Vining Road area. Metro Center has been in the master plan since before he was working with the City which was around 2001 or so. A number of things have been talked about there; a baseball stadium, race track, shopping centers, outlet mall and so forth. This area has long been viewed as a second activity area to the downtown for Romulus with a mixture of office, commercial, housing, and a very light research and development area. It included plans for a new fire station, road improvements, with some open space and so forth. Factors influencing future land use include too much designated for commercial and office in the city and the demand is for light industrial and trucking uses. He showed the current and
proposed maps of the Vining Road area; the old map shows a lot of regional center use, primarily retail and entertainment uses like hotels, and a mixture of uses. The proposed draft pulls back on the commercial so it would largely be south of Smith Road and around the interchange, like the outlet mall, and there still would be space for other types of commercial uses. Reducing are regional center designated area in size would result in a little less supply and that will make it more attractive to get the regional commercial. When there is so much, the value of that land goes down a little bit.

- Mr. Strader talked about the change shown on Ecorse Road. On a portion of the frontage light industrial and flex space is proposed. This is kind of a lighter level of industrial without much trucking fronting on Smith Road, and Vining Road could be extended. This is kind of a tricky change. The Regional Center/Metro World area, which has long been planned as regional center commercial is being reconsidered. Ecorse Road has an interesting collection of uses. Generally the characteristics of Ecorse Road are industrial with varying types from Inkster all the way to I-275. There are also some really nice residential areas there including the Preserves, which is not fully developed. The intent is to make sure that the land uses along Ecorse Road still encourage continued development of the Preserves subdivision and other residential. While there is this newer subdivision and a scattering of single-family homes fronting on Ecorse, there is also a lot of industrial use up and down Ecorse Road. The road itself is not in great condition and much of it is only 2 lanes and it shows a lot of truck wear and tear. So, if there is a change in the land use designation (from regional center to light industrial), road improvements to upgrade the quality of Ecorse Road must be made.

- Mr. Strader mentioned that he understands that the commissioners have spent a lot of time on the Regional Center/Metro World subarea in the past. The proposed change for a portion of the area along Ecorse Road may be a better location to provide light industrial than in other parts of the city that are more in proximity to residential. The City prefers that Vining Road be kept as a non-truck route however, so to protect the commercial vision on the Vining Road interchange area, truck traffic will be encouraged to get to Ecorse Road via the Inkster interchange or the I-275 interchange, since Wayne Road, Merriman and Vining should not be used for heavy truck traffic and that the truck traffic should stay east and west.

✓ Transportation
  - Updated priorities and added truck route maps

- Mr. Strader explained that the wording in the prior transportation section has been tightened up and they updated the priorities including that Ecorse Road be rebuilt as a Boulevard. A map of road improvements was shown. Working with OHM, the City’s engineer, it shows where land uses can change and where we might consider more industrial and trucking uses. The map shows Class A and Class B roads and truck route maps layered on the city’s land use map to identify where it would be more and less appropriate to have truck type uses.

- Mr. Strader showed a map of the Regional Transit Authority; the Southeast Michigan RTA. There is a millage vote on the ballot for a millage support for the Rapid Transit Project. One of the projects included is the Ann Arbor to Detroit Rapid Transit project and a lot of bus improvements. The most interesting of the Rapid Transit for the City is the route from Downtown Detroit to run east/west to Michigan Avenue, through Dearborn, down Merriman Rd. to have a stop north of the airport, potentially, and at some point have a rental car redevelopment, with a stop at the north and south terminals. This would be a rubber tire rapid transit, so it might have an exclusive lane with stations and pre-boarding kiosks; not like a bus, but faster and more reliable and less expensive than a rail. It could have some of the same
amenities as a rail, but it wouldn’t actually be a rail. So, it could be active sooner. If the millage passes, it’s viewed to be about ten years out.

✓ Adoption (Today)
  ▪ Public Hearing at Planning Commission
  ▪ Respond to public comment
  ▪ Planning Commission recommendation to Council
  ▪ Council passes resolution to adopt updated plan
  ▪ Master plan updates coordinated with Capital Improvements Plans and Projects

• Mr. Strader reminded the commissioners of the process and that after taking comments at a public hearing the Planning Commission can either recommend to Council, recommend to Council with changes, postpone action and ask to look at certain sections or rethink things and come back to the Planning Commission. Once it goes to Council, they would pass a resolution of adoption. One of the changes in the act was that Planning Commission and City Council have to adopt the same plan so it’s good to keep Council in the loop so both are on board with the same draft plan.

• Mr. Glotfelter stated that he had looked at the Master Plan in the early stages and that he would like to look at the plan a little more before making any comments.

• Mr. Strader suggested that the commissioners could take some time and hear comments from the public and then comment on the Master Plan at the next regular meeting.

• Mr. McAnally stated that his biggest concern was the Vining Road area. He noted that we have areas of the City that are already zoned for trucking. Understandably, it’s easy money to rezone that for trucking, but he has been around a long time and he knows what that land was intended for and what they have hoped for.

• Mr. McAnally commented that for him to vote yes on the Master Plan, there has to be more discussion on that area. He has not given up on that idea and he doesn’t want to decide to make everything zoned for trucks. His fear is that there will be too many trucks if the door is open in that area since it won’t stop with one developer and they cram as many as they can in that area because it’s a good area for that use.

• Mr. Prybyla agreed with Mr. McAnally.

• Ms. Freitag also agreed with Mr. McAnally and Mr. Prybyla.

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

Brian Beatty, Real Estate Appraiser, CBRE, stepped forward to speak.

• Mr. Beatty stated that he has been an appraiser for over 21 years and is a certified General Appraiser in the State of Michigan. He was asked to do a feasibility study on a specific parcel within the Vining Road Regional Center area. It’s about 138 acres at the northeast corner of Vining Road and Smith.

• Mr. Beatty looked at current demand and rent levels for all different property types within the market, including industrial, retail, office, multi-family and hotel. Single-family was not looked at because it was within the noise area.

• Mr. Beatty explained that based on the analysis of the study, the only type of use that is seen to be feasible today and in the next 10 years is industrial. The rent levels and the vacancies for all other property types do not support development at this time or within the next 10 years. He
also looked at what is being developed now in the marketplace and developers are in the forefront of demand studies and they see what is needed. Within the sub-market that Romulus is a part of, there are three industrial buildings totaling about 643,000 sq. feet that are currently under construction. There is no known retail under construction currently. The Outlets of Michigan is proposed, however there have been endless delays. There was a big article in the Detroit Free Press about how outlet malls are kind of disappearing, not being as successful primarily due to online shopping. Within the entire Detroit Metro Area, there is one office development that is known, under construction, not within the Romulus sub-market. As far as multi-family; the Romulus rents are extremely low compared to the overall market. Vacancy is ok, but until rent levels get significantly higher, we don’t see any development for that. There are none in the sub-market. There are a couple of hotels being re-branded in the market, but no known construction going on in the sub-market at this time.

- Mr. Beatty commented that with industrial being currently feasible and feasible for the foreseeable future, after speaking to a broker in his office, Pete Rogers, tenants are looking for space in the 60,000 sq. foot range. There are 4-5 good options within the Romulus sub-market. If you are talking about 100,000 sq. ft. spaces, which there are a number of tenants looking for that type and size of space, there are no current options. Tenants are literally just waiting for a tenant to not renew their lease in order to move forward and get into the city.

- Mr. Beatty summarized that based on the research, in his opinion, research industrial development is the only feasible use at the site today or in the near future, and we predict that to be about 10 years. This particular site at the northeast corner is ideal for industrial development. Ecorse Road is a Class A road, there are other developments along there so, we feel that the northern portion of the site would be ideal for a warehouse type of use where the trucks could use Ecorse to access I-275 and on the southern portion, flex office R&D space is becoming a very popular “quasi-industrial”. Some of these R&D spaces are 90-95% office. He recently appraised a property (that is the worldwide search engine leader) and they have a space that is very nicely done and has a very significant size office there.

- Mr. Beatty stated that he wanted to give the commissioners his experience and understands that his study is in their packet. He explained that there is a huge demand for industrial in this area, very little demand for all the other property types so, he would encourage approval of the amendment to the Master Plan.

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

- Mr. McAnally stated that we could approve the plan and embrace the horror of it and put trucking everywhere. Put a 100,000 sq. ft. building in there and with all the trucks on Ecorse Road, how long do you think it will take the County to catch up to do anything to Ecorse Road? We the citizens, who live here, and have to negotiate the roads with all the trucks, trains, etc. are going to be the ones that have to suffer with this. He believes we should think long and hard before we start rezoning this area and making more trucking available at this point.

- Mr. Zilka suggested that the commissioners take more time to study and not jump at something this significant. He also stated that he lives on Eureka where there is a lot of truck traffic and he believes that even with posted signs the truck drivers do what they want, they don’t pay attention to the signage.

- Ms. Freitag commented that what caught her attention was that when speaking of Vining Road, would we encourage them not to drive on it? The drivers will go right down Vining Road to get to the freeway the fastest.
Mr. Prybyla stated that the zoning has been changed several times before to make adaptations for a racecourse and a mall, yet nothing has been done to develop that area. And with light industrial since 1983, no one has come to this area. In 1985 the city put sewer and water there and he's not wanting to change anything now, but he'd like to keep it as it is.

Ms. Freitag asked Mr. Strader what the options were for voting on the Master Plan Amendment.

Mr. Strader explained that they had a few options; postpone action and talk just about the amendment, move it forward to Council and direct that part be changed back to the current plan, or if they wish to study it more it would be helpful to let Ms. Maise know so that we know what information we can bring back to the commissioners; we could have a study session and have Tim Keyes here to discuss what they would like to see.

Mr. McAnally asked Mr. Strader if it would be possible to have a study session with Council and the Planning Commission to get input from both sides before we make any decisions.

Ms. Maise replied that it was a great idea.

Ms. Roscoe commented that it would be very helpful.

Mr. Strader suggested that they get a preview of tonight's meeting so that they may understand that this is an area of sensitivity and that the Planning Commission would like some input from Council before making a recommendation.

Ms. Maise asked the commissioners their thoughts on the southern gateway, as Mr. Strader mentioned in his presentation. She noted that we are seeing a lot of activity there, and wondered about extending the southern gateway over onto the other side of I-275 up to Oakwood and Eureka. There have been some inquiries about commercial there. If you are going to have a study session, maybe we can look further into that section as well. It wouldn't be as drastic of a change, it's extending a boundary of something that's already there and it needs further discussion. In particular, one of the recommendations at the end of the document, in the implementation section, one thing that we would like to do is incorporate more design standards for all of the districts: the downtown, Vining Road, the southern gateway, and east airport by adding some changes to the Zoning Ordinance. We have been very successful with the applicants coming in, particularly along Wahrman Road, which they have given us some upgraded site development and building standards, but having it in the Zoning Ordinance would be more helpful.

Chairperson Freitag closed the public speaking portion of the meeting and a motion was made to have a study session with City Council.

Motion by Glotfelty supported by Zilka to schedule a study session with the Planning Commission and City Council to address questions about the Master Plan Amendment.

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

B. SLU-2016-005/SPR-2016-026; Verizon Wireless Cell Tower requesting special land use and site plan approval for a 195-foot monopole cell tower and associated equipment compound located on 1.79 acres at 38600 Northline. M-1, Light Industrial District. Parcel #80-074-01-0158-002.

Robert LaBelle, 380 N. Woodward, Birmingham, MI 48009, stepped forward to speak on behalf of Judd Chaille; applicant for Verizon Wireless

- Mr. LaBelle presented his case to the commissioners.
• Mr. LaBelle stated that Verizon Wireless is attempting to supply coverage and capacity for the area of the within the City of Romulus.
• Mr. LaBelle explained the reasons for the need of this cellular tower; one being interference from the airport that interrupts signals, and this will also take care of issues from other sites.
• Mr. LaBelle argued that the Planning Commission has the authority to waive any variances needed for this cellular tower and that going before the Board of Zoning Appeals was not necessary.
• Ms. Maise informed the commissioners that she had been working with another representative from Chaille Towers and is well aware of the request for a variance.
• Ms. Maise referenced Section 12.15; Wireless Communication Facilities of the Zoning Ordinance, that states that the Board of Zoning Appeals may consider a variance from the standards of this section. The city made a conscious effort with anything related to cell phone towers, not to have special land use waivers but, for applicants to prove practical difficulty and go through the Board of Zoning Appeals for variances needed.
• Ms. Maise respectfully disagreed with Mr. LaBelle and noted that the ordinance is very clear.
• Ms. Maise informed the applicant that FAA approval is required.
• Ms. Maise also informed the applicant that they missed the deadline for publication for variances needed and that they will now be considered for the November Board of Zoning Appeals regular meeting.
• Ms. Maise stated that she will confirm with the City Attorney in regards to legal the agreement.
• Ms. Maise stated that she endorses the waivers for fencing and curbing.
• Mr. LaBelle respectfully disagreed with Ms. Maise and further discussion was had.
• Ms. Maise suggested seeking legal counsel.
• Mr. McAnally suggested tabling the request.
• Mr. LaBelle retracted his position and agreed to apply for all variances required for this project.

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

Chairperson Freitag opened the public portion of the meeting and asked if any person wishing to speak to come forward.

Glenn Koerber, 15561 Hannan, Romulus, MI 48174, stepped forward to speak.

• Mr. Koerber stated that he has Verizon Wireless and he has a poor signal on his cell phone. He asked where the cell tower would be located and stated that he supports the cellular tower.

Ben Davis, 226 Redwine Drive, Houghton Lake, MI 48629, stepped forward to speak.

• Mr. Davis stated that he owns the property to the west of the applicant. His concern was whether there would be restrictions on his property if the cell tower was approved.
• Ms. Freitag replied that there would not be restrictions on Mr. Davis’s property based upon the approvals of the cellular tower. There shouldn’t be any impact on his property as long as the zoning is adhered to.

Chairperson Freitag closed the public speaking portion of the meeting and opened it up for questions and comments from the commissioners.
Mr. Glotfelty commented that there was a cell tower at Huron River Drive and Northline and asked Mr. LaBelle if there was a reason that Verizon Wireless could not collocate there.

Mr. LaBelle explained why it was not an option.

Mr. Prybyla asked Mr. LaBelle is there was going to be an access road to the site and if there was a way to use a decorative enclosure where the antennas are so that the tower is more appealing to the eye.

Mr. LaBelle stated that they try to avoid any enclosures because it reduces the effectiveness of the antennas and because it reduces the number of colocation options.

Ms. Maise inquired about low profile towers.

Mr. LaBelle commented that the monopole towers are already low profile.

Mr. Frederick stated that the Planning Commission normally doesn’t allow barbed wire but, in this instance because it’s infrastructure, he agrees with having it.

Motion by McAnally supported by Zilka to recommend special land use approval to City Council for SLU-2016-005; Verizon Wireless Cell Tower located at 38600 Northline Road. DP# 80-074-01-0158-002.

Approval is conditioned upon:
1. Site plan approval.
2. Variance from the BZA being granted for the side and front yard setbacks;
3. Verification of FAA approval of the proposed 195-foot height (“No Hazard to Air Traffic”) must be provided.
4. All State and Federal requirements must be met;
5. Bonds in the amount of $25,000 for the removal of a tower and $5,00 for the removal of antenna and equipment associated with a collocation shall be provided prior to issuance of any building permits; and
6. A written agreement transferrable to all assessors and assigns that the operator shall make space available on the facility for collocation must be provided if so determined by the City Attorney.

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

Motion by Glotfelty supported by McAnally to approve site plan SPR-2016-026; Verizon Wireless Cell Tower for a 195-foot monopole cellular tower and associated communication facility equipment located at 38600 Northline. DP# 80-074-01-0158-002. Approval is conditioned upon:

1. Special land use approval by the City Council and all conditions associated with the special land use approval;
2. A waiver to the curbing requirement of Section 14.02(b)(2); and
3. A waiver to Section 13.03(c)(2) to allow barbed wire fencing.

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

8. New Business – None.

9. PC Cases involving Advice or Input from the Planning Commission – None.
10. Reports

A. Chairperson

B. City Planner

1. Planning Department Status Report –
   - Ms. Maise informed the Planning Commission that there will not be a meeting in October.
   - Ms. Maise stated that the Planning Department will schedule a study session with City Council for the Master Plan/Vining Road Development.
   - Ms. Maise updated the commissioners on projects that they may see soon.

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

12. Communications

13. Adjournment

Motion by Prybyla supported by Glotfelty to adjourn the meeting at 8:35 p.m. Roll Call Vote: Ayes – Prybyla, Glotfelty, McAnally, Frederick, Roscoe, Zilka & Freitag. Nays – None. Motion Carried.

Michael Prybyla Secretary
City of Romulus Planning Commission