

City of Romulus
PLANNING COMMISSION
Regular Meeting Agenda
Monday, September 18, 2023 7:00 P.M.



1. Pledge of Allegiance
2. Roll Call – Frederick, Glotfelty, McAnally, Long, Roscoe, Talon-Jemison, Crova, Gbogboade, & Freitag
3. Approval of Agenda
4. Approval of Minutes
 - A. Approval of the minutes of the regular Planning Commission meeting held on July 17, 2023
5. Comments from Public on Non Agenda Items
6. Public Hearings
 - A. SLU-2023-001, 002, and 003/SPR-2022-36; **Safeway Oil Service Center**
Applicant: Sam Beydoun, Safeway Oil; Abbas Hamid, ZF Group; Ziad El-Baba, Engineer
Request: Special Land Use approvals for a vehicle fueling station, car wash and drive thru restaurant as part of site plan approval for a vehicle service center development
Location: 9700 Middlebelt Road (DP#80-189-99-0099-000)
Project: Construction of a 10,710 SF Fueling Station with Convenience Store, Café Restaurant, Oil Lube Shop, Car Wash and EV Charging Station

(Action Required: **APPLICANT HAS REQUESTED TO POSTPONE**)
7. Old Business
8. New Business
9. PC-Cases Involving Advice or Input from the Planning Commission
10. Reports on Interest Designation
11. Communications
 - A. Project Status Report
 - B. **TA-2023-001; Zoning Ordinance Text Amendment** for *Article 3, Single Family Residential Districts Section 3.04(a)(3) Accessory Buildings – Detached Accessory Building Size and Section 3.05(a) Fences – Location and Height*
12. Adjournment