



NOTICE:

ROMULUS CITY COUNCIL

SPECIAL MEETING – STUDY SESSION

Monday, January 13, 2025

The Romulus City Council will hold a Special Meeting – Study Session on **Monday, January 13, 2025, at 6:00 p.m.** in the Romulus City Hall Council Chambers located at 11111 Wayne Road, Romulus, MI 48174, to discuss the proposed amendment for storage of recreational vehicles, commercial vehicles, and automobiles in residential districts.

The Special Meeting-Study Session Agenda is as follows:

1. **Roll Call**
2. **Agenda**
3. **Discussion: Zoning Text Amendment - Section 3.06 Parking and Storage of Recreational Vehicles, Commercial Vehicles, and Automobiles in Residential Districts**
4. **Public Comment**
5. **Adjournment**

Ellen L. Craig-Bragg, City Clerk
City of Romulus

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).

THIS IS AN OPEN-SESSION MEETING

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 12:00 p.m. the day of the meeting to request assistance at:

Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, (734) 942-7540,
clerk@romulusgov.com



City Council Special Meeting

Study Session Agenda

January 13, 2025

6:00 PM

1. Roll Call
2. Agenda - Motion to accept Study Session Agenda as presented
3. Discussion: Zoning Text Amendment - Section 3.06 Parking and Storage of Recreational Vehicles, Commercial Vehicles, and Automobiles in Residential Districts
4. Public Comment
5. Adjournment - Motion to adjourn the Special Meeting



MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, City Clerk

Cc: D'Sjonaun Hockenhull, Deputy City Clerk

Date: January 9, 2025

Re: Special Meetings

There are two (2) special meetings scheduled for Monday, January 13, 2025:

1. 6:00 p.m.	Study Session	Zoning Text Amendment
2. 6:45 p.m.	Closed Session	Attorney Opinion

PLANNING DEPARTMENT MEMORANDUM

DATE: December 17, 2024

To: Ellen Craig-Bragg, City Clerk and D’Sjonaun Hockenhull, Deputy Clerk

FROM: Jeff Kemp Jr., Director of Building and Planning

SUBJECT: Study Session for **January 13, 2025 at 6:00 PM**

TA-2024-002; Zoning Ordinance Text Amendments, Section 3.06 Parking and Storage of Recreational Vehicles, Commercial Vehicles and Automobiles in Residential Districts

The Planning Department would like to respectfully request a study session with the City Council to be held at 6:00 p.m. on Monday, January 13, 2025 for the purpose of discussing the proposed amendment for storage of recreational vehicles, commercial vehicles and automobiles in residential districts.

The amendment was introduced to the Planning Commission on July 15, 2024 and the Planning Commission recommended to City Council the approval of the proposed amendment on September 16, 2024. Steve Hitchcock, City Attorney, will be presenting the proposed amendment to the City Council.

cc Mayor Robert A. McCraight
Julie Wojtylko, Chief of Staff
Carol Maise, City Planner
Steve Hitchcock, City Attorney, GMH

kh

Troy ▼ Lansing ▼ Detroit ▼ Munising

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George A. Contis
Kellie S. DeVito
Samantha S. Faulkner

Elizabeth A. Favaro
Kara S. Ferrara
Timothy D. Finegan
John R. Fleming
Anne R. Gabbert
John J. Giarmarco
Julius H. Giarmarco
Bruce W. Haffey
Jordyn M. Hawk
Lindsay P. Hazen
William H. Heritage, III
Stephen J. Hitchcock

William H. Horton
Keela P. Johnson
Salvatore J. LaMendola
Alexander Lebedinski
Victoria S. Lehman
Adam Levitsky
Ryan P. McNeil
Christopher D. Messing
John L. Miller
Karie Miller
Courtney Q. Moore
Timothy J. Mullins

Allison Nalette
David A. Occhiuto
Sean L. Parent
Ryan L. Perry
Katherine E. Ross
Annabel F. Shea
Lauren M. Studley
Paul A. Thursam
Jared M. Trust
Geoffrey S. Wagner
Donald K. Warwick
Matthew S. Weaver

Richard A. Wojewoda
LeRoy H. Wulfmeier, III

Of Counsel
David G. Gorcycia
Albert Taylor Nelson, Jr.
Peter J. Sarkesian

January 9, 2025

City of Romulus
City Council
11111 Wayne Road
Romulus, MI 48174

Re: Text Amendments Section 3.06

Dear Council:

The City has received complaints about the parking of commercial and recreation vehicles on City streets making maneuvering of vehicles of home owners difficult on subdivision streets.

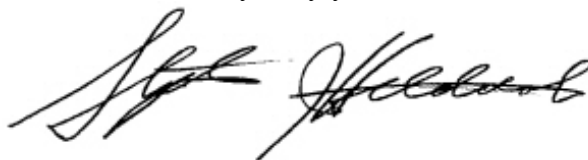
In order to address this issue, proposed amendments to Section 3.06 of the Zoning Ordinance have been prepared for your consideration and recommended by the Planning Commission. These changes will prohibit recreation vehicles and converted buses from being parked in the street from 5:00 p.m. to 9:00 a.m. regardless of their size.

In addition, if these vehicles are more than 32 feet, they cannot be stored outside on a lot for more than 48 hours unless a specific permit is issued.

The changes also prohibit commercial vehicles and trailers from parking on the street overnight between 5:00 p.m. to 9:00 a.m. In addition, if over 1 ½ tons, they cannot be parked or stored outdoors on residential property except for construction and maintenance vehicles.

I will be at your January 13, 2025, study session and can answer any questions you may have.

Very truly yours,



SJH/ss

Stephen J. Hitchcock

ORDINANCE NO. 2025- ____
CITY OF ROMULUS
APPENDIX A – ZONING
AMENDMENT 1.264

AN ORDINANCE TO AMEND ARTICLE 3, SINGLE-FAMILY RESIDENTIAL DISTRICTS, SECTION 3.06, PARKING AND STORAGE OF RECREATION VEHICLES, COMMERCIAL VEHICLES, AND AUTOMOBILES IN RESIDENTIAL DISTRICTS, OF THE ZONING ORDINANCE FOR THE CITY OF ROMULUS.

THE CITY OF ROMULUS HEREBY ORDAINS:

SECTION 1. Article 3, Single Family Residential Districts, Section 3.06, *Parking and Storage of Recreation Vehicles, Commercial Vehicles, and Automobiles in Residential Districts* is amended to read as follows:

Section 3.06 Parking and Storage of Recreation Vehicles, Commercial Vehicles, and Automobiles in Residential Districts

(a) **Recreation Vehicles or Converted Buses Less Than Thirty Two (32) Feet Long.**

Recreation vehicles, converted buses, trailers, and boats that are no longer than thirty two (32) feet may be stored or parked in any residential district on a lot on which an occupied residence is located subject to the following requirements:

- (1) A maximum of two (2) recreation vehicles, converted buses, trailers, or boats may be stored or parked on a residential lot or parcel of land.
- (2) Recreation vehicles, converted buses, trailers, or boats may be parked or stored in a garage, the rear yard, or in a non-required side yard (i.e. meeting side yard setback). Recreation vehicles, converted buses, trailers, or boats may not be parked or stored in a required side yard setback, ~~or~~ in the front yard, or in the street right-of-way from 5:00 p.m. to 9:00 a.m. except as provided in (3) below.
- (3) Recreation vehicles, converted buses, trailers, or boats may be parked on any part of the lot or ~~on~~ in the street right-of-way for not more than forty-eight (48) hours for the purpose of loading and unloading as long as the view of driveways or vehicular and pedestrian traffic of adjoining properties is not obstructed.
- (4) Storage or parking of recreation vehicles shall not create an unsafe or dangerous condition.

- (5) Recreation vehicles, converted buses, ~~Travel~~ trailers, or boats and motor homes, if parked or stored, shall not have a fixed connection to electricity, water, gas, or sanitary sewer, and shall not be used for living, sleeping, or housekeeping purposes.

- (b) **Recreation Vehicles, Greater Than Thirty Two (32) Feet Long.** Recreation vehicles, motor homes, ~~travel~~ trailers, converted buses, or boats longer than thirty two (32) feet may not be parked or stored on a lot for more than forty-eight (48) hours, or in the street right-of-way from 5:00 p.m. to 9:00 a.m. except under the following conditions:

- (1) Recreation vehicles, motor homes, trailers, converted buses, or boats longer than thirty two (32) feet may be parked or stored inside an enclosed building.
- (2) On any lot containing an occupied residence, a permit can be issued by the Building Department to store the recreation vehicles, converted buses, trailers, or boats outdoors. The permit shall be valid for not more than ten (10) consecutive days in any ninety (90) day period. The permit shall be conspicuously posted in the parked or stored recreation vehicle.
- (3) The Board of Zoning Appeals may issue a permit to an owner or occupant of land on one (1) acre or more in a district to park or store not more than two (2) recreation vehicles, converted buses, trailers or boats in excess of thirty two (32) feet upon their property for a longer period than (1) above but not more than twelve (12) continuous months subject to the following conditions:
 - (a) The permit approval shall include the location or area in which the unit(s) is to be stored or parked and all conditions set forth by the Board.
 - (b) The permit may be renewed by the Building and Safety Director on an annual basis, if, in the Building and Safety Director's determination, the conditions as originally established to grant the permit are not substantially changed.
 - (c) The permit shall be conspicuously posted in a parked or stored Recreation vehicle, converted bus, trailer, or boat.
 - (d) The additional conditions set forth in Section 3.06 (a) shall be met.

(c) **Commercial Vehicles**

- (1) One (1) commercial vehicle (as defined in this Ordinance) may be parked on a residential lot, where all the following conditions are met:

- (a) The vehicle shall be used as the principal means of transportation for a resident in the conduct of such resident's employment or profession or is the resident's sole means of motor vehicle transportation.

(b) The vehicle shall not exceed a gross vehicle weight ~~of over~~ ten thousand (10,000) pounds.

(c) The vehicle shall not have more than four (4) rear wheels.

(d) No part of the vehicle may exceed ten (10) feet in overall height, measured from grade.

(e) ~~The Any commercial~~ vehicle ~~or commercial trailer~~ shall not be parked overnight (from ~~9~~5:00 p.m. – ~~5~~9:00 a.m.) in the front yard; ~~the driveway~~ or any paved surface in the front yard; or in the street right-of-way except City or private contractor's vehicles while performing work on the residence.

(2) The following commercial vehicles or trailers shall not be parked or stored on a residentially used lot or a residential zoning district or in the adjacent street right-of-way at any time:

(a) Commercial ~~highway~~ vehicles or trailers either of which has a rated capacity greater than ~~one and one-half (1½) tons~~ 10,000 pounds.

(b) A tow-truck, septic tank pumper, or a vehicle that carries flammable or toxic materials or similar utility truck regardless of their weight, may not be parked on a residentially zoned or used property.

(c) A utility trailer, dump truck, stake truck, flat-bed truck, ~~wrecker,~~ or semi-tractor regardless of their weight.

(3) Construction or maintenance vehicles that are currently doing work on the property in conjunction with a valid building permit or delivery/moving trucks making deliveries are permitted.

(d) **Passenger Vehicles.** The parking of licensed and operable passenger vehicles shall be permitted, subject to the requirements of *Article 14*. Vehicles may only be parked in a garage, driveway, parking lot or street and may not be parked in lawn areas. The parking or storage of inoperable or unlicensed vehicles shall be prohibited, except within an enclosed building.

SECTION 2. Severability.

Should any word, sentence, phrase or any portion of this ordinance be held in any manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such words, sentence, phrase, or any portion of the ordinance held to be so invalid and shall not be construed as effecting the validity of any of the remaining words, sentences, phrases or portions of this ordinance.

SECTION 3. Conflicting Ordinances.

All prior existing ordinances adopted by the City of Romulus inconsistent or in conflict with the provisions of this ordinance are, to the extent of such conflict or inconsistency hereby expressly repealed.

SECTION 4. Effective Date.

This ordinance shall take effect upon publication thereof in an official newspaper, which publication shall be made when the minutes passing the ordinance are published subject to revocation at will of the City of Romulus at any time.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Romulus this _____ day of _____ 2025.

ROBERT MCCRAIGHT, Mayor

ELLEN L. CRAIG- BRAGG, City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the City Council Room in said City on the ___ day of _____ 2025.

ELLEN L. CRAIG-BRAGG, City Clerk

I further certify that the foregoing was published in ___, a newspaper of general circulation in the City of Romulus, on the ___ day of _____, 2025.

ELLEN L. CRAIG-BRAGG, City Clerk

Within forty-five (45) days after publication of any ordinance duly passed by the Council, a petition may be presented to the Council protesting against such ordinance continuing in effect. Said petition shall contain the text of such ordinance and shall be signed by not less than six percent (6%) of the registered electors registered at the last preceding election at which a

Mayor of the City was elected. Said ordinance shall thereupon and thereby be suspended from operation and the Council shall immediately reconsider such ordinance.

Introduced:

Adopted:

Published:

Effective: _____

MOTION by McAnally, support by Gbogboade, to postpone SLU-2024-001/SPR-2023-024; Savoy Energy Oil Well, until such a time as the submission and the reviews by the Planner and the ARC committee are complete.

Roll call vote:

Ayes – McAnally, Gbogboade, Talon-Jemison, Roscoe, Long, Frederick, Crova, Freitag.

Nays – None.

Motion passed 8-0.

B. TA-2024-002; Zoning Ordinance Text Amendments, Section 3.06 Parking and Storage of Recreational Vehicles, Commercial Vehicles and Automobiles in Residential Districts

(Action required: Recommendation to City Council to approve, approve with conditions, deny or postpone action on the Zoning Ordinance Text Amendments)

Background

Director of Building and Planning Kemp explained changes that had been made to the draft ordinance since the public hearing held on August 19, 2024:

- Recreation vehicles and converted busses cannot be parked in the street from 5:00 pm to 9:00 am, and commercial vehicles and trailers are also prohibited from parking overnight during the same hours.
- New language had been added regarding converted busses and commercial vehicles.
- The ordinance defines a commercial vehicle as one that requires a commercial license plate and meets certain criteria (e.g., truck tractors, semi-trailers, or vehicles weighing over 10,000 pounds).

Commission discussion

- Commissioner McAnally confirmed the ordinance was initially created to address issues like blocked roads and driveways due to large trucks and trailers parked on residential streets.
- Commissioner Long raised a concern about church vehicles (e.g., a church van or bus) potentially being in violation when parked overnight on a Saturday for Sunday services. Director Kemp explained that enforcement would depend on the discretion of ordinance officers and whether the vehicle becomes a nuisance.
- Commissioner Roscoe emphasized that the main purpose of the ordinance is to address safety concerns where large vehicles block sightlines, making it difficult for residents to enter or exit their driveways safely.

MOTION by McAnally, support by Frederick, to recommend to City Council approval of TA-2024-002, Zoning Ordinance Text Amendments, Section 3.06 Parking and Storage of Recreational Vehicles, Commercial Vehicles, and Automobiles in Residential Districts.

Roll call vote:

Ayes – McAnally, Frederick, Talon-Jemison, Long, Gbogboade, Crova, Roscoe, Freitag

Nays – None

Motion passed 8-0.