



**NOTICE:**  
**ROMULUS CITY COUNCIL**  
**SPECIAL MEETING – STUDY SESSION**  
**Monday, February 9, 2026**

The Romulus City Council will hold a Special Meeting – Study Session on **Monday, February 9, 2026, at 6:30 p.m.**, in the Romulus City Hall Council Chambers located at 11111 Wayne Road, Romulus, MI 48174, for the purpose of discussing the Master Plan Update – Future Land Use Map Amendments.

The Special Meeting-Study Session Agenda is as follows:

1. **Roll Call**
2. **Agenda**
3. **Discussion: Master Plan Update – Future Land Use Map Amendments**
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 MEETING IS OPEN TO THE PUBLIC**

**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](mailto:clerk@romulusgov.com)



# *City Council Special Meeting*

## **Study Session Agenda**

***February 9, 2026***

***6:30 PM***

1. **Roll Call**
2. **Agenda - Motion to accept Study Session Agenda as presented**
3. **Discussion: Master Plan Update - Future Land Use Map Amendments**
4. **Public Comment**
5. **Adjournment - Motion to adjourn the Special Meeting**



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# MEMORANDUM

**To:** Honorable City Council  
**From:** Ellen L. Craig-Bragg, City Clerk  
**Cc:** D'Sjonaun Hockenhull, Deputy City Clerk  
**Date:** February 5, 2026  
**Re:** Special Meetings

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**There is one (1) special meeting scheduled for Monday, February 9, 2026:**

- 1. 6:30 p.m. Study Session Future Land Use Map Amendments**

## PLANNING DEPARTMENT MEMORANDUM

**DATE:** January 14, 2026  
**TO:** Ellen Craig-Bragg, City Clerk  
**FROM:** Carol Maise, City Planner  
**SUBJECT:** Study Session for **February 9, 2026**  
**Master Plan Update – Future Land Use Map Amendments**

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The Planning Department would like to respectfully request a 60-minute study session with the City Council to be held at 6:30 p.m. (or as determined) on February 9, 2026 for the purpose of discussing the Master Plan Update – Future Land Use Map Amendments.

The Planning Commission held a public hearing on December 15, 2025, and after discussion, approved and adopted the Future Land Use Map amendments. The City Council has asserted their right to also adopt any Master Plan amendment.

The City's planning consultant, Carlisle Wortman Associates, prepared the Future Land Use Map amendment and John Enos will be available to present the proposed amendments and answer any questions.

Cc: R. McCraight, Mayor  
J. Wojtylko, Chief of Staff  
K. Krause, Director of Community Safety & Development  
J. Enos, Planning Consultant, Carlisle Wortman & Associates  
J. Kemp, Director of Building and Planning



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**TO:** City Council, City of Romulus

**FROM:** John Enos and Douglas Lewan, Community Planners

**DATE:** February 4, 2026

**RE:** Master Plan Sub-Area Amendments

SUMMARY

We are in the final stage of approval of a number of amendments to the City Master Plan's Future Land Use Map that are categorized as "sub-area" amendments to the Master Plan. Sub-area amendments typically address specific parcels or regions of the City rather than the entire Master Plan document.

As previously reported, the specific map changes under consideration are found in following three maps:

- Land Use Public Parcel Considerations
- Land Use School Parcel Considerations
- Opportunity Areas

We are asking that the City Council review the proposed Future Land Use map changes at this time and ultimately approve the changes.

ATTACHMENTS

The following are attached to this memorandum for your consideration:

- Planning Commission minutes where this item was discussed.
- Our November 13, 2025, Master Plan Update Report outlining the changes and reasons for the changes including a description of the four maps that depict the changes.
- The following four maps:
  - Map 1. Land Use Public Parcel Considerations
  - Map 2. Land Use School Parcel Considerations
  - Map 3. Opportunity Areas
  - Map 4. Downtown Detail

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

## MASTER PLAN APPROVAL PROCESS

The following is a summary of the steps required for review and adoption of a Master Plan sub-area:

1. Provide "Notice of Intent to Plan" to adjacent communities, Wayne County, and utilities as outlined in PA 33. We understand that this step has already taken place.

STATUS: Completed.

2. Planning Commission Review of the sub-area analysis and map amendment. Planning Commission approval to send the amended Future Land Use Plan to the City Council for review and distribution.

STATUS: Completed.

3. City Council review and approval to distribute the plan to adjacent communities and other agencies (as noted above) for comment.

STATUS: Completed.

4. Adjacent Community distribution period of 42 days as required by PA 33.

STATUS: Completed.

5. Planning Commission Public Hearing on sub-area change. In addition to holding the public hearing the Planning Commission may adopt the sub-area changes at this meeting.


STATUS: Completed.

6. City Council Adoption of sub-area plan.

STATUS: To be completed.

As you can see, we are at the final step of the approval of the proposed sub-area changes to the Master Plan. Please review the information provided and we look forward to working with the City Council on the proposed map changes at your upcoming meeting.

Sincerely,



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CARLISLE/WORTMAN ASSOC., INC.  
John L. Enos, AICP  
Vice-President



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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, AICP, PCP  
Principal

9. PC – Cases Involving Advice or Input from the Planning Commission
10. Reports on Interest Designation
11. Communications
  - A. Project Status Report
12. Adjournment

#### **4. Approval of Minutes**

##### **A. Approval of the minutes of the Planning Commission meeting held on Monday, July 21, 2025**

**Motion by Frederick, support by Long, to approve the minutes of the Planning Commission meeting held on Monday, July 21, 2025.**

**Roll Call Vote:**

**Ayes – Frederick, Long, Glotfelty, Roscoe, Gbogboade, McAnally**

**Nays – None**

**Abstentions – Crova, Talon-Jemison**

**Motion passed 6-0-2.**

#### **5. Comments from the Public on Non Agenda Items**

None.

#### **6. Public Hearings**

None

#### **8. New Business**

##### **A. 2025 Master Plan Update Kick-Off**

**Introduction by Planning Consultant**

Planning Consultant Enos opened the discussion on the 2025 Master Plan Update.

**Legal basis**

- Michigan’s Planning Enabling Act (PA 33 of 2008) requires any local government that adopts and enforces zoning to maintain a master plan.
- The Zoning Enabling Act (PA 110 of 2006) directly links zoning authority to the master plan. A zoning ordinance must be based on a plan.
- The master plan establishes a policy framework for growth, development, preservation, and infrastructure investment.

**Purpose of the master plan**

- Establish a long-term vision for land use, transportation, housing, economic development, public services, and natural resource management.
- Provide a legal foundation for zoning decisions. Courts often look to whether rezonings, special land use approvals, or denials are consistent with the master plan.
- Serve as a coordination tool with neighboring jurisdictions, county agencies, utilities, and regional planning entities.
- Serve as a forward-looking guide. The zoning ordinance governs present-day implementation, while the master plan and future land use map provide commissioners with goals, objectives, and implementation strategies.

The Planning Commission is required to review the master plan every five years to determine whether updates are necessary. Updates may be minor amendments or full rewrites.

Romulus's 2019 master plan remains solid, requiring only refinements to ensure it reflects current conditions and opportunities. Many objectives have been accomplished, while others need refreshing. Key considerations include infrastructure investments, quality-of-life improvements, and attracting private development through public investment. Public improvements encourage private confidence in local growth.

Romulus has approximately 5,000 acres available for development, highlighting the importance of transparency and public engagement in the planning process. Key themes from Vision Romulus 2023 included Romulus as the "Gateway to Michigan," business retention and attraction, and investment in corridors and neighborhoods.

The master plan should reflect Romulus' diverse character, balancing rural, suburban, and urban elements, while also considering unique features such as Detroit Metropolitan Airport, the downtown core, and key corridors like Ecorse Road. Existing studies, including Vision Romulus 2023, the Ecorse Road Corridor Study, the current housing study, Tax Increment Financing Authority (TIFA) update and strategies, and the Downtown Strategic Plan will all be incorporated into master plan review. These plans support infrastructure investment and capture tax revenues for reinvestment into improvements such as sidewalks, roads, and building facades. Goals from these studies will be cross-referenced within the master plan to ensure consistency and integration of community visioning efforts. Public input from surveys, task forces, planning and council meetings, and even high school students has been incorporated into these supporting plans.

Planning Consultant Enos pointed out that the current housing market study examines housing opportunities, rather than simply "affordable housing," with a focus on providing residents the ability to age in place. A diverse housing supply allows individuals to remain in the community as their needs change, from childhood through retirement. The lack of diverse housing types such as condominiums forces residents to leave the community when downsizing.

**Comments: Director of Community Safety & Development**

Director of Community Safety & Development Krause elaborated on the studies, noting that most of them originated from his office in collaboration with other city departments. He highlighted the Ecorse Road Corridor Study, developed with Michael Baker International, and

explained how funding mechanisms such as Local Development Finance Authorities (LDFA) and TIFAs (Tax Increment Finance Authorities) are being used to revitalize corridors and districts. The city is undergoing a TIFA restatement plan, which will open additional opportunities for infrastructure improvements.

Director Krause also stressed the critical importance of housing, both locally and nationally. A \$50,000 MSHDA grant funded a comprehensive housing study for Romulus (final copy to be available mid-September), which revealed that approximately 86% of local housing stock consists of three-bedroom, two-bath homes. The lack of diversity in housing types limits residents' ability to transition through life stages while remaining in the city. Options such as apartments, condos, duplexes, and smaller-scale housing are scarce. This finding reinforced the need for policies that promote a broader range of housing opportunities.

Director Krause detailed the city's public engagement efforts across all studies, including in-person and virtual sessions, and targeted outreach to seniors, veterans, and individuals with disabilities. Romulus' unique geography, split by Detroit Metropolitan Airport, requires careful attention to the varying needs of different quadrants of the city. Housing, infrastructure, and corridor revitalization strategies must reflect these distinct community perspectives.

#### **Ecorse Road Corridor Study**

The four primary goals of the Ecorse Road Corridor Study were:

- a. To promote economic development.
- b. Assess the feasibility of diverse land uses.
- c. Improve safety and multimodal connectivity.
- d. Enhance quality of life by addressing the impacts associated with the airport and surrounding traffic.

While Detroit Metropolitan Airport is an economic driver, it also brings challenges such as sound, air quality, and traffic that must be mitigated through thoughtful planning.

The study examined Ecorse Road not solely as a Romulus corridor but as part of a larger regional bypass stretching from Southfield Road to Ypsilanti. With the opening of the Gordie Howe Bridge, traffic volumes and economic activity along the corridor are expected to increase significantly, especially for trucking, logistics, and automotive industries.

Ecorse Road contains nearly every zoning classification in Romulus, making it unique but also challenging to plan. Approximately 70% of the corridor is zoned residential, with most of that land locked into deep, narrow lots. Consolidation of land and creative design strategies could better align development patterns with community needs. Opportunities exist to integrate commercial, industrial, and residential uses in mixed formats, supported by infrastructure improvements. Widening Ecorse Road from two to three lanes was feasible throughout Romulus due to existing rights-of-way, with one minor exception that will need to be resolved. Drainage improvements were also prioritized, as ditches along the corridor are often severely overgrown. While some improvements represent low-hanging fruit, broader projects will require significant funding.

To address financing, Romulus is leveraging its TIFA district along Ecorse Road and has partnered

with Van Buren Township and the City of Taylor to establish a regional Local Development Finance Authority (LDFA). This regional approach increases eligibility for county, state, and federal funding. The LDFA proposal is currently under review at the state level.

The primary conclusion of the Ecorse Road findings was to use this information to update the city's master plan, applying land use regulations more consistently, pursuing design and construction of roadway widening, and collaborating with Wayne County on road improvements.

Director Krause emphasized the importance of partnering with developers to pursue mixed-use development opportunities, such as commercial frontage with residential units above and tiered multifamily and single-family neighborhoods extending into deeper lots. Key development areas along Ecorse Road include:

- Southeast corner of Middlebelt and Ecorse (right-of-way needed)
- Southwest corner of Middlebelt and Ecorse (while neighborhood is just outside the FAA sound polygons, they are recommending commercial rather than residential use)
- Old radio tower station parcel (large challenging parcel; wetlands, drains, etc.)
- Potential for housing opportunities including multifamily or higher-density housing further west, near Amazon and the proposed Motown site
- Infill development opportunities west of Wayne Road toward Cogswell
- Opportunity for mixed development at far west portion of the corridor, near West Village Estates.

Director Krause said that while the Ecorse Road Corridor Study was primarily focused on infrastructure such as roads, drainage, and utilities, the process revealed broader issues involving zoning, land use, housing, and connectivity. He stressed the need to integrate sidewalks, bike paths, and other public amenities to overcome barriers created by highways and the airport, and to improve overall connectivity within Romulus.

### **Discussion**

Planning Consultant Enos reiterated that Romulus still has 4,000 to 5,000 acres of developable land. Vacant parcels often remain undeveloped for specific reasons, and the city must evaluate whether current zoning and land use designations align with market realities. Adjustments may be warranted to better match community goals and economic opportunities.

Vice Chair McAnally questioned the old gravel pit area, which is the regional center area for the Motown Sports project, and wondered if it's best to pursue other uses, such as multi-family housing and other alternative development opportunities. Director Krause said that while the city supports the Motown project, its future depends on the developer, Ashley Capital, and while they continue to provide updates, progress remains uncertain.

Director Krause highlighted organic growth occurring on Vining and Ecorse Roads. Northpoint's industrial development, initially planned as cross-docks, was redesigned collaboratively with the city to lessen impacts on nearby residents. The result has been positive, with the first three buildings 90% leased and the fourth under construction. Despite misconceptions on social media, the area is thriving. Vice Chair McAnally agreed, noting that Northpoint's inward-facing

design has minimized disruption. Director Krause described this development as transformational, created through strong public-private partnerships without heavy state or federal funding.

Director Krause said that the TIFA board had recently approved the purchase of property for a future public safety headquarters. The facility will house both police and fire services, improve response times, and enhance safety in the hotel district. This was a visible commitment to the area's long-term growth.

Discussion focused on the jurisdiction over Ecorse Road, which is a Wayne County Road. The city initiated the corridor study after recognizing that the road's issues were not on the county's radar. By presenting detailed plans and exploring a regional LDFA, Romulus is demonstrating seriousness in pursuing improvements, even as the county faces delays in advancing projects.

### **Next steps**

Planning Consultant Enos advised that while many studies have been completed, the master plan is the legally binding document guiding zoning and land use decisions, and the update must follow steps set forth in State statute.

- The update process will begin with a notice of intent letter to neighboring jurisdictions and utilities, both to set expectations and to identify potential conflicts along shared borders.
- Following development of a draft plan this fall, the Planning Commission will forward the draft to City Council for approval to distribute to external bodies for review, including neighboring communities. The review period will last 40 to 60 days, depending on the scope of changes.
- Once complete, the Planning Commission will hold a public hearing, with legal notice published and the draft available on the city's website. Resident input will be important throughout the master plan update process, including a webpage that will be created for citizens to provide comments on the plan. Feedback will help shape updates to the future land use map and goals and objectives of the master plan.
- The timeline anticipates adoption of the final master plan in early 2026. The Commission should review the plan annually in a special meeting to monitor progress on implementation items such as infrastructure and rezoning.
- The future land use map will be updated to reflect rezonings from the past five years, including changes at the Northpoint site, new parks, and rezonings that were inconsistent with the existing master plan.
- Commissioners should review the current master plan, especially the land use map and goals for residential, commercial, industrial, and public categories, and share their input via email with City Planner Maise.

## **7. Old Business**

### **A. TA-2025-002; Section 11.07; Vehicle and Truck Repair, Service and Parking**

City Planner Maise presented draft amendment #2 relative to proposed amendments to Section 11.07 of the zoning ordinance, addressing vehicle and truck repair, service, and parking. The gas station moratorium imposed by City Council will expire in January, making timely adoption of ordinance changes essential. The draft reflects Planning Commission input from earlier

## 7. Old Business

### A. 2025 Master Plan Update – Future Land Use Map Amendments

(Action required: Recommendation to City Council to authorize the distribution of the Future Land Use Map Amendments to allow the required 42-day municipal and agency review period to commence.)

City Planner Maise explained that tonight's recommendation would allow City Council to authorize distribution of the Future Landmaster plan amendment, with the required 42-day review period for map amendments, as required by state enabling legislation.

Director Kemp noted that Carlisle Wortman had provided future land use designation maps for parcels under consideration for amendment. Two maps were presented: one showing public land use and another identifying other parcels for potential changes. Accompanying the maps were 21 worksheets. Director Kemp led the Commission through a review of each worksheet:

#### Public Land Designations

1. Huron/Clinton Metro Park: No proposed changes. Parcel will remain designated as parkland.
2. Romulus Schools, Barth Elementary: Currently designated as Public, with a proposed designation of Rural Residential, which aligns with surrounding residential zoning. This change would not affect the school's operations but would prepare the property for residential development if sold in the future.
3. Mt. Pleasant School: Currently designated Public, with a proposed designation to Rural Residential. This site is closed and represents a significant redevelopment opportunity.
4. Elmer Johnson Park: No proposed changes. Parcel will remain designated as parkland.
5. Romulus Middle School: Currently designated as Public, with a proposed designation of Single Family Residential for consistency with the surrounding neighborhood. Wick Elementary is also on this site, and both schools remain active.
6. Waste Management Lease: Currently designated as Public. Proposed to be designated Multi-Family Residential. The parcel has long been leased to Waste Management for staging and soil storage, but if the lease were ever terminated, multi-family residential use would be the most marketable use and would be consistent with nearby West Village Estates. Commissioner Long questioned the suitability of residential development across from a landfill. Director Krause noted that the proximity is similar to residents living near the airport, and developments could include supportive uses beyond housing, like a clubhouse or storage.
7. Ashley Capital Conservation Easement: Designated Public but is privately owned, with a conservation easement prohibiting development. Proposed change is to Single-Family Residential for consistency, though no development can occur. The change corrects the listed ownership.
8. Raccoon Hunters Club: Designated Public but is privately owned. Proposed change is to Multi-Family Residential to align with surrounding uses if the Club were ever dissolved.
9. Wayne County Land Bank Properties: Currently designated Public, with a proposed change to Multi-Family Residential. These parcels could be sold and developed, consistent with adjacent land uses.
10. Raspberry Park: No proposed changes.
11. Fernandez Park: No proposed changes.
12. Romulus Distribution Center: This parcel, formerly city-owned, is now under development and was rezoned to M-1 Light Industrial. The map will be updated to reflect its industrial designation.

13. Romulus Elementary: Currently designated as Public. Proposed to be designated Single-Family Residential, with adjacent St. John's Lodge Park to remain designated Public. Commissioners clarified map details during this discussion.
14. Romulus High School: Currently designated as Public. Proposed to be designated Single-Family Residential, consistent with other school properties and the surrounding area.
15. McAnally Park: Proposed to remain Public. Vice Chair McAnally expressed concern that the park has long been unused and suggested possible residential use. Director Krause reported the city is awaiting finalization of McAnally Parkway before making long-term decisions. City Planner Maise added that low-lying land and conservation classifications may lead to considering Open Space designations for parcels such as this one.
16. Merriman Elementary: Currently designated as Public. Proposed to be designated Single-Family Residential, for consistency with the surrounding neighborhood. The property is for sale by the school district, and a developer has expressed interest in retrofitting the site for self-storage, including RV and boat storage and a contractor yard. A meeting with the developer was scheduled later in the week. The property includes a portion used by the city as a dog park under a 99-year lease with the schools. Lease terms would need to be reconciled with any redevelopment plans; the current developer indicated they would honor the dog park lease and avoid developing that portion.

Vice Chair McAnally noted concerns about the proliferation of storage facilities in the city. Director Kemp emphasized that any storage development would require rezoning and full review, as the proposed map amendment designates the property for single-family residential use.

City Planner Maise further explained that the Baker-Tilley housing study had considered the property and highlighted potential connections to the Oakbrook subdivision, which stubs into the parcel. Director Krause added that the site poses challenges due to the existing school building, requiring either adaptive reuse or costly demolition. However, demand for storage facilities remains high due to downsizing trends among baby boomers. This demand has spurred developers to propose multiple storage projects across the region.

City Planner Maise said that designating the site as single-family residential would maintain consistency with the neighborhood and protect future housing opportunities, while any alternate use such as storage would require rezoning approval. As noted, the dog park lease and surrounding subdivisions would also need to be considered in any redevelopment scenario.

17. Romulus Fire Station #4: No proposed changes. Parcel will remain designated as Public. Regarding city-owned parcels around Fire Station #4, Director Krause explained that the city is finalizing a housing study funded by a MSHDA (Michigan State Housing Development Authority) grant and conducted by Baker-Tilley. The study, scheduled for completion by the end of September, projects a shortfall of roughly 4,100 housing units in Romulus over the next decade. This gap reflects rapid industrial job growth outpacing the city's slower rate of housing development. Currently, 87% of housing stock in the city consists of single-family, three-bedroom, two-bath homes, limiting options for younger residents, new families, and those seeking workforce or senior housing. The study emphasizes the need for a greater mix of townhomes, condos, and multifamily options to support workforce housing and retain residents through different life stages. City-owned parcels around Fire Station No. 4 will be marketed through RFPs to attract developers, with possible uses to include extensions of the existing nearby subdivision, townhomes, cottages, or senior housing.

18. Halecreek Elementary: Currently designated as Public. Proposed to be designated Single-Family Residential, for consistency with the surrounding neighborhood.

#### Other Land Designations

1. Tower Property Area (located across from Amazon): Currently designated Single-Family Residential. Proposed to be designated Regional Business, with inclusion in the Vining Road Development District. The property presents challenges with wetlands, county drains, and demolition of existing infrastructure. The proposed designation aligns with the Ecorse Road Corridor Vision, which promotes strong organization of land uses and catalyst development. The Regional Business with Vining Road Development District designation and Regional Center zoning with associated overlay could foster redevelopment opportunities and support multi-modal infrastructure.

In response to questions, Director Krause said that due to wetlands in the area, there will never be an entrance onto Beverly Road from this site.

2. City of Romulus Arika Property Area: No proposed changes to current Mixed-Use Designation. The adjacent property was recently transferred to city ownership by quitclaim deed. Plans are underway to issue an RFP to attract development, potentially combining commercial uses along Van Born with residential uses behind. Director Krause explained that the parcels together comprise about seven acres and could link to larger housing developments being considered nearby. Commissioners discussed site features, including the adjacent car wash and greenhouse. Director Krause clarified that the property lies west of Henry Ruff, not east where an unmarked burial ground had previously been noted. City Planner Maise emphasized that the mixed-use designation provides flexibility and represents a strong opportunity for a public-private partnership.
3. Super Y/Ecorse City Community Subdivision: Current designation is Single-Family Residential. Proposed to be designated as General Business, consistent with its conditional rezoning to C-3. The adjacent neighborhood, historically residential, is impacted by FAA sound polygons and abatements, making future residential use unsuitable. Director Krause noted that while many homes remain, there is long-term uncertainty for the area, which could transition into a commercial district or shopping node given its proximity to the airport and corridor activity. Potential uses could include commercial retail, open-air shopping, or destination-oriented amenities.

Commissioner Talon-Jemison observed that multiple homes in the area had recently gone on the market. Director Krause noted that redevelopment timing will depend on whether nearby projects south to Smith Road or commercial investment occurs first. City Planner Maise emphasized that no decisions are being made immediately, and that parcels such as this may require further study before a definitive land use recommendation is reached. The master plan process allows flexibility, with certain parcels designated for additional analysis in future studies. Public hearings and formal recommendations will occur before any map amendments are finalized. Nearby property owners will be notified of proposed changes.

City Planner Maise concluded that following the current distribution period, the Planning Commission will review comments, conduct a public hearing, and then make recommendations for City Council approval. Final approval of master plan map amendments requires both Planning Commission adoption and recommendation to the City Council for their adoption.

Commissioners and staff reviewed several clarifications to the draft maps, including corrections to park labeling, updates to remove outdated or vacated road references, and the need to more clearly depict parcels under conservation easements. Staff agreed to refine map symbology and supporting text to reduce confusion and ensure consistency with the Recreation Master Plan.

In response to questions, City Planner Maise explained that Metro Airport Center includes a mix of M-1 and M-2 zoning created through an older Planned Development Area (PDA) framework. Current practice regarding recent large projects (e.g., NorthPoint) utilized conditional rezoning with development agreements to manage use and design. If the Tower property's master plan designation changes to the Vining Road Development Area standards, the zoning overlay may be updated to allow certain uses as special land uses with controls, reducing the need for future rezonings.

Director Krause stated residential development is unlikely on the Tower property given infrastructure costs and site challenges; conditional rezoning and development agreements can secure community benefits for non-residential proposals. MEDC (Michigan Economic Development Corporation) staff recently recognized the scale and organic success of Romulus's development efforts in the Vining Road/NorthPoint area and praised the TIFA-funded public safety headquarters investment.

City Planner Maise requested a recommendation from the Planning Commission for City Council to authorize distribution of the future land use map amendment to surrounding communities and agencies, initiating the 42-day review period. Staff plan to present the item to Council in October and return to the Commission with refinements and expanded backup materials. Public hearings will be held prior to final recommendations and City Council adoption. Commission input on additional parcels is encouraged.

In response to Commissioner questions, Director Krause addressed the following additional locations:

- Burton Building on Beverly, east of Wayne, has been sold at auction, and the new owner has explored potential uses such as training facilities but has not advanced a funded project. Property cleanup has occurred.
- The Cory Elementary site is now the GSRP (Great Start Readiness Program) facility and covered under future land use as Regional Center.
- Harrison School was demolished by Crown Enterprises; the parcel remains empty with no current redevelopment proposal.
- Former Golf Course Property on Wayne Road: The site is privately owned, and remains designated as mixed use, consistent with past site plans envisioning commercial use along Wayne with residential subdivisions behind. No development proposal has been brought forward.
- A parcel near Wick and Vining – once rumored as reservation land for a casino – was never formally designated and is privately owned by Ashley Capital.

City Planner Maise emphasized that retaining a mixed-use designation for certain parcels, such as the golf course property, helps preserve development flexibility while preventing industrial encroachment.

In response to questions, Economic Director Krause said that the city's historic downtown will remain the traditional center, but additional nodes such as the hotel and entertainment districts are emerging as areas of activity. Merriman and Middlebelt Roads are the primary gateways to the airport, with Vining Road envisioned as a "welcome sign" to Romulus. Travelers exiting Vining would encounter either the entertainment/hotel district to the north or downtown Romulus to the south.

Director Krause noted ongoing downtown revitalization efforts supported by small business administration grants, as well as redevelopment initiatives in the hotel district. Commissioner Long said that Romulus should intentionally strengthen its entertainment identity, observing that venues such as Eagle Alley and the Landing Strip already contribute to that character. Director Krause confirmed that interest is building, noting he had recently met with individuals exploring new activity in the downtown area.

**Motion by Crova, support by Talon-Jemison, to recommend to City Council to authorize the distribution of the future land use map amendments to surrounding communities and agencies and to commence the required 42-day municipal and agency review period.**

**Roll call vote:**

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

**Nays – None**

**Motion passed 7-0.**

**8. New Business**

None

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

No further discussion.

**10. Reports on Interest Designation**

Commissioner Roscoe reported on the following:

- One Romulus Meeting, hosted by the Mayor on Tuesday, September 16 at 6:00 p.m. at Wick Elementary School. This is an opportunity for residents to ask questions; administration and council members will attend.
- Citywide Garage Sale, Thursday, September 25 – Sunday, September 28. Residents are asked to register addresses with the Clerk's Office (734-942-7540) for listing purposes. Registration is available online via the Clerk's webpage. Rain date will be the following weekend.
- Pumpkin Festival, Friday, September 19 – Sunday, September 21.
  - Friday: Parade of Lights at dusk (approx. 8:00 p.m.), starting on Goddard Road and ending at Five Points. Vendors and activities at the Historical Park.
  - Saturday: Pancake Breakfast (8:00–10:30 a.m.) hosted by Romulus Firefighters/Public Safety, \$6 adults, \$5 seniors, children under 4 free. Proceeds support the Romulus Public Safety Foundation. Car show and various vendors available throughout the day.
  - Sunday: Unity Day with Church in the Park at 10am, food vendors, and activities including a zip line.

Commissioner Talon-Jemison added the following information:

- "Bounces" will be available Friday and Saturday.

- B. **Res. #25-300** Moved by **Celeste Roscoe**, seconded by **Harry Crout** to concur with the recommendation of the Planning Commission and approve the first reading and introduction to TA-2025-002; a proposed Zoning Ordinance text amendment to Article 11, Use Standards, Section 11.07, Vehicle Uses of the Romulus Zoning Ordinance.

Roll Call Vote: Ayes - Abdo, Barden, Crout, Jones, Roscoe, Talley, Wadsworth  
Nays - None

**Motion Carried Unanimously**

- C. **Res. #25-301** Moved by **Celeste Roscoe**, seconded by **Tina Talley** to approve the First Reading and Introduction of amendments to Chapter 58 - Traffic and Motor Vehicles, Article IV - Secondhand Automobile Business, Sect. 58-288, Definitions, and Sect. 58-289, Requirements for buildings and premises, of the City of Romulus Code of Ordinance.

Roll Call Vote: Ayes - Abdo, Barden, Crout, Jones, Roscoe, Talley, Wadsworth  
Nays - None

**Motion Carried Unanimously**

- D. **Res. #25-302** Moved by **William Wadsworth**, seconded by **Harry Crout** to concur with the recommendation of the Planning Commission and approve the first reading and introduction of TA-2025-003; a proposed Zoning Ordinance text amendment to Article 17, Site Plan Review Requirements & Procedures, Section 17.03(e) Final Approval of Conditionally Approved Site Plan and (j) Expiration of Approved Site Plan of the Romulus Zoning Ordinance.

Roll Call Vote: Ayes - Abdo, Barden, Crout, Jones, Roscoe, Talley, Wadsworth  
Nays - None

**Motion Carried Unanimously**

- E. **Res. #25-303** Moved by **Celeste Roscoe**, seconded by **David Jones** to concur with the recommendation of the Planning Commission and approve the distribution of the preliminary draft of the City of Romulus Master Plan, Future Land Use Map Amendments pursuant to MCL 125.3841 of the Michigan Planning Enabling Act (PA 33 of 2008).

Roll Call Vote: Ayes - Abdo, Barden, Crout, Jones, Roscoe, Talley, Wadsworth  
Nays - None

**Motion Carried Unanimously**

- F. **For Your Information:** Update on investigative report on a request to vacate an alley in the Buckingham Manor Subdivision.

7. **Treasurer’s Report – Stacy Paige, Treasurer**

8. **Public Comment**

Melandie Hines, Wayne Westland School Board Member, gave information on the Wayne-Westland School District bond proposal for residents in Precinct 6.

A resident requested a memorial resolution for Jack Wilson.

**Res. #25-304** Moved by **Kathy Abdo**, seconded by **William Wadsworth** to adopt a memorial resolution for the family of Jack Wilson.

Roll Call Vote: Ayes - Abdo, Barden, Crout, Jones, Roscoe, Talley, Wadsworth  
Nays - None

**Motion Carried Unanimously**

6. **Additional landscaping or other form of screening to be provided if trucks, trailers or shuttle vehicles are visible from the roadway;**
7. **Dedication of 33' of the Inkster Road right-of-way to Wayne County; and**
8. **A revised site plan be submitted for administrative review and receive final administrative approval within 6 months (on or before May 20, 2026), addressing all outstanding items of the Planning Commission and other agencies and departments. If this condition is not met, the applicant will be required—at the discretion of the Planning Department—to return to the Planning Commission for further explanation and/or to submit a new application.**

**Roll call vote:**

**Ayes – Crova, Gbogboade, Long, Roscoe, Talon-Jemison, McAnally**

**Nays – None**

**Motion passed 6-0.**

**C. 2025 Master Plan Update – Future Land Use Map Amendments**

Utilizing a PowerPoint presentation, Planning Consultant Enos explained that the purpose of this agenda item was to update the Commission on the ongoing Master Plan revision process, specifically the future land use map amendments. No action was being requested.

At a previous meeting the Planning Commission had reviewed proposed future land use changes and clarifications, as well as general “clean-up” of the maps and text. The Commission had been comfortable with the draft language, and the draft had been forwarded to City Council, which then distributed it to neighboring communities in accordance with statutory requirements. The City was still within the comment period for neighboring jurisdictions to respond and that typically few, if any, comments are received. Once any comments are received and addressed, staff will look to schedule a public hearing, likely in December, at which the Commission would consider formal recommendation back to City Council. The maps being reviewed are being updated to be consistent with text amendments already in progress.

The four sub-categories depicted in the “bubble maps” included the following:

- **Map 1 – Land Use Public Parcel Considerations: 14 areas including 24 properties.**  
Map 1 focuses on open space and recreation areas throughout the City. Historically many publicly owned sites were simply designated as “Public” on the future land use map, a broad designation that can include city hall, fire stations, DPW yards, cemeteries, and other public facilities. The proposed changes would refine these designations so that land used as parks, recreation facilities, or open space would be shown as “Parks, Recreation, and Open Space” to more clearly communicate to residents, potential new residents, and developers the extent and nature of green spaces in Romulus. The goal is to allow anyone viewing the map to see that the City offers significant recreation and open space resources, rather than treating all public land as a single category. Public-operational facilities such as fire stations, the municipal complex, and the animal shelter would remain designated in ways that reflect their surrounding land uses, in part to maintain flexibility if the City ever decides to market or sell those sites in the future.
- **Map 2 – Land Use School Parcel Considerations: 9 areas including 15 properties.**

Map 2 focuses on school properties. Under the proposed amendments, school sites would be reclassified from “public” to match the surrounding future land use designations, such as rural residential, single-family residential, or similar. This better reflects the character of the surrounding neighborhoods; and it allows for a more thoughtful consideration of long-term reuse if a school is closed or transitions to another use.

- Map 3 – Opportunity Areas: 5 areas including 9 properties.  
Map 3 is the result of incorporating findings and recommendations from several recent studies, including the Ecorse Road Corridor Study and the housing study, and public input gathered in connection with those efforts. Five opportunity areas are identified where future development or redevelopment is likely and where the City wishes to provide clearer guidance, while also protecting existing residential neighborhoods.
  1. Southern Gateway  
Designate as general industrial use. Most properties are just south of the airport.
  2. Mixed residential and employment areas with conservation easements.  
Much of this land is currently classified as “public”. The proposed amendment recognizes that portions of the areas that can accommodate additional residential development, particularly “missing middle” housing types. The future land use map for these areas will include a mix of rural residential, light industrial, and multi-family residential. This supports the community’s desire, as identified in recent studies, to provide opportunities for residents to live, grow up, and retire in Romulus.
  3. Regional Business Expansion along Ecorse Road:  
This opportunity area extends an existing regional business designation along Ecorse Road, based on recommendations from the Baker Ecorse Road study. The intention is to allow for additional regional commercial development along Ecorse. The Master Plan text will include clear guidance that there will be no access allowed on Beverly Road.
  4. Downtown Property Rezoning Recognition:  
This opportunity area reflects rezonings that the Planning Commission and City Council have already approved. This as a straightforward update to the future land use map to ensure it is consistent with current zoning actions.
  5. School Area / Residential Opportunity near Merriman:  
The fifth opportunity area relates to the earlier discussion regarding school properties. The proposed amendment would designate certain school properties in a manner that anticipates and supports future residential use consistent with the surrounding neighborhoods.
  
- Map 4 – Downtown Detail: 8 areas including 14 properties.  
Map 4 provides additional detail for the downtown area. Similar to Maps 1 and 2, Map 4 proposes to change many “public” downtown designations to reflect surrounding land uses more accurately. This would give the administration and City Council flexibility in the future to consider changes to properties such as city hall, the animal shelter, or other public facilities if they are ever relocated, a common practice in master planning to ensure downtown public properties are designated in ways that align with adjoining uses and long-term possibilities.

Commission Discussion:

- Commissioners asked clarifying questions about map color coding and designations.
- No separate TIFA (Tax Increment Financing Authority) boundaries were included.
- Staff will review whether the Future Land Use Map should more explicitly reflect the commercial potential of the southwest area of Van Buren and Merriman, specifically the corner of Fairways at Gateway.
- Map 4's downtown designation is an underlying future land use category. Should the police department relocate, for example, the property's designation as downtown would remain in place.

Next steps:

Assuming the City proceeds with a public hearing in December, staff would continue refining the text and maps. A working document could be in place by early 2026. Following the Planning Commission's public hearing and recommendation, the Master Plan amendments would be forwarded to City Council for final consideration and adoption.

City Planner Maise reported that some comments on the draft Master Plan have already been received, with the most significant coming from the Wayne County Airport Authority. Staff met with representatives from the Airport Authority on Friday, and they discussed updated airport noise zone maps. Noise zones have historically been a required component of the City's Master Plan. The Airport Authority's current noise zone maps are still in draft form, while the City's ordinance presently references 2004 noise maps. City Planner Maise explained that once the current phase of the future land use mapping (Part One of the update) is completed, staff will need to determine how best to incorporate the impacts of updated noise zones into the rest of the Master Plan document (Part Two of the update). Noise zones would be displayed as an overlay, accompanied by explanatory text describing the implications of the noise districts on land use and development.

City Planner Maise discussed several upcoming projects that would be impacted by the Future Land Use Map changes.

Director of Community Safety and Development Krause explained that aviation easements are important in the context of the Master Plan, particularly in areas where residential development is proposed. If a property lies within such an easement or designated area, there may be limited or no opportunities for the airport to provide sound mitigation measures such as upgraded windows or insulation, as has been done in the past for Romulus and neighboring Huron Township. This is a factor that the Master Plan should document so that future residents and developers understand the implications of developing in areas affected by airport operations.

Director Krause spoke to the significant coordination occurring between the City, the Wayne County Airport Authority, and regional partners regarding development opportunities and infrastructure planning around Detroit Metropolitan Airport.

Director Krause said that the City is pursuing several federal grant opportunities for major infrastructure improvements, including:

- Smith Road (between Middlebelt and Merriman)
- Harrison Road (between Goddard and North Line), including full utility installation

- Goddard Road (between Inkster and Middlebelt), potentially expanding to three lanes and adding stormwater improvements

Understanding airport sound polygons, height restrictions, FAA overlays, and other aviation-related constraints is essential for coordinating these projects.

Director Krause further discussed the airport buffer zone and opportunities for developing forward-facing portions of the buffer along Harrison Road. Past road-improvement proposals were not financially feasible because only half of the roadway would have benefitted the city, with the remaining side owned by the county and unlikely to develop. Recently the Airport Authority's economic development staff have been re-evaluating the buffer properties to identify potential development areas that are outside of height restriction and noise polygon areas.

Director Krause also highlighted progress related to the Southern Gateway area. One logistics company currently operating on airport property will be moved off-airport and onto land within Romulus. This benefits the City because airport property is tax-exempt, whereas the off-airport location will generate taxable revenue.

Director Krause added that the increasing collaboration is improving the City's ability to plan housing near the airport, though residential development in noise-impacted areas may also require aviation agreements. He described the overall planning coordination as raising awareness, aligning regulatory requirements across jurisdictions, and helping all agencies "align the holes in the Swiss cheese" to support future development.

Vice Chair McAnally closed discussion on this item.

## 8. New Business

### A. 2026 PC Meeting Dates

**MOTION by Talon-Jemison, support by Roscoe, to accept the 2026 Planning Commission meeting dates as submitted.**

**Roll call vote:**

**Ayes – Talon-Jemison, Roscoe, Long, Crova, Gbogboade, McAnally**

**Nays – None**

**Motion passed 6-0.**

### Memorial Resolution in honor of Jerry Frederick

Commissioner Crova offered comments in honor of Jerry Frederick. Planning Commissioners, the citizens of Romulus, and Jerry's family were all feeling his loss. Jerry Frederick was a well-known and long-time member of the community. A graduate of Romulus High School in the 1980s, he spent virtually his entire life in the southwestern corner of the city. He was deeply involved in the community and cared greatly for its residents.

Jerry Frederick served with dedication on both the Planning Commission and the Zoning Board of Appeals, giving many hours of his time to ensure that decisions were thoughtful and fair. He

repurposed, allowing valuable terminal space to be leased or used for other concessionaire or operational needs.

Commissioner Long said that based on his familiarity with Bradford's operations, the company operates efficiently and has demonstrated a strong recycling program. He had not observed any issues associated with Bradford's logistics activities.

Vice Chair McAnally explained that the Commission must decide whether it wished to see a revised and complete packet for review and action, or allow revisions to be handled administratively without returning to the Commission.

Commissioner Gbogboade asked Engineering Consultant Katers to clarify comments in the OHM report regarding traffic impact studies. Consultant Katers explained that a full traffic impact study is typically required for conditional rezonings covering entire parcels; however, in this case, only seven acres are proposed for development, and the remainder of the site is speculative, and a speculative traffic impact study for the entire parcel would not provide meaningful benefit and was therefore not recommended. If future users or operations differ from the current proposal, a new traffic impact study would be required. Consultant Katers further explained that the Southern Gateway ordinance references traffic studies during the site plan review phase. A technical traffic memo prepared by Fishbeck was submitted, analyzing projected traffic volumes. The analysis identified approximately 78 vendor truck trips per day, representing 39 inbound and 39 outbound trips, in addition to approximately 40 daily trips associated with Bradford operations. OHM reviewed the memo and concurred with its findings and conclusions of the traffic impact analysis.

Following brief further discussion, Commissioner Glotfelty offered the following motion:

**MOTION by Glotfelty, support by Long, that based on the findings of the Carlisle Wortman Associates (CWA) report dated December 5, 2025, and the discussion in this meeting, to postpone RZ-2025-004, Bradford Airport Logistics (Wayne Road and Eureka Road), until the additional requested information from the applicant can be provided.**

**Roll call vote:**

**Ayes – Glotfelty, Long, Roscoe, Gbogboade, Green, McAnally**

**Nays – Talon-Jemison**

**Motion passed 6-1.**

### **C. Master Plan Update – Future Land Use Map Amendment**

#### **Introduction – Planning Consultant Enos**

Planning Consultant Enos introduced this agenda item, stating that the Future Land Use Map update had been discussed during several prior meetings. The updated map uses a "bubble map" approach, which helps illustrate requested changes and better communicates the intended land use framework. The update clarifies public uses, integrates school uses into surrounding land uses which is typical single-family residential areas, and identifies larger opportunity areas within the City.

The Planning Commission was being asked to approve the Master Plan Future Land Use Map amendment and move it forward to City Council (since they have asserted their right to adopt the Plan as well).

Noting that this may be an appropriate time to mention it and prior to discussing the Future Land Use Map amendment, Planning Consultant Enos raised a related issue regarding data centers, noting that they have become a controversial land use in the region. He referenced proposed data centers in Augusta Township, Saline Township, and Ypsilanti Township, and stated that Romulus has public water infrastructure and zoning districts that currently allow computer and data processing facilities as permitted uses in office, commercial, and industrial districts.

Because data centers are permitted uses under the current ordinance, they can be difficult to deny if ordinance requirements are met. Neighboring communities, including Huron Township, have recently adopted moratoriums to allow time to research and regulate data center uses. While data centers can generate significant tax revenue and construction activity, they also raise concerns related to water usage, electrical demand, and overall resource consumption.

Planning Consultant Enos recommended adoption of the Future Land Use Map amendment, and also suggested that the Planning Commission consider requesting City Council to investigate a six-month moratorium on data centers while regulatory language is reviewed.

Vice Chair McAnally stated that the City should proactively identify appropriate areas for potential data center development to avoid losing local control. While the Planning Commission does not have authority to enact a moratorium, City Council could consider one in order to allow time to develop zoning and policy direction.

#### **Public Hearing**

An affidavit of publication was acknowledged, and Vice Chair McAnally opened the meeting to public comment. As no members of the public indicated that they wished to speak, Vice Chair McAnally closed the public hearing and brought the matter back to the Commission.

#### **Commission Discussion and Action**

Commissioner Roscoe commented that the proposed six-month moratorium on data center developments may not be sufficient to fully develop policy and ordinance language.

Planning Consultant Enos responded that while additional time may be necessary, Romulus is more urbanized than other communities considering data centers, and a model ordinance vetted by attorneys has already been drafted, providing a starting point.

Commissioner Talon-Jemison supported a moratorium, citing concerns related to energy consumption, carbon footprint, and proximity impacts associated with data centers. Increased demand driven by artificial intelligence heightens the urgency of the issue. She emphasized the importance of determining appropriate locations for such uses before proposals are submitted.

Commissioner Talon-Jemison also asked whether potential data center locations could fall within Tax Increment Financing Authority districts, noting that TIFA revenue does not contribute

to the City's general fund. She emphasized the importance of clearly communicating the fiscal impacts of such developments.

City Planner Maise clarified that data centers ("computer and data processing centers" in the ordinance) are currently permitted in industrial, commercial, and office zoning districts. The current ordinance did not anticipate modern large-scale data centers.

City Planner Maise clarified that approval of the Master Plan amendment is an action of the Planning Commission, not a recommendation, and that City Council also has authority to adopt the amendment. A separate motion would be required to request City Council to investigate a moratorium on data centers.

Commissioner Gbogboade asked if data centers could be removed as a permitted use from the M-1 and M-2 districts, and instead be regulated as a special land use, to ensure the Planning Commission could review proposals in greater detail and potentially deny them if warranted.

Planning Consultant Enos said that special land uses are generally easier to regulate and/or deny than permitted uses, and he agreed that data centers should be regulated as special land uses.

City Planner Maise redirected the discussion to the matter before the Commission, the Future Land Use Map amendment and asked the Planning Commission if they found the proposed amendments acceptable. The Master Plan had been distributed for 42 days to neighboring municipalities and other entities, with limited comments received. Airport Authority comments related to the noise section, which comments would be incorporated once the Authority updated their noise contour map; the comments did not materially affect the proposed map changes. The Commission's action tonight is to approve the "bubble" changes and update the official Future Land Use Map. Vice-Chair McAnally asked if this also included the proposed Master Plan text amendment language, which he has concerns about; the proposed text amendment is not included at this time.

Commissioner Talon-Jemison raised concerns regarding Map 3, specifically the Tower Property, due to its adjacency to the Beverly neighborhood. She was concerned that future access requests could lead to an eventual roadway connection or increased traffic impacts on Beverly Road, which was already heavily congested. The City has other land available for development, and she would not support a designation change of that particular part of the map at this time.

City Planner Maise stated that the displayed map reflects an expansion of the Regional Business District in that area with an overlay option, noting that the overlay exists today in the zoning ordinance. If the map is amended, it could prompt future zoning text amendments to add restrictions such as prohibiting access onto Beverly Road and requiring significant setbacks and buffering, similar to prior discussions during the Vining Road process.

Planning Consultant Enos said that he did not disagree with Commissioner Talon-Jemison's concerns. He emphasized that the zoning of this parcel will remain as is and it is not being rezoned as part of the Future Land Use Map amendment. Any future rezoning would require a separate public hearing and notification to neighbors and may involve additional district text amendments and/or special land use requirements. With appropriate use and design

characteristics the site could be workable, which is why future development would require rezoning and further review.

Commissioner Talon-Jemison stated concerns with non-definitive language such as “could,” “possibly,” and “maybe.” Uncertainty makes her uncomfortable regarding future outcomes.

Vice Chair McAnally stated that two separate actions were contemplated:

1. A motion to adopt the Future Land Use Map amendment, which would then move to City Council for Council adoption.
2. A motion requesting City Council to place a moratorium on data center uses for an undetermined period.

**MOTION by Talon-Jemison, support by Gbogboade, to recommend to City Council that a moratorium be placed on the development of data centers.**

Motion discussion:

Planning Consultant Enos stated that if City Council adopts a moratorium and charges the Planning Commission with ordinance review, the Commission and consultants would then develop detailed special land use standards including location criteria, height, setbacks, and other design requirements.

City Planner Maise added that City Council establishes the moratorium, and draft language regulating data centers would then be developed through the Planning Commission with extensive review and attorney involvement.

**Roll Call Vote**

**Ayes – Talon-Jemison, Gbogboade, Glotfelty, Long, Roscoe, Green, McAnally**

**Nays – None**

**Motion passed 7-0.**

Commissioner Long asked whether neighboring communities, including Huron Township, provided feedback during the master plan review process.

City Planner Carol Maise stated that comments were included in the packet, primarily from Marcus Thomey of the Wayne County Airport Authority. His comments focused on whether certain properties were inside or outside airport noise contours. City Planner Maise explained that the master plan narrative already addresses noise zones. Future updates could include overlaying updated Airport Authority noise contour maps onto the Future Land Use Map. Other agencies, including SEMCOG (Southeast Michigan Council of Governments), acknowledged receipt of the plan, with SEMCOG offering technical tools for future use. No substantive objections were received.

Director of Building and Planning Kemp stated that he had spoken with Mr. Thomey and noted that a few areas fall just outside noise contours. He stated that the Airport Authority is working with the City on those areas, including potential residential development considerations.

Director Kemp discussed the area off Ecorse Road (Tower Property) that had been referenced earlier, noting it has been zoned residential for a long time but has not been developed due to site constraints. He affirmed that access to Beverly Road would not be permitted. Any future proposal would require a conditional rezoning, site plan review, and Planning Commission approval.

City Planner Maise added that regional business uses are governed per the zoning ordinance list of allowed uses and that warehouse distribution is not permitted in that area. Any such request would require rezoning, as already stated.

**MOTION by Glotfelty, support by Gbogboade, to adopt the Future Land Use Map Amendment to the Master Plan, as submitted.**

**Roll call vote**

**Ayes – Glotfelty, Gbogboade, Long, Roscoe, Green , McAnally**

**Nays – Talon-Jemison**

**Motion passed 6-1.**

**7. Old Business**

**A. SPR-2022-012; Jay Kay Industrial**

Applicant: Kelly Scott, Jay Kay Investments, LLC

Neal Maclean, Jay Kay Investments, LLC

Becky Klein, PEA Group

Request: Site Plan Extension (Final Extension)

Location: Jay Kay Drive (DP#80-021-99-0006-716)

Project: Construction of a 70,000 SF warehouse building

(Action required: Approve, approve with conditions or deny final site plan extension request)

**Applicant presentation**

Neal Maclean, Jay Kay Investments, LLC, said that they were requesting an additional site plan extension, understanding that this would be the final extension request.

Mr. Maclean explained that elevated interest rates, increased building costs, and tariffs have caused potential tenants to delay expansion decisions. Companies are currently cautious due to these market conditions. He is continuing to actively pursue a suitable tenant for the project.

**Commission Discussion and Action**

Vice Chair McAnally confirmed that this would be the final extension and that any future request would require restarting the approval process. The extension would be granted through December 30, 2026.

**MOTION by Glotfelty, support by Long, to approve a final 12-month extension to the site plan approval for SPR-2022-012; Jay Kay Industrial Building until December 30, 2026 subject to:**

- 1. An address application being submitted and approved by the Assessor's Office;**
- 2. Anticipated daily traffic volume must be provided and if unknown, a TIS may be required prior to occupancy to determine if any associated improvements will be required;**



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: November 13, 2025

## Master Plan Update Future Land Use Sub-Area Map Changes For City of Romulus, Michigan

### SUMMARY OF SUB-AREAS / SUB-CATEGORIES FUTURE LAND USE MAP

The City of Romulus is in the process of a Master Plan Update that concentrates on changes to the existing Future Land Use map and other minor text changes that are related to the proposed map changes.

The proposed changes are considered sub-area changes as most of the Master Plan and Future Land Use map will remain unchanged from the most recent July 2019 version of the City Master Plan. Four sub-areas or sub-categories have been identified for changes and are depicted in the future land use “bubble maps” that have been provided as a part of this summary report.

The four sub-categories depicted in the “bubble maps” include the following:

- Map 1 – Land Use Public Parcel Considerations: 14 areas including 24 properties.
- Map 2 – Land Use School Parcel Considerations: 9 areas including 15 properties.
- Map 3 – Opportunity Areas: 5 areas including 9 properties.
- Map 4 – Downtown Detail: 8 areas including 14 properties.

The remainder of this report summarizes each of the sub-areas for the use of the Planning Commission. The text provided should be used in combination with the four “bubble maps.”

### MAP 1 – LAND USE PUBLIC PARCEL CONSIDERATIONS – 14 PROPERTIES

The current designation of “Public” as defined in the 2019 Master Plan states that “This designation includes existing land owned by the City and public schools. City-owned facilities could include city hall and parks. Maintenance facilities, public safety buildings, fire stations, and police stations. Though the exact uses designated as Public may change in the future, the City should ensure to the extent practical that future use continues to serve residents in some manner.”

The Land Use Public Considerations Map identifies 14 areas that could be considered for a change in the Future Land Use Map to allow for the following flexibility within the designated properties:

- 1) Be planned in a manner that more closely matches their actual use and/or,
- 2) To open underutilized properties to future desirable land uses for the City.

Specifying a different future land use other than “Public” also provides clarification and direction for where the City would like a specific property to develop in the future. The current “Public” designation identifies that the corresponding zoning district is “all zoning districts” which could lead to some undesirable zoning requests. The proposed changes recognize that parks are different than municipal buildings and that some of the areas currently planned as public may have a use that will help foster some of the City’s long-term land use goals.

1	Huron Clinton Metropark	80 123 99 0001 000	From Public to Parks, Recreation & Open Space (PROS)
2	Huron River Drive Passive Park	80 115 99 0004 700	From Public to PROS
3	Opportunity Park	80 113 99 0002 704	Both from Light Industrial to PROS
	Romulus Athletic Center	80 113 99 0001 701	
4	Community Gardens	80 078 01 0210 304	Remain Single-Family Residential (SF)
	Romulus Historic Park	80 077 02 0001 303 80 077 16 0016 307	Remain Downtown designation
	Mary Ann Banks Park	80 078 13 0178 001	Change to PROS
5	City property leased to Waste Management	80 002 99 0003 700	From Public to Multiple-Family
6	Elmer Johnson Park	80 066 99 0001 701	From Public to PROS
	Romulus Memorial Cemetery	80 067 02 0653 304	Remains SF
7	Raspberry Park	80 020 01 0212 301	From Public to PROS
	Fire Station #3	80 020 99 0054 000	From Public to Mixed-Use
8	Fernandez Park	80 013 02 0405 002	From Public to PROS
	Tot Lot	80 013 02 0137 301	
9	St. John’s Lodge Park	80 009 99 0002 002	From Public to PROS
10	Beverly McAnally Park	80 002 99 0017 000	From Public to PROS

11	Fire Station #2	80 046 99 0013 001	Remains Heavy Industrial/Trucking
12	Municipal Complex	80 082 01 0015 309	Remains Downtown
	Animal Shelter	80 083 99 0005 702	Remains Office Research
	Public Services Building	80 080 99 0031 700; 80 080 99 0030 000	Remains Office Research
13	Fire Station Headquarters	80 0142 99 0004 701	From Public to Multi-Family Residential
14	Oakbrook Dog Park	80 0138 99 0006 000	Change to SF

Please see Map 1, the Land Use Public Parcel Considerations Bubble Map noted above for each of the proposed changes from a Public designation to other future land use designations.

## MAP 2 – LAND USE SCHOOL PARCEL CONSIDERATIONS – 9 PROPERTIES

School properties are identified in the “Land Use School Parcel Considerations” bubble map and have many similar issues as the Public parcels noted in the previous section. While there may be no immediate change for most of the nine (9) areas shown on this map, as part of this Master Plan update, we should consider the future of these parcels.

In planning for the future use of school buildings and facilities (some underutilized) we provide new land use designations for those properties that will help allow for an easier transition of those properties in a thoughtful manner and in the direction desired by the City. Changes proposed are to be compatible with adjacent properties and help address the goals of the City to provide more property available for residential land use and growth.

1	Barth Elementary	80 121 99 0013 000	Rural Residential
2	Mt. Pleasant	80 118 99 0035 000	Rural Residential
3	Board of Education	80 078 13 0188 000; 80 078 01 0198 300	Single-Family Residential
4	Wick Elementary	80 031 99 0003 000	Rural Residential
	Romulus Middle School	80 031 99 0002 000	
5	Romulus High School	80 065 99 0048 001; 80 065 99 0049 003	Single-Family Residential, General Business, Multiple-Family Residential
6	Romulus Early Childhood Center (Cory Elementary)	80 035 99 0001 000; 80 035 99 0002 000; 80 035 99 0004 000	Mixed Use

7	Romulus Elementary	80 009 99 0002 001	Single-Family Residential
8	Merriman Elementary	80 138 99 0005 000; 80 138 99 0006 000	Single-Family Residential
9	Halecreek Elementary	80 143 99 0016 006	Single-Family Residential

Please see Map 2, the Land Use School Parcel Considerations Bubble Map noted above for each of the proposed changes from a Public designation to other future land use designations.

**MAP 3 - OPPORTUNITY AREAS – 5 AREAS (9 PROPERTIES)**

The nine properties identified on the “Opportunities Areas” map are different than the above two sub-categories as they are not related to existing “Public” land uses, but rather areas that have been identified as having development potential due to size of the property, underutilized lands, or areas that have been actively identified through the development process.

In addition, opportunity area #3 (Tower Property) specifically addresses some of the recent recommendations of the Ecorse Road Corridor Vision Master Plan including:

- The proposed expansion of Ecorse Road will help facilitate more intensive traffic uses.
- Separate incompatible uses and implement strong standards for organizing land uses along the corridor. The Regional Business designation and ultimately the Vining Road Overlay have standards that will help to achieve the thoughtful organization to development within this area.
- Encourage catalyst development and multimodal infrastructure at key nodes. The inclusion with the area planned Regional Business to the south will help to bring “catalyst development” to the City and help to make other improvements as a part of the site plan review process.

In addition to addressing long-term development goals, properties within this sub-category will help to bring into conformance the existing use of property with the future land use map, as well as providing opportunities for more planned and thoughtful development within the City to address future economic development and housing needs.

1	Southern Gateway	General Industrial
	DTW-CRDC Property	General Industrial
2	Ashley Capital / Romulus Distribution Center	Rural Residential, Light Industrial
	Racoon Hunters Club	Multiple-Family Residential
	Wayne County Land Bank Parcels	Multiple-Family Residential
3	Tower Property	Regional Business/ Vining Road Development District
4	Super Y / Yono	General Business

	Ecorse City Community Subdivision	
5	Merriman Elementary	Single-Family Residential

Please see Map 3, the “Opportunities Areas” Bubble Map noted above for each of the proposed changes from a Public designation to other future land use designations.

**MAP 4 - DOWNTOWN DETAIL – 8 AREAS (11 PROPERTIES)**

The eight (8) areas noted on the “Downtown Detail” map are provided for the review of the Planning Commission for possible changes. As you can see from the map the only changes that we are proposing are in relation to recognizing existing downtown parks and moving them into the Parks, Recreation & Open Space designation.

1	Opportunity Park	80 113 99 0002 704	Both from Light Industrial to PROS
	Romulus Athletic Center	80 113 99 0001 701	
2	Mary Ann Banks Park	80 078 13 0178 001	Change to PROS
3	Board of Education	80 078 13 0188 000; 80 078 01 0198 300	Single-Family Residential (SF)
4	Police Department Headquarters	80 078 01 0256 000	Remain Downtown
5	Community Gardens	80 078 01 0210 304	Remain SF
6	Senior Center	80 078 01 0214 301	Remain Downtown designation
	Romulus Historical Park	80 077 02 0001 303 80 077 16 0016 307	
7	Municipal Complex	80 082 01 0015 309	Remains Downtown
8	Animal Shelter	80 083 99 0005 702	Remains Office Research
	Public Services Building	80 080 99 0031 700; 80 080 99 0030 000	Remains Office Research

Please see Map 4, the Downtown Detail Bubble Map noted above for each of the proposed changes noted.

**NEW LAND USE DESCRIPTION**

As noted above, the following new land use description is proposed to replace the existing "Public" category. The change is to provide a more accurate description of the uses proposed and includes the following:

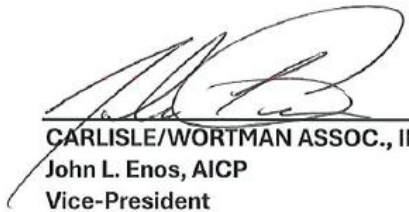
**Parks, Recreation, and Open Space:** Intended to provide public and private parks, recreation and open space systems which preserve and enhance the character of the City. Protection and preservation of these areas will ensure maintenance and enhancement of the natural characteristics of the City while at the same time broadening recreational opportunities in appropriate areas.

**OTHER**

We look forward to discussing the sub-area changes noted above in the four categories as noted.

In association with the map and text change there is another text change to the Master Plan that is proposed regarding the Vining Road Overlay District that would go along with the changes noted above. Those changes are attached to this summary for further discussion.

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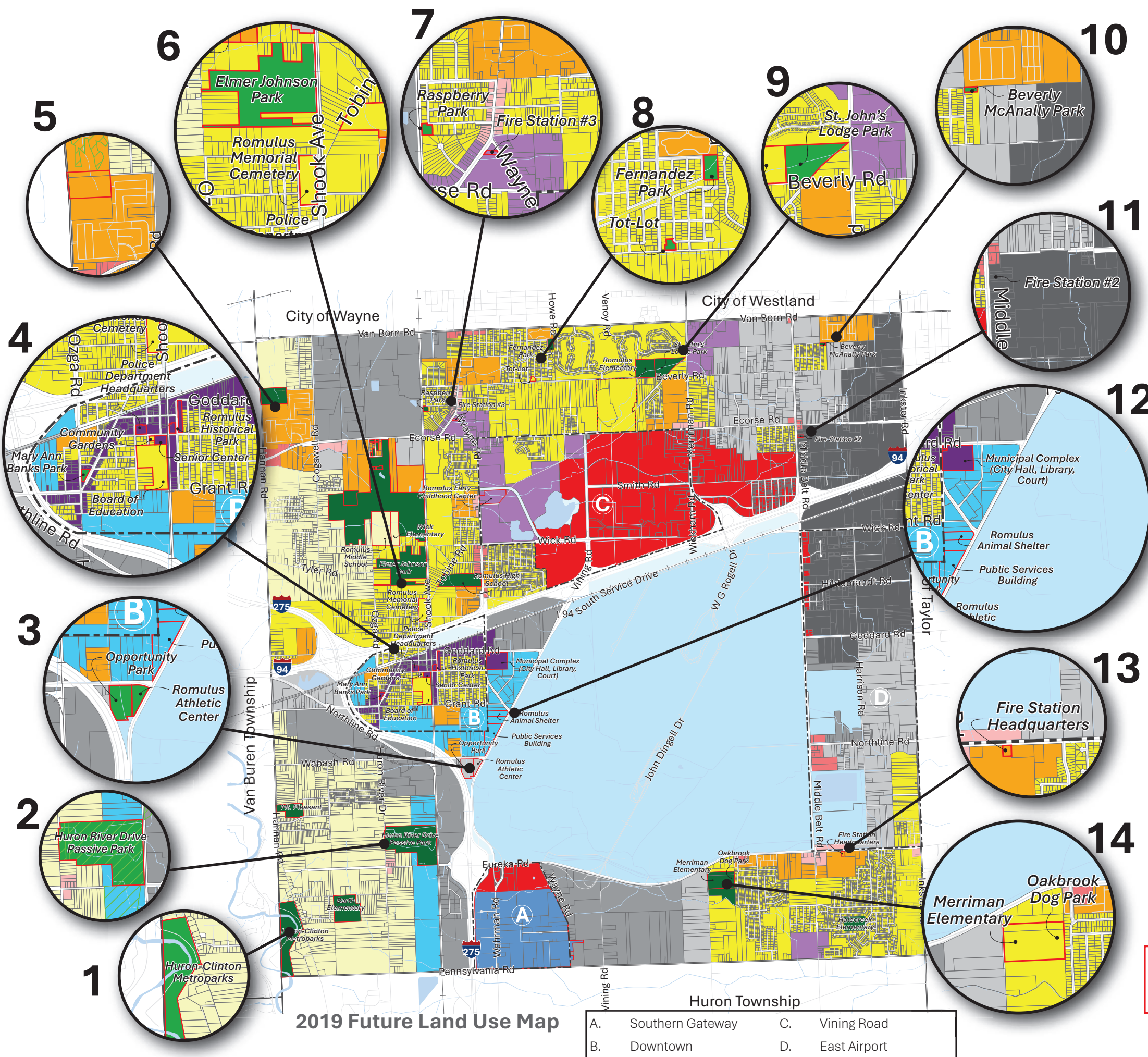
CARLISLE/WORTMAN ASSOC., INC.  
John L. Enos, AICP  
Vice-President



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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, AICP, PCP  
Principal

**Map 1. Land Use Public Parcel Considerations**



Key	Property Name	Parcel #	Change
1	Huron Clinton Metropark	80 123 99 0001 000	From Public to Parks, Recreation & Open Space (PROS)
2	Huron River Drive Passive Park	80 115 99 0004 700	From Public to PROS
3	Opportunity Park	80 113 99 0002 704	Both from Light Industrial to PROS
	Romulus Athletic Center	80 113 99 0001 701	
4	Community Gardens	80 078 01 0210 304	Remain Single-Family Residential (SF)
	Romulus Historic Park	80 077 02 0001 303 80 077 16 016 307	Remain Downtown designation
	Mary Ann Banks Park	80 078 13 0178 001	Change to PROS
5	City property leased to Waste Management	80 002 99 0003 700	From Public to Multiple-Family
6	Elmer Johnson Park	80 066 99 0001 701	From Public to PROS
	Romulus Memorial Cemetery	80 067 02 0653 304	Remains SF
7	Raspberry Park	80 020 01 0212 301	From Public to PROS
	Fire Station #3	80 020 99 0054 000	From Public to Mixed-Use
8	Fernandez Park	80 013 02 0405 002	From Public to PROS
	Tot Lot	80 013 02 0137 301	
9	St. John's Lodge Park	80 009 99 0002 002	From Public to PROS
10	Beverly McAnally Park	80 002 99 0017 000	From Public to PROS
11	Fire Station #2	80 046 99 0013 001	Remains Heavy Industrial/Trucking
12	Municipal Complex	80 082 01 0015 309	Remains Downtown
	Animal Shelter	80 083 99 0005 702	Remains Office Research
	Public Services Building	80 080 99 0031 700; 80 080 99 0030 000	Remains Office Research
13	Fire Station Headquarters	80 0142 99 0004 701	From Public to Multi-Family Residential
14	Oakbrook Dog Park	80 0138 99 0006 000	Change to SF

**Proposed Land Use Designation Updates**

“Public” changes to:

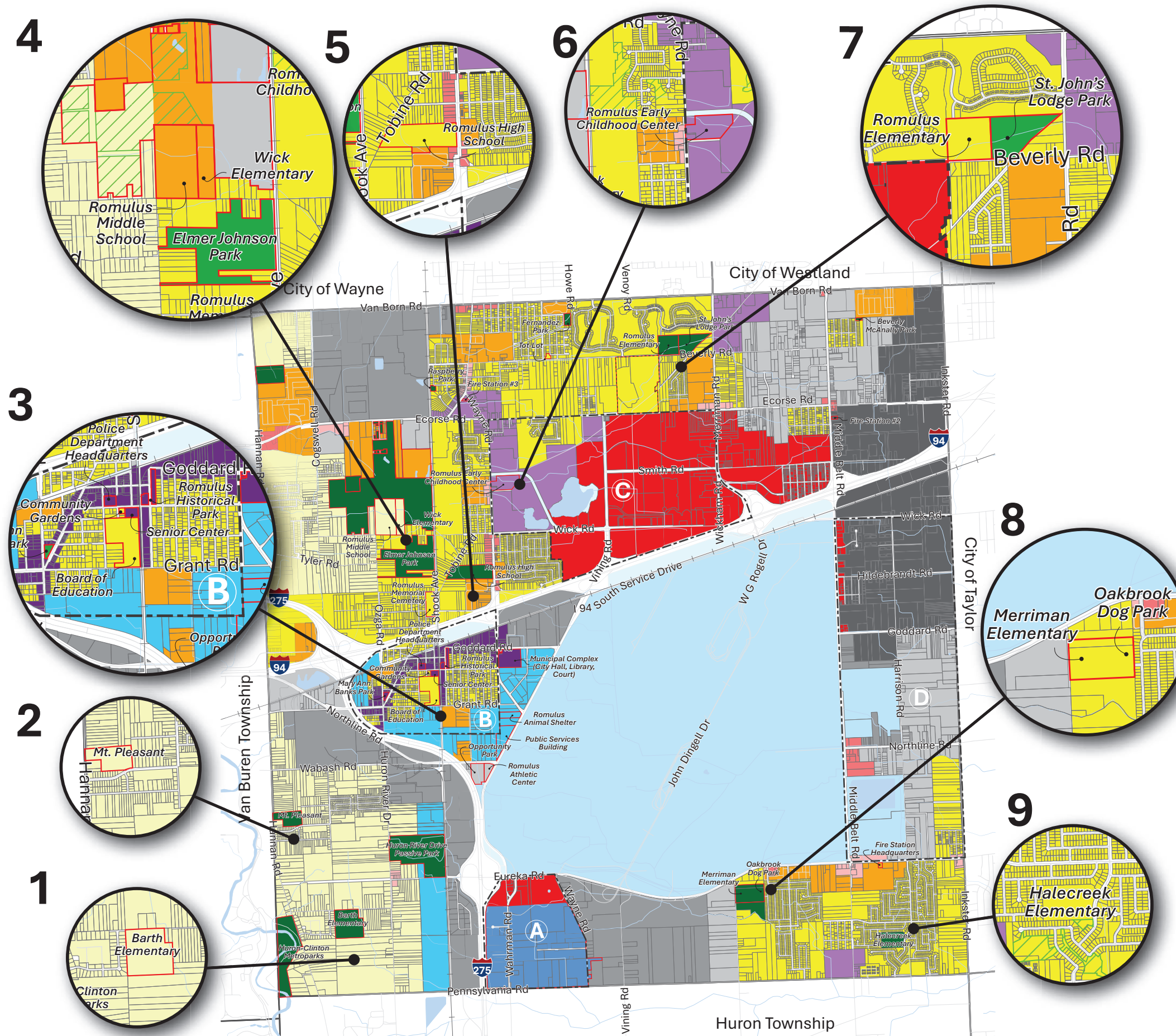
- Parks, Recreation & Open Space
- Conservation Easement

Rural Residential    
  Regional Business    
  Light Industrial  
 Single-Family Residential    
  Downtown    
  General Industrial  
 Multiple-Family Residential    
  Mixed-Use    
  Heavy Industrial/Trucking  
 Neighborhood Business    
  Airport  
 General Business    
  Southern Gateway    
  Public  
 Office Research

**2019 Future Land Use Map**

- A. Southern Gateway     C. Vining Road
- B. Downtown             D. East Airport

## Map 2. Land Use School Parcel Considerations



Key	Property Name	Parcel #	FLU Designation
1	Barth Elementary	80 121 99 0013 000	Rural Residential
2	Mt. Pleasant	80 118 99 0035 000	Rural Residential
3	Board of Education	80 078 13 0188 000; 80 078 01 0198 300	Single-Family Residential
4	Wick Elementary	80 031 99 0003 000	Multiple-Family Residential
	Romulus Middle School	80 031 99 0002 000	
5	Romulus High School	80 065 99 0048 001; 80 065 99 0049 003	Single-Family Residential, General Business, Multiple-Family Residential
6	Romulus Early Childhood Center (Cory Elementary)	80 035 99 0001 000; 80 035 99 0002 000; 80 035 99 0004 000	Mixed Use
7	Romulus Elementary	80 009 99 0002 001	Single-Family Residential
8	Merriman Elementary	80 138 99 0005 000; 80 138 99 0006 000	Single-Family Residential
9	Halecreek Elementary	80 143 99 0016 006	Single-Family Residential

- A. Southern Gateway
- B. Downtown
- C. Vining Road
- D. East Airport

- Rural Residential
- Single-Family Residential
- Multiple-Family Residential
- Neighborhood Business
- General Business
- Regional Business
- Downtown
- Mixed-Use
- Southern Gateway
- Office Research
- Light Industrial
- General Industrial
- Heavy Industrial/Trucking
- Airport
- Public

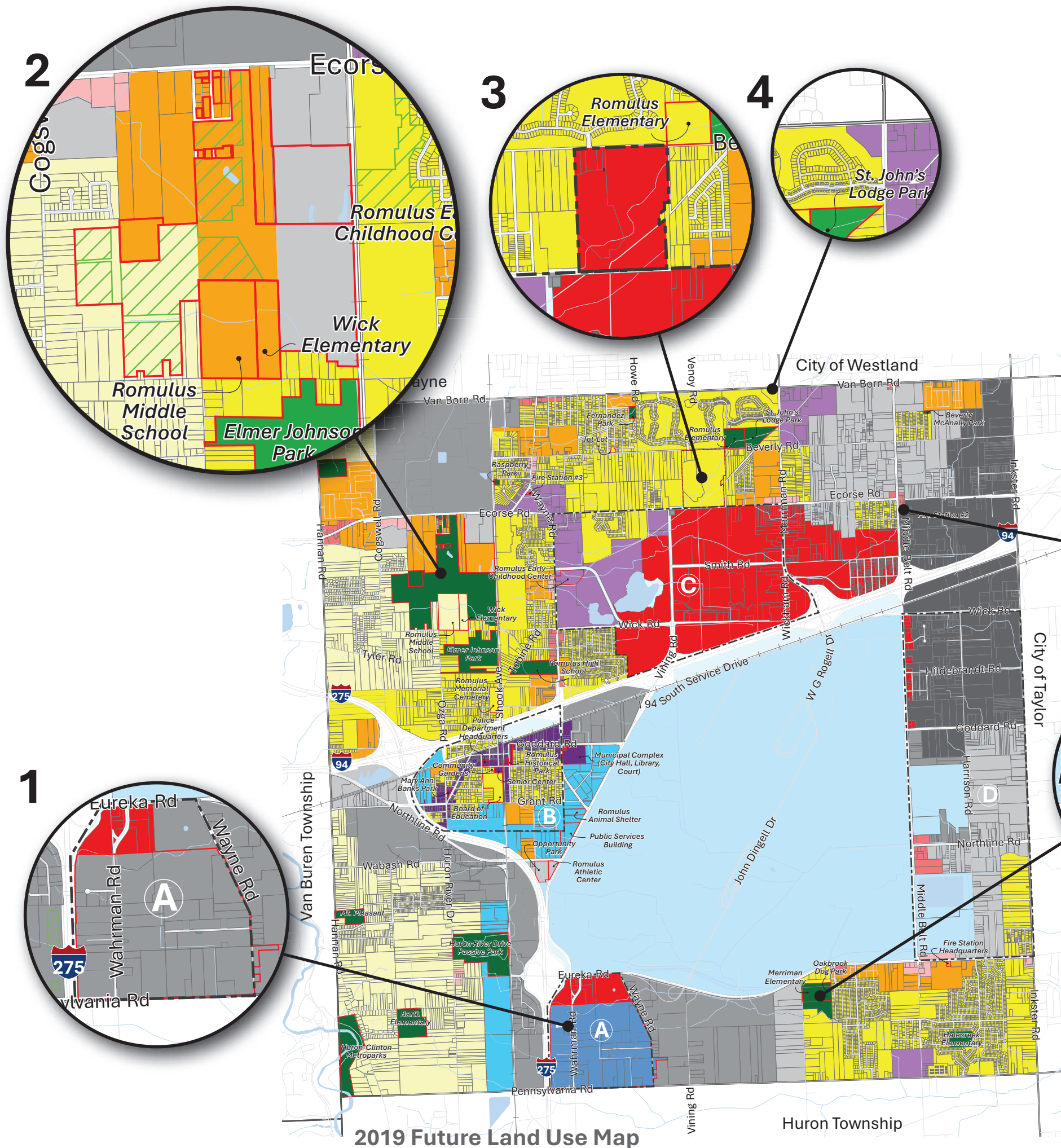
**Proposed Land Use Designation Updates**  
 "Public" changes to:  
 Parks, Recreation & Open Space  
 Conservation Easement

2019 Future Land Use Map



### Map 3. Opportunity Areas

Key	Property Name	Proposed FLU Designation
1	Southern Gateway	General Industrial
	DTW-CRDC Property	General Industrial
2	Ashley Capital / Romulus Distribution Center	Rural Residential, Multiple-Family Residential, Light Industrial
	Racoon Hunters Club	Multiple-Family Residential
	Wayne County Land Bank Parcels	Multiple-Family Residential
3	Tower Property	Regional Business/ Vining Road Development District
4	Gateway Planned Development Area (PDA)	Mixed-USE
5	Super Y / Yono	General Business
	Ecorse City Community Subdivision	
6	Merriman Elementary	Single-Family Residential



A.	Southern Gateway	C.	Vining Road
B.	Downtown	D.	East Airport

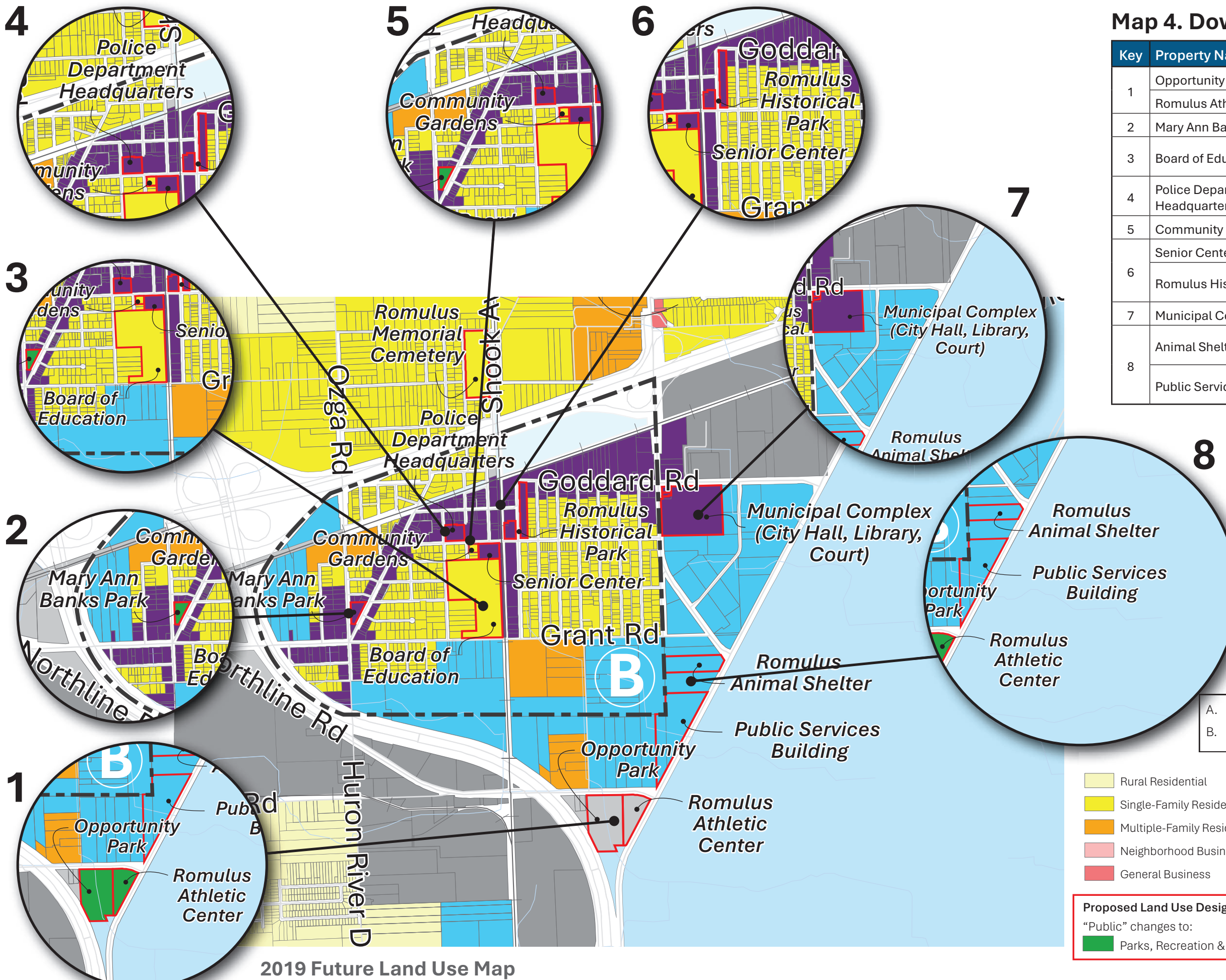
	Rural Residential		Regional Business		Light Industrial
	Single-Family Residential		Downtown		General Industrial
	Multiple-Family Residential		Mixed-Use		Heavy Industrial/Trucking
	Neighborhood Business		Southern Gateway		Airport
	General Business		Office Research		Public

**Proposed Land Use Designation Updates**  
 "Public" changes to:  
 Parks, Recreation & Open Space Conservation Easement



### Map 4. Downtown Detail

Key	Property Name	Parcel #	Change
1	Opportunity Park	80 113 99 0002 704	Both from Light Industrial to PROS
	Romulus Athletic Center	80 113 99 0001 701	
2	Mary Ann Banks Park	80 078 13 0178 001	Change to PROS
3	Board of Education	80 078 13 0188 000; 80 078 01 0198 300	Single-Family Residential (SF)
4	Police Department Headquarters	80 078 01 0256 000	Remain Downtown
5	Community Gardens	80 078 01 0210 304	Remain SF
	Senior Center	80 078 01 0214 301	
6	Romulus Historical Park	80 077 02 0001 303 80 077 16 0016 307	Remain Downtown designation
	Municipal Complex (City Hall, Library, Court)	80 082 01 0015 309	
7	Municipal Complex	80 082 01 0015 309	Remains Downtown
8	Animal Shelter	80 083 99 0005 702	Remains Office Research
	Public Services Building	80 080 99 0031 700; 80 080 99 0030 000	



A.	Southern Gateway	C.	Vining Road
B.	Downtown	D.	East Airport

	Rural Residential		Regional Business		Light Industrial
	Single-Family Residential		Downtown		General Industrial
	Multiple-Family Residential		Mixed-Use		Heavy Industrial/Trucking
	Neighborhood Business		Southern Gateway		Airport
	General Business		Office Research		Public

**Proposed Land Use Designation Updates**  
 "Public" changes to:  
 Parks, Recreation & Open Space Conservation Easement

2019 Future Land Use Map