



**CITY OF ROMULUS – CITY COUNCIL
REGULAR MEETING AGENDA**

September 13, 2021

7:30 PM

Public audience can also view the Regular City Council Meetings live via YouTube at
www.youtube.com/cityofromulus

Pledge of Allegiance

Roll Call

1. Agenda

- A. Approval of Agenda

2. Minutes

- A. Approval of minutes from the regular meeting held on Monday, September 7, 2021, at 7:30 p.m.

3. Petitioner

- A. Petitioner: David Jones; Petition: No-Fee Permit to hold Americanism Day Parade Event & Road Closure Request
- B. RZ-2020-002/SLU-2020-003; Romulus Trade Center (NorthPoint)

4. Chairperson's Report, John Barden, Mayor Pro-Tem

- A. Approval of the Chairperson's Report

5. Mayor's Report – LeRoy D. Burcroff, Mayor

6. Clerk's Report – Ellen L. Craig-Bragg, Clerk

- A. Public Hearing request for October 4, 2021, at 6:00 p.m.

7. Treasurer's Report – Stacy Paige, Treasurer

8. Public Comment - Citizens are to limit their comments to three (3) minutes. All citizens wishing to speak will be heard.

9. Unfinished Business

10. New Business

11. Warrant

- A. Approval of Warrant #: 21-17 Checks presented in the amount of \$616,650.96

12. Communication

13. Adjournment



RULES REGARDING THE PUBLIC ADDRESSING A CITY MEETING

Any member of the public shall have the right to address the City Council, Board or Commission on any item on the agenda under the following conditions:

1. Individuals requesting to address City Council, a Board or Commission on an agenda item or under public comment must fill out a “*Request to Address*” card provided – listing name, address, phone number and agenda item on which comments are desired to be made and present it to the Clerk or recording secretary.
2. When the agenda item is reached, the clerk or recording secretary shall call upon the person or persons who filed the request to speak. A member of the public shall not be permitted to enter into debate with a petitioner.
3. Individuals that would like to address City Council under the public comment portion of the agenda, must raise their hand and when recognized by the chair, the person shall approach the microphone and state their name and address.
4. Remarks shall be limited to three (3) minutes, subject to being extended an additional three (3) minutes by consent of the chair. There shall be no personal attacks. Remarks shall not contain any profanity, racial, ethnic, religious, sexual or national origin slurs or overtones. Anyone making such remarks shall lose his/her right to address the City Council, Board or Commission.
5. No person shall be permitted to address the group on any item more than once at any one meeting without the approval of a majority of the quorum present.
6. All of the foregoing does not apply to a person previously granted a hearing at the meeting in question.
7. This rule does not permit members of the public to join in debate or discussion with petitioners, members of the body or with other members of the public present at such meeting.
8. Once a motion is on the floor, discussion from the public shall no longer be permitted on that agenda item.
9. The public may make a request to the Chairperson of the Council on a form provided by the Clerk, to be added to the agenda of a future Council meeting to address a subject that Council would have authority to address. If the Chairperson denies the request, the request may be made to the entire Council under the Public Comment section of the Council’s agenda. If the request is granted by a majority of the Council, it will be added as an agenda item at the next regular meeting of the Council.

The meeting will be held in the City Council Chambers, Romulus City Hall, 11111 South Wayne Road, Romulus, MI 48174. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA), is asked to contact the Clerk’s Office (734-942-7540) 48 hours prior to the meeting – the staff will be pleased to make the necessary arrangements.



City of Romulus

Agenda

Council Meeting Held: **September 13, 2021**

Item No. A.

General Description: Approval of Agenda

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Minutes

Council Meeting Held: **September 13, 2021**

Item No. A.

General Description: Approval of minutes from the regular meeting held on Monday, September 13, 2021, at 7:30 p.m.

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE REGULAR ROMULUS CITY COUNCIL MEETING

September 7, 2021

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174

The meeting was called to order at 7:30 p.m. by Mayor Pro-Tem John Barden

Pledge of Allegiance

Roll Call

Present: Kathy Abdo, John Barden, Celeste Roscoe, Tina Talley, William Wadsworth, Eva Webb, Virginia Williams

Absent / Excused:

Administrative Officials in Attendance:

Julie Wojtylko, Chief of Staff

Ellen L. Craig-Bragg, Clerk

Stacy Paige, Treasurer

Administrative Staff in Attendance:

Stephen Hitchcock - City Attorney; Roberto Scappaticci - DPW Director; Gary Harris - Purchasing Director;

Maria Lambert – Director of Resident Services

1. Agenda

- A. Moved by **Tina Talley**, seconded by **Kathy Abdo** to accept the agenda as presented.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

2. Minutes

- A. **Res. #21-244** Moved by **William Wadsworth**, seconded by **Kathy Abdo** to approve the minutes from the Regular Meeting held on Monday, August 23, 2021, at 7:30 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- B. **Res. #21-245** Moved by **Kathy Abdo**, seconded by **Tina Talley** to approve the minutes from the Special Meeting - Closed Session held on Monday, August 23, 2021, at 6:45 p.m. to discuss an Attorney's opinion.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

3. Petitioner - None

4. Chairperson's Report, John Barden, Mayor Pro-Tem

Res. #21-246 Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to adopt a memorial resolution for the family of Lucia Sahagian.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

Res. #21-247 Moved by **Virginia Williams**, seconded by **William Wadsworth** to adopt a memorial resolution for the family of Moses Davis for the loss of his son.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- A. Moved by **Celeste Roscoe**, seconded by **Kathy Abdo** to accept the Chairperson's Report.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

5. Mayor's Report – LeRoy D. Burcroff, Mayor

- A. **Res. #21-248** Moved by **Eva Webb**, seconded by **Kathy Abdo** to concur with the Administration and authorize the Mayor and Clerk to enter into the agreements for the Community Credit Program and the Local Transit Program between SMART and the City of Romulus for the 2022 fiscal year.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- B. **Res. #21-249** Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to concur with the Administration and approve the appointment of Arianna LeSure with a term to expire on August 26, 2023, to fulfill the vacancy on the Downtown Development Authority Board.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- C. **Res. #21-250** Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to concur with Administration and grant authorization for the Mayor and Clerk to enter into the Lease-Purchase Agreement with Tax Exempt Leasing Corp. for the lease-purchase of a 2021 Ford E-450 Ambulance in the amount to \$217,740.18 at a fixed interest rate of 1.67% for five (5) years with the first payment to be made on or about September 7, 2022.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- D. **Res. #21-251** Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to concur with the Administration and authorize the Mayor and Clerk to enter into the Inter-Governmental Agreement with Wayne County for the Inkster Road Reconstruction Project, between Van Born and Ecorse Roads. The City's local share will be approximately \$368,171.00.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

6. Clerk's Report – Ellen L. Craig-Bragg, Clerk

- A. Res. #21-252** Moved by **Celeste Roscoe**, seconded by **Kathy Abdo** to approve the Second Reading and Final Adoption of Budget Amendment 21/22-6 to renew five mobile hotspots and purchase two more as approved by the Library Board, August 16, 2021.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

- B. Res. #21-253** Moved by **Eva Webb**, seconded by **Virginia Williams** to approve the study session request by Treasurer Paige for Monday, October 4, 2021, at 6:45 p.m. to discuss the Quarterly Investment Report.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

7. Treasurer's Report – Stacy Paige, Treasurer

Treasurer Paige reminded residents that tax bills are due on September 30. She thanked Council for approving her study session request. She also thanked her staff for their hard work, professionalism, and service to the community.

8. Public Comment – No comments from the public

9. Unfinished Business

10. New Business

Councilperson Wadsworth reminded residents to slow down and abide by the speed limit laws as schools return. He thanked the Clerk and others involved who assisted in reinstalling the previous elected official's pictures back in the council chambers. He further announced the City-wide Garage/Yard Sale dates.

11. Communication

Councilperson Abdo announced to residents that the RAC is hiring lifeguards and will provide lifeguard training classes from September 24-26 for interested persons. Councilperson Roscoe reminded residents that the Pumpkin Festival will be on September 17th -19th. Councilperson Talley encouraged participation in the Pumpkin Festival and solicited participation for Romulus Come Unity Day. She also commended the block party at the Avalon Meadows over the weekend. Councilperson Barden congratulated Clerk Bragg for her award as City Clerk of the Year. Councilperson Webb commented on the early college program through the Romulus Community Schools. Councilperson Williams also commented on the early college program and acknowledged the school board member who was instrumental in bringing the program to the district. She also commented on the current election season and the police department's current location.

12. Adjournment

Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to adjourn the meeting at 8:28 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the regular meeting of the Romulus City Council held on September 7, 2021.



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



City of Romulus

Petitioner

Council Meeting Held: **September 13, 2021**

Item No. A.

General Description: Petitioner: David Jones; Petition: No-Fee Permit to hold Americanism Day Parade Event & Road Closure Request

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



ROMULUS CITY CLERK
RECEIVED 2021 SEP 9 PM 4:07

CITY COUNCIL AGENDA REQUEST FORM

Today's Date: 9/9/2021 Proposed Agenda Date: 9/13/2021
Name of person(s) proposing item: David S. Jones
Title: Treasurer Please Print
Name of Business / Organization (if applicable) St. John's Lodge #44
Address: 35351 Beverly Road
Contact Number: 734-765-8630 Email Address: dsjones@hotmail.com

Item request is for:

☐ Information Only ☒ Action Item ☐ Discussion/Action ☐ Report ☐ Other

Brief description /summary of the agenda item (as you would like it to appear on the agenda): No-Fee Permit to hold an Americanism Day Parade Event and Road Closure on 9/19/2021.

Parade Route - Fourth St. South to Beverly Rd; West on Beverly Rd to Washington Rd. South; to Vinewood.

Does the subject concern a City Department? If so, please include name of department: DPW; Romulus Police Dept; Romulus Fire Dept.

Does the subject concern a City Ordinance? If so, please include the Ordinance name or number. ?

Have you addressed your issue(s) with city/administrative staff? ☒ Yes ☐ No

Desired Outcome: Approval from City Council for a No-Fee Permit to hold the Event & Road closure.

This request must be submitted to the City Clerk no later than the Wednesday prior to the City Council meeting. Council meetings are held on the 1st, 2nd and 4th Mondays at 7:30pm. Items submitted after this deadline, will be scheduled for the following City Council meeting.

Signature of person submitting agenda item

9/9/21
Date

cc: Mayor
Mayor Pro Tem
Chief of Staff

From: Pfannes, Robert
To: Krause, Kevin; Wojtylko, Julie; Craig-Bragg, Ellen; Hockenhull, D'Sionaun; Harris, Nicole
Cc: Lambert, Jill
Subject: RE: David Jones RE: Road Closure?
Date: Thursday, September 9, 2021 3:03:41 PM

Just spoke to Mr. Jones, he advised:

- Start time 1:30 – 2:00 p.m.
- "Maybe 100 people"
- Route – Romulus Community Baptist Church on 4th Street south to Beverly, west on Beverly to Washington, south to Vinewood, west to Pentecostal Baptist Church (east of Wayne Rd.). Likely to be able to supply volunteers for (2) intersections on Beverly

Will advise on Fire resources if needed - will have to check on availability of staff.

Robert J. Pfannes
Chief of Police
Romulus Police Department
734-942-6856 (16856)

From: Krause, Kevin
Sent: Thursday, September 09, 2021 2:37 PM
To: Wojtylko, Julie <jwojtylko@romulusgov.com>; Craig-Bragg, Ellen <ebragg@romulusgov.com>; Hockenhull, D'Sionaun <dhockenhull@romulusgov.com>; Pfannes, Robert <rpfnnes@romulusgov.com>; Harris, Nicole <nharris@romulusgov.com>
Cc: Lambert, Jill <jlambert@romulusgov.com>
Subject: RE: David Jones RE: Road Closure?

FD will help as needed. I will wait to hear from PD if assistance is needed. Thank you.

Kevin W. Krause
Director of Fire Services & Emergency Management
Office: 734-955-8964
Cell: 248-342-0258
KKrause@Romulusgov.com



MEMBER
INTERNATIONAL ASSOCIATION OF FIRE CHIEFS
www.iafc.org

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SPECIAL EVENT APPLICATION

TEMPORARY USE PERMIT REQUIRED BY CITY CODE OF ORDINANCE

PLEASE CONTACT CLERK'S OFFICE FOR CHARGES PERTAINING TO YOUR EVENT

Please include the following with this application:

- ✓ Copy of State of Michigan License or Permit (If applicable)
- ✓ Copy of Driver's Licenses

OWNER/ASSOCIATED NAMES/CONTACT PERSONS

Name of Business: St. John's Lodge #44

Corporation /Other Name: MWP HCL

Business Address: 35351 Beverly Rd.

Suite:

Business Phone: 734-765-8630

Business Fax:

Business E-mail:

Business Website:

STATE LICENSES / PERMITS REQUIRED FOR YOUR (IF APPLICABLE, MUST PROVIDE COPY)

Are you required to have a State of Michigan License or Permit for this type of business? YES ☒ NO If yes, please describe:

Type of Permit/license: MDL J 520 135 758 643

Permit/Lic #: _____ Date Issued _____ Date Expires _____

AFFIDAVIT AND SIGNATURE

(All Owners/Applicants listed must sign this Application)

I (We) David S. Jones am the OWNER/AGENT of said business making application for this Business Registration Certificate and/or am otherwise an authorized representative of said business. I (We) authorize the verification of the information provided on this application. I (We) am a citizen of the United States of America and otherwise authorized to do business under the laws of the state of Michigan and the United States of America. I (We) depose and state that all of the information provided in the foregoing application is true to the best of my knowledge, information, and belief.

1. Signature of applicant:

Date: 9/9/21

2. Signature of applicant:

Date:

NOTARY ACKNOWLEDGEMENT

STATE OF: Michigan

COUNTY OF: Wayne

On this 9th day of September 2021 before me personally appeared David S. Jones who being duly sworn, deposes and says that the statements and answers contained therein are true.

5/1/2023
My Commission Expires

Ellen L. Craig Bragg
Notary Public, Wayne County, Michigan

ELLEN L. CRAIG-BRAGG
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES May 1, 2023
ACTING IN COUNTY OF Wayne



City of Romulus

Petitioner

Council Meeting Held: **September 13, 2021**

Item No. B.

General Description: RZ-2020-002/SLU-2020-003; Romulus Trade Center (NorthPoint)

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

PLANNING DEPARTMENT MEMORANDUM

DATE: September 9, 2021

TO: Ellen Craig-Bragg, City Clerk

FROM: Carol Maise, City Planner

SUBJECT: RZ-2020-002; **NorthPoint (Romulus Trade Center)**
Introduction and First Reading of a proposed amendment to the City of Romulus Zoning Map to conditionally rezone 171.60 acres from the current designation of RC, Regional Center District to M-1, Light Industrial District – Conditional

SLU-2020-003; **NorthPoint (Romulus Trade Center)**
A Special Land Use request to construct light industrial and distribution buildings greater than 80,000-q.ft. in size

Smith Road/Vining (Parcel ID #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713, and #80-040-99-0002-714)

At a special meeting held August 31, 2021, the Planning Commission considered a request to conditionally rezone 171.60 acres of property from RC Regional Center to M-1, Light Industrial for NorthPoint – Romulus Trade Center and recommended approval to the Romulus City Council. The rezoning is necessary since the applicant would like to develop up to 7-9 buildings of a light industrial center that may include some distribution facilities; this use is not permitted in the RC District or Vining Road Subarea Overlay District.

Please find the attached applications and reports for City Council consideration of the introduction and first reading of the Zoning Map amendment (rezoning) and special land use approval at their **September 13, 2021** meeting.

We respectfully recommend that the City Council make a motion to concur with the recommendation of the Planning Commission based on their findings and those of the MKSK, OHM and Kerr-Russell reports and approve the first reading of RZ-2020-002; and special land use, SLU-2020-003; NorthPoint – Romulus Trade Center as follows:

*“To **approve** the first reading of the Zoning Map Amendment and associated Conditional Rezoning and Development Agreement and Development Plan for **RZ-2020-002** for **NorthPoint – Romulus Trade Center** to conditionally rezone 171.60 acres of property including Parcel ID #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713, and #80-040-99-0002-714 from RC, Regional Center to M-1, Light Industrial.*

*“To **approve** Special Land Use, **SLU-2020-003, NorthPoint – Romulus Trade Center** to construct 7-9 light industrial and distribution buildings greater than 80,000-q.ft. in size in the Romulus Trade Center subject to:*

- 1. A revised Conditional Rezoning and Development Agreement and Development Plan per the comments of the Planning Commission, City staff, and consultants; and*
- 2. Any additional items as determined by the City Council.*

Should you have any questions, or desire additional information, please do not hesitate to contact this office.



PLANNING COMMISSION SUMMARY REPORT TO THE CITY COUNCIL

RZ-2020-002, SLU-2020-003

NorthPoint – Romulus Trade Center Conditional Rezoning, Special Land Use Review

Issued by Carol Maise, City Planner

12600 Wayne Road, Romulus MI 48174 Phone: (734) 955-4530 www.romulusgov.com

DATE: September 9, 2021

SUBJECT: RZ-2020-002, SLU-2020-003; **NorthPoint – Romulus Trade Center
Conditional Rezoning, Special Land Use Review**

LOCATION: Smith Road/Vining (Parcel ID #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713, and #80-040-99-0002-714)

REQUEST: **Conditional Rezoning** - *Introduction and First Reading* to conditionally rezone 171.60 acres from RC, Regional Center District to M-1, Light Industrial District - Conditional

Special Land Use - *Request* to construct 7-9 light industrial and distribution buildings greater than 80,000-q.ft. in size in the Romulus Trade Center

APPLICANT: NP Lordstown 173, LLC

BACKGROUND

NorthPoint Development is seeking a conditional rezoning from RC, Regional Center to M-1, Light Industrial and special land use approval to construct an industrial center of 7 – 9 light industrial and distribution buildings greater than 80,000-sq.ft. in size in the Vining Road Subarea Overlay District. The 171.60-acre site is located on the south side of Smith Rd., east of Vining Rd. and just north of Wick Rd.



The Conditional Rezoning Application, Conditional Rezoning and Development Agreement, and Development Plan; and Special Land Use Application have been reviewed by MKSK, the City's Planning and Traffic Consultant; OHM, the City's Engineering, Traffic, and Architectural Consultant; Kerr Russell, Special Legal Council for the City; and City ARC (Administrative Review Committee).

The Planning Commission held a public hearing on the conditional rezoning and special land use requests at a special meeting on August 31, 2021 (see attached draft minutes; also note that the meeting can be found on the City's website – YouTube page.)

PLANNING COMMISSION ACTION ON REZONING

At the August 31, 2021 special meeting, after a public hearing and based on the findings for the City's rezoning criteria (*Section 23.04*) outlined in the MKSK report dated August 27, 2021, the Planning Commission took the following action:

MOTION by McAnally, support by Crova, that the Planning Commission recommend to City Council approval of Conditional Rezoning request RZ-2020-002, for the Romulus Trade Center, to conditionally rezone 171.6 acres from RC, Regional Center District, to M-1, Light Industrial District along the south side of Smith, east of Vining Road, north of Wick Road, for the construction of warehouse and industrial buildings totally up to 2,161,968 square feet.

Roll Call Vote: Ayes – McAnally, Crova, Gbogboade, Roscoe, Talon-Jemison, Glotfelty, Frederick, Paul, and Freitag. Nays – none. Motion Carried 9-0.

PLANNING COMMISSION ACTION ON SPECIAL LAND USE

At the August 31, 2021 special meeting meeting, after a public hearing and based on compliance with the City's special land use criteria as outlined in Article 18, the Planning Commission took the following action:

MOTION by McAnally, support by Glotfelty, that the Planning Commission recommend to City Council approval of Special Land Use request SLU-2020-003, for the Romulus Trade Center, located along the south side of Smith, east of Vining Road, north of Wick Road, to allow for 7 to 9 warehouse and light industrial buildings greater than 80,000 square feet in size on 171.60 acres. This motion is based on the findings of fact contained in the August 27, 2021 MKSK report, and all other associated consultant reports and documents regarding this submission, as well as the package submitted by NorthPoint this evening, and the draft conditional rezoning agreement.

Roll Call Vote: Ayes – McAnally, Glotfelty, Paul, Frederick, Talon-Jemison, Roscoe, Gbogboade, Crova, and Freitag. Nays – none. Motion Carried 9-0.

SUMMARY AND RECOMMENDATION

We respectfully recommend that the City Council make a motion to concur with the recommendation of the Planning Commission based on their findings and those of the MKSK, OHM and Kerr-Russell reports and approve the first reading of RZ-2020-002; and special land use, SLU-2020-003; NorthPoint – Romulus Trade Center as follows:

*"To **approve** the first reading of the Zoning Map Amendment and associated Conditional Rezoning and Development Agreement and Development Plan for **RZ-2020-002** for **NorthPoint – Romulus Trade Center** to conditionally rezone 171.60 acres of property including Parcel ID #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713, and #80-040-99-0002-714 from RC, Regional Center to M-1, Light Industrial.*

*"To **approve** Special Land Use, **SLU-2020-003, NorthPoint – Romulus Trade Center** to construct 7-9 light industrial and distribution buildings greater than 80,000-q.ft. in size in the Romulus Trade Center subject to:*

- 1. A revised Conditional Rezoning and Development Agreement and Development Plan per the comments of the Planning Commission, City staff, and consultants; and*
- 2. Any additional items as determined by the City Council.*



Carol Maise, City Planner

**MINUTES OF THE SPECIAL MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON TUESDAY, AUGUST 31, 2021
ROMULUS CITY HALL, ROMULUS MICHIGAN
COUNCIL CHAMBERS**

1. **Pledge of Allegiance.** Following a moment of silence in memory of the service members and civilians that died last week in Kabul, all participated in the Pledge of Allegiance.
2. **Roll Call Showing:** James Crova, Jerry Frederick, Cathy Freitag, Mike Glotfelty, Adewunmi Gbogboade, Daniel McAnally, David Paul, Celeste Roscoe, Edna Talon-Jemison

Excused: None.

Also in attendance: Carol Maise, City Planner; Robert McCraight, Director of Public Services; Jessica Katers, Engineering Consultants, OHM, Consultants Brad Strader and Ann Marie Kerby, MKSK

3. **Approval of Agenda:**

Motion by Glotfelty, support by Gbogboade, to approve the agenda as published.

Roll Call Vote: Ayes – Glotfelty, Gbogboade, Paul, Frederick, Talon-Jemison, McAnally, Roscoe, Crova, and Freitag. **Motion carried 9-0.**

Agenda

1. Pledge of Allegiance
2. Roll Call – Frederick, Glotfelty, McAnally, Paul, Roscoe, Talon-Jemison, Crova, Gbogboade, & Freitag
3. Approval of Agenda
4. Public Hearings
 - A. RZ-2020-002; **Romulus Trade Center** (fka Romulus Commerce Park) (**Northpoint Development**)

Applicant: NP Lordstown 173, LLC; Marc Gloyeske, NorthPoint Development

Request: **A proposed amendment to the City of Romulus Zoning Map to conditionally rezone 171.60 acres from the current designation of RC, Regional Center District to M-1, Light Industrial District – Conditional**

Location: The south side of Smith Rd, east side of Vining Rd, north of Wick Rd and includes portions of the following parcels: #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001- 708, #80-040-99-0002-713 and #80-040-99-0002-714

Project: Construction of approximately 7–9 warehouse and industrial buildings, totaling up to 2,161,968 square feet

(Action required: **Make Motion** to Recommend to City Council to approve, approve with conditions, deny or postpone action on the proposed rezoning (Zoning Map amendment).

B. SLU-2020-003; **Romulus Trade Center** (fka Romulus Commerce Park) (NorthPoint Development)

Applicant: NP Lordstown 173, LLC; Marc Gloyeske, NorthPoint Development

Request: **A special land use request to construct 7 to 9 warehouse and light industrial buildings greater than 80,000-sq.ft. in size on 171.60 acres**

Location: Smith Rd/Vining Rd/Wick Rd including portions of parcels #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713 and #80-040-99-0002-714

Project: Construction of approximately 7–9 warehouse and industrial buildings, totaling up to 2,161,968 square feet

(Action required: **Make Motion** to Recommend to City Council to approve, approve with conditions, deny or postpone action on the proposed special land use.)

5. Adjournment

4. Public Hearings

Chair Freitag noted that anyone watching the meeting via YouTube livestream and who wished to participate in the public hearings could email comments to publiccomment@romulus.gov during the meeting.

Both public hearing agenda items would be heard together.

A. RZ-2020-002; **Romulus Trade Center** (fka Romulus Commerce Park) (**Northpoint Development**)

Applicant: NP Lordstown 173, LLC; Marc Gloyeske, NorthPoint Development

Request: **A proposed amendment to the City of Romulus Zoning Map to conditionally rezone 171.60 acres from the current designation of RC, Regional Center District to M-1, Light Industrial District – Conditional**

Location: The south side of Smith Rd, east side of Vining Rd, north of Wick Rd and includes portions of the following parcels: #80-039-99-0001-706, #80-039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713 and #80-040-99-0002-714

Project: Construction of approximately 7–9 warehouse and industrial buildings, totaling up to 2,161,968 square feet

(Action required: **Make Motion** to Recommend to City Council to approve, approve with conditions, deny or postpone action on the proposed rezoning (Zoning Map amendment).

B. SLU-2020-003; **Romulus Trade Center** (fka Romulus Commerce Park) (NorthPoint Development)

Applicant: NP Lordstown 173, LLC; Marc Gloyeske, NorthPoint Development

Request: **A special land use request to construct 7 to 9 warehouse and light industrial buildings greater than 80,000-sq.ft. in size on 171.60 acres**

Location: Smith Rd/Vining Rd/Wick Rd including portions of parcels #80-039-99-0001-706, #80- 039-99-0001-707, #80-039-99-0001-708, #80-040-99-0002-713 and #80-040-99-0002- 714

Project: Construction of approximately 7–9 warehouse and industrial buildings, totaling up to 2,161,968 square feet

(Action required: **Make Motion** to Recommend to City Council to approve, approve with conditions, deny or postpone action on the proposed special land use.)

Planning Consultant Strader gave the background for this application for a conditional rezoning from RC Regional Center District to M-1 Light Industrial District, as well as a special land use to construct 7 to 9 warehouse and light industrial buildings greater than 80,000 square feet in size on 171.60 acres, as advertised. The property was located on the south side of Smith Road, east side of Vining Road, and north of Wick Road.

Planning Consultant Strader gave the following information:

- The applicants had been before the Commission in 2019, when the Planning Commission had given direction to the applicants and to staff regarding the proposal. The applicants were returning this evening with a new proposal, after approximately 1.5 years of plans being submitted and reviewed, and after numerous meetings with staff. The new proposal addressed issues of architecture, traffic, concerns about trucks, and commitment for commercial space and use if warehousing was going to be allowed.
- This area in the City had been discussed for many years.
- A schematic of the *Master Plan: Vining Road Subarea* showed the location of the NorthPoint site in the middle of the Subarea. The Planning Commission and Council had adopted regulations in the past in order to add standards for landscaping including taller landscaping, campus development, better architecture, pathways and sidewalks, and other design standards, ensuring that any industrial use in the area would be of higher quality and more of a campus-like atmosphere than other industrial sites in the City.
- The Vining Road Subarea:
 - Sets expectations for site development standards through best practice imagery.
 - Specifies standards for preserving and creating open space.
 - Illustrates where new streets, extensions, and other transportation improvements should occur to provide internal connectivity for safe and efficient traffic flow.
 - Specifies guidelines for high-quality building architecture and landscaping.

- Provides a vision for the subarea that results in a collection of sites that are interconnected with green space and enhanced landscaping.
- Zoning sets specific standards for preserving the view with berms and landscaping.
- Incentives are provided for saving some of the woodlots scattered throughout the area.
- The Subarea plan and ordinance talk about new streets, street extensions, ways of dealing with traffic, including having special provisions for a traffic study that separates automobile and truck traffic, and how that traffic is managed.
- The City learned from the Amazon site that more regulation of truck traffic patterns and circulation was needed, so that was included within the ordinance language as well.
- NorthPoint has come up with some ingenious ways of dealing with concerns regarding truck traffic. NorthPoint had given a lot of attention to the truck traffic, including meetings with the TIFA (Tax Increment Finance Authority) Board discussing truck traffic and transportation, and overall traffic in the area.
- There are specific guidelines in the Subarea plan and zoning ordinance for architecture, landscaping, open space (10% or more) including incentives for open space, signage, and other components. These guidelines were the result of a lot of work by the Planning Commission.

Planning Consultant Strader overviewed the Overlay District as it relates to the current proposal:

- The Overlay was changed to allow some industrial uses, but no warehousing. The applicant is here this evening because their proposal meets the design standards, but they would like to have warehousing uses. Therefore they were offering a conditional rezoning of the site.
- The purpose of the conditional rezoning request is to allow warehousing while meeting overlay standards, and to tie construction of commercial buildings and uses on Wick Road to construction of warehousing facilities on the main part of the property.
- The Overlay currently permits light industrial uses in the Light Industrial Center subdistrict, including:
 - Buildings up to 350,000 square feet.
 - Building heights up to 55 feet, with increased setbacks for buildings over 38 feet.
 - Building Design Standards to promote high quality architecture
 - Enhanced greenbelt and buffer standards
 - Open space requirement – at least 10% dedicated as useable open space
 - Encourages preserving natural features
 - Limits dock door location to side/rear yards and total number
 - Internal sidewalk system and shared use pathways along public roads
 - Requires Traffic Impact Study

Planning Consultant Strader overviewed the Conditional Rezoning and Special Land Use request:

- Request for Conditional Rezoning to M-1 District, to permit warehousing/light industrial uses. The applicant is offering special conditions to attach to this conditional rezoning, which address City and consultant concerns.
- Request for Special Land Use to allow for buildings over 80,000 square feet.
- Frontage along Wick Road to remain Regional Center zoning for future commercial uses.

Planning Consultant Strader said that their recommendation was that this request for conditional rezoning and special land use be moved forward, with the understanding that there were still some items to be worked out with the City Attorney before the proposal went to City Council.

The conditional rezoning offered the following:

- Certain uses that staff and consultants felt would not be appropriate for the area were prohibited.
- The applicants had tied RC zoning along Wick Road to a tiered development, in that a certain level of buildings will be constructed concurrent with commercial development. The next phase of warehouse buildings can't go in until Phase 2 of the commercial is complete. The 3rd phase of industrial construction is dependent on the 3rd phase of commercial being built.
- Regarding the special land use, any building over 80,000 square feet needs a special land use. The applicant has requested that this be given as a blanket special land use for all the buildings, so that they don't have to seek a special land use for each individual building, as long as they meet the standards of the conditions offered in the conditional rezoning request.

Planning Consultant Strader reviewed the uses permitted in the RC District and the M-1 District. RC uses would be allowed on the north side of Wick Road and any other areas still zoned RC. The portion conditionally rezoned to M-1 district would allow warehousing and distribution, with conditions as offered by the applicant. Certain M-1 uses excluded from the conditional rezoning to M-1 would include vehicle and truck repair, service and parking; tool and dye machine shops; powder coating, painting in a paint booth; construction, contractors/supplies; self-storage or mini-warehouse facilities; trucking facilities and storage.

RC uses permitted:

- Multi-family
- Institution/educational
- Human care and medical
- Vet hospitals/clinics and pet daycare
- Retails and services
- Vehicle dealerships and vehicle maintenance/minor repair
- Recreation/entertainment
- Office/professional
- Utilities
- Vehicle fueling station (SLU)

M-1 uses allowed:

- Specialized photographic design services
- Manufacturing and/or assembling of products/materials
- Publishing/printing
- Warehousing and/or distribution centers and/or air freight forwarders
- Research, experimental testing labs
- Accessory truck and trailer outdoor storage
- Accessory vehicle repair within completely enclosed building
- Accessory buildings and uses including screened outdoor storage incidental to permitted uses.

Overview of Conditions offered by the applicant:

- Ties commercial development to warehousing/industrial development
- Meets or exceeds standards in M-1 and Vining Road Subarea Overlay District
 - Extensive greenbelt/buffers
 - Public amenities, such as shared use paths along public roads, internal sidewalk system, and pathway around planned detention area.

- Preserves woodlot on northeast portion of site.
- Meets intent of architectural standards

Regarding truck traffic control:

- Truck traffic will be prohibited on Ecorse Road going out to Merriman Road. The truck circulation design will force trucks to go to the Vining Road exchange, not to Ecorse Road and not traveling through the residential areas on the east or west portions of the site.
- There will be one access for trucks in the southwest portion of the property to direct trucks to go to Vining Road. There will be a new traffic signal paid for by the applicant and/or the TIFA Board as another incentive for the trucks to use that access.
- Woodland and wetlands will be preserved as shown, and the woodlands and wetlands map will be part of or the preservation area/conservation easement. The woodlands will buffer the commercial area to the east while also providing a good view for someone driving along Smith Road, screening the views of the buildings.
- Because the Planning Commission was concerned about numbers and views of dock doors, the applicant was providing a 4-foot high instead of the 3-foot high berm that is required. The dock doors do not face the public road but are internalized so they will be screened by berms, landscaping, and the woodlot. The commercial development along the northern side of Wick Road will also help screen the dock doors.
- Extensive sidewalks had been provided throughout. The applicants were being asked to provide a sidewalk-only plan that clearly identifies sidewalk locations, to ensure that any employee can walk to the restaurants along Wick Road or walk to the public sidewalk.
- Regarding traffic generally, the applicants were using Julie Kroll and her team from Fleis & VandenBrink. Ms. Kroll had today provided a revised traffic report which had not yet been reviewed. However, there had been several conversations with Ms. Kroll already, and Fleis & VandenBrink did have a good understanding of the issues and expectations for this site as well as experience with traffic issues in the City generally. The traffic impact study would be reviewed before this proposal went to City Council.
- Two traffic signals will be needed at I-94, plus a new traffic signal at the entrance on Vining Road.
- Timing and cost of the traffic signals and related road improvements will be finalized between the applicant, the City, Fleis & VandenBrink, and the TIFA Board.

Planning Consultant Strader concluded his overview of this request and suggested that the applicant present their proposals, followed by consultant reviews.

Chair Frietag invited the applicants to make their presentation.

Members of the development team presenting this evening included Brent Miles, Mark Gloyeske, and James Kraatz from NorthPoint, and Julie Kroll from Fleis & VandenBrink.

Mr. Miles introduced this project by explaining that since their last proposal in 2019, they had an entirely new development team and a new attitude toward this project. They were apologetic regarding their previous proposal, which had not fit within the City's guidelines for this area. Since 2019, they had listened to the City, including staff, Planning Commission and City Council, and hoped that tonight's plan was one the Commission could recommend.

Mr. Miles gave the following information:

- This plan represents a body of work that has taken months to complete.
- The first retail component – Royal Farms – was being finalized. This will be Royal Farms’ first store in Michigan, and will be their flagship location.
- The applicants had previously developed a site on Ecorse Road. They considered that project a *promises made/promises kept* development. They felt they had experience being a good partner with the City.
- NorthPoint was proud to invest in Romulus generally, and at this location specifically.
- The Romulus Trade Center will be a large scale project, generating over 1,100 jobs and a large outlay in capital investment. The wages generated at the site will feed the retail portion of the project as well.
- There will be a retailer (Royal Farms) at the beginning of the project. Additionally retail/commercial will be developed simultaneously with industrial construction, using a phased approach. If the retail/commercial is not developed, a series of financial penalties will be imposed.
- The entire project will be a catalyst for retail on the site, and also retail in the surrounding area.
- NorthPoint has committed to hosting Romulus job fairs, as well as implementing Romulus First Look, requiring that every employer will be required to have a “look ahead” to offer jobs to Romulus employees first. This was a process used by the applicants in the City of Detroit and they had found it to be good practice.
- They will be providing sidewalk infrastructure, and will also be relocating the Rosenworth Drain – a large infrastructure project.
- The project will provide open space and green space.
- The project will provide positive economic impact via the generated taxes, infrastructure improvements, and employee base.

Mr. Miles continued with the following information:

- NorthPoint understands that there have been continuing challenges with the traffic generated by Amazon, and the proposed buildings are configured in such a way that a large e-commerce business, such as Amazon, will not be able to/would not want to use them.
- NorthPoint builds similar buildings in parks across the country, and knows their tenant base, which includes automobile suppliers and suppliers for other manufacturers.
- A schematic of the proposed development showed the industrial section and the commercial/retail section, and the construction phases as proposed. Again, as the industrial is built out, the commercial is required to be built out as well.
- Retail would include a provider of good, fresh food to the community, as well as other amenities such as dry cleaning, coffee shops, donut shops, etc. This will fulfill the community’s needs and be a complement to the over 1000 employees that will be in the park on a daily basis once it is fully built out.
- Truck traffic will use an inner loop system. All the docks and truck ports are interior to the site utilizing the interior loop. Also, there will be no truck circulation system connected to Smith Road. The truck circulation system forces the truck traffic to use Vining Road.
- Royal Farms is a major East Coast business that will also provide a gas station. However Royal Farms is not a truck-stop type business, but is a high quality provider will provide fresh food, and a good retail store, as well as gas. Royal Farms is not a typical convenience store or a typical gas station.

Mr. Miles gave the following information regarding Phase 1:

- Unique, high standard landscaping and berming will be provided.
 - Planting just shy of 1700 trees and 6,000 shrubs and grasses.
 - The site will look like a park.
 - Landscaping is above and beyond anything they have done before, and was becoming known within their organization as the “Romulus standard.”
 - They were exceeding the standard for landscape buffering, and had budgeted for another 200 trees after build out, to fill in wherever appropriate.
- They will develop a separate sidewalk plan as requested by Planning Consultant Strader.
- Regarding traffic management:
 - They had hired a new traffic engineer (Fleis & VandenBrink).
 - The number one goal is to get trucks out, heading left, with no access to Smith Road.
 - Enforcement regarding proper truck traffic patterns will be accomplished by: 1) including restrictions in lease agreements, so that violations of required truck traffic patterns will be a default of the lease agreement, 2) NorthPoint work with the City regarding enforcement mechanisms, including ticketing, 3) private policing will be an option.
 - However, enforcement was best accomplished by engineering: channeling the car traffic to the right, and the truck traffic to the left. It will be difficult for any truck to turn right.
- All setbacks were met or exceeded.
- Useable open space does not include wetlands or detention area. Ordinance requires 10%; this project is just over 21%.
- Buildings will encourage manufacturing and assembly uses, which have a higher employee ratio per square foot than other types. Again, this will fuel the adjacent retail/commercial uses.
- Building architecture has been enhanced with offsets, landscaping, orientation so that all docks are internal.
- Regarding community benefits, this plan meets and exceeds the Subarea guidelines, and will be a development the community can be proud of and utilize, including the retail/commercial development. The industrial portion is not intrusive.
- Romulus had never wavered on what they wanted for this area. This plan represented a sincere effort to offer a better proposal than that submitted in 2019.

Mr. Miles concluded his remarks.

Again noting that anyone participating remotely could email publiccomment@romulusgov.com with comments, and that there was an affidavit of first class mail on file, Chair Freitag opened the public hearing.

No public indicated they wished to speak, and no emails or other written comments were received.

Chair Freitag asked for Commission comments.

Commissioner McAnally:

- Even though this project would not have pleased him two years ago, Commissioner McAnally was impressed with the effort put into the plan and tonight’s presentation.
- The request is for 7-9 warehouses, but the plans presented showed only 7 warehouses. Could the applicant address how additional warehouses would fit in with/change the plan?

Mr. Gloyeske explained that the 7 buildings were the base plan for this park. However, some users might need their own separate smaller building. In such a case, a building might be broken into 2 buildings, or 2 buildings might be broken into 3. The overall footprint would not change. NorthPoint would not exceed the 171 acres, nor would the impervious footprint change.

Mr. Miles added that asking for 7-9 buildings was like describing a pizza where the size of the slices might change, but the overall size would not change. They would not be combining two buildings in order to get a much larger one, but rather the opposite, as already described – break up one or two buildings in order to provide a smaller building to a single tenant. They would stay within the footprint as described.

Planning Consultant Strader said language had been included in the conditional rezoning agreement that while the building configuration might change, the integrity of the overall development plan must be preserved. Additionally, a revised development plan would need to come to the Planning Commission for review and approval. The Commission will have the opportunity for a detailed review of the Royal Farms facility, for instance. The Commission will need to find that any configuration change meets the intent of the ordinance and the development standards.

City Planner Maise pointed out that the agreement states the square footage for the industrial use will not go up. The request was for 2,161,968 square feet whether there were 7 buildings or 9 buildings. The square footage could go down but not up.

- Commissioner McAnally gave some history of this site, including previous findings that logistic services were in high demand but demand for retail was significantly lower. However, the residents really wanted retail, and the City needed people to come to Romulus to shop and use the services. He felt tonight's proposal was a good start.

Commissioner Frederick:

- A gas station in this vicinity would be a boon to anyone traveling the Interstate, as there was no other gas station nearby. Royal Farms could be a catalyst for future retail, and a gas station at the corner was a master stroke.
- Commissioner Frederick supported all truck trailers facing in to interior dock doors, and the lack of truck access to Smith Road.

Commissioner Paul

- Commissioner Paul agreed with Commissioner McAnally. Two years ago the Commission was fighting this project. Now the Commission seemed to be accepting it somewhat.
- Commission Paul asked the applicants to describe the phasing for this project.,

Mr. Miles explained that Phase One would be buildings 1, 2, and 3 of the industrial component plu. the 1st retail spaces and uses. Phase 2 will be buildings 4, 5, and 7, again with additional retail. Phase 3 will be the remain portion, as highlighted on the provided schematic and as shown on page 5 of their submittal book.

- Mr. Paul asked if the project phases were formally settled.

Mr. Miles said they were hammering out the agreements for the phases right now; they were close to being finished.

The escrow funds demonstrated how serious the applicants were regarding developing the commercial/retail component. From their point of view, it was important for CEO's and other company leaders to see that amenities were close by for their employees to use, such as gas stations, restaurants, phone/computer repair, etc.

Planning Consultant Strader said that the City wanted to support the commercial development, and did not want to be faced with a "well we tried but couldn't make it happen" scenario. Therefore the agreed upon penalties are substantial, providing incentives for the commercial development.

Public Works Director McCraight said that building permits were tied to the implementation of the Phases as agreed to.

- Commissioner Paul asked if Royal Farms would be a franchised concern and if there would be truck parking there. Mr. Miles explained that Royal Farms does not franchise out but rather owns and operates their own locations. Diesel pumps will serve trucks as well as other commercial users from the community such as contractors, landscapers, etc. There would be no overnight truck parking at Royal Farms.
- Commissioner Paul said this application had "come a long way."

Chair Freitag:

- This is an impressive application. The Commission had tried many times to have a development for this property but had run into roadblocks each time. Chair Freitag was impressed with NorthPoint's approach, as well as the input from City staff and consultants.

Commissioner Crova:

- The requirement in the lease that prohibited trucks from turning right was appreciated. However, if trucks did continue to turn right, would monetary penalties result?

Mr. Miles said the enforcement was still being discussed with the City. Would the developer be the sole enforcer (and was that legal?) or would the City participate in that? The lease was a big enforcement hammer, but other aspects of enforcement required further refinement.

- Regarding the conditional rezoning, Commissioner Crova like that the road frontage that is facing the freeway and Wick Road is not changing, and the part that is changing does not back up to any residential property and is probably a mile from any type of residential property. He also supported the truck routing as described, which should keep the trucks away from residential areas.

Mr. Miles spoke to their commitment to resolve any truck traffic problems, with the help of their road infrastructure. Also, there was really no reason for trucks to head north. They had used 5 different apps at that intersection and they had never been sent right.

Commissioner Talon-Jemison:

- Commissioner Talon-Jemison said the plan should make it almost impossible for trucks to turn right.

Mr. Miles explained that they would have to work with City engineers, but the plan could provide a raised curb, making it virtually impossible for a truck to make a right turn to exit the site. Cars could turn right, trucks could not.

- Commissioner Talon-Jemison noted that when trucks did make a left turn and I-94 was backed up, it would be possible for the trucks to then turn right on Wick, a residential street, in order to utilize an alternate route. Also, Vining Road was already heavily traveled and needed repair. Was there any plan to make improvements to Vining Road?

Mr. Miles said they had not been asked these questions and he did not have an immediate answer.

Planning Consultant Strader said that these things would be analyzed during the traffic study review; they would pay attention to the potential for turning right on Wick in the event of a traffic backup.

Planning Consultant Katers pointed out that last year the TIFA Board approved patchwork on all of Vining and Smith Roads that was seeing distress. The work was complete and the roads should be in better shape.

- Commissioner Talon-Jemison asked who was paying for the new light on Vining – the developer or TIFA?

Mr. Miles said TIFA's potential infrastructure contribution was still under negotiation. However, they wanted to assure the Commission that the new light was going in.

- Commissioner Talon-Jemison asked about charging stations at the new gas station and whether LEEDS certification would be sought for the overall development.

Mr. Miles said Royal Farms would have at least two charging stations, and all the buildings would have charging stations and would be Green Globes certified. Tenants were now requiring 5-10% charging stations. They were also working with LEEDs on a programmatic plan for all their buildings.

Regarding LEEDS vs. Green Globes certification, the difference was whether to put \$200,000 toward receiving a plaque, or using that money to implement useful components such as solar or LED lighting, irrigation for landscaping, etc. However, some commercial clients required LEED certification.

- Talon-Jemison asked for renderings showing the landscaping.

Mr. Miles provided renderings on the overhead screen. The maximum growth of the trees would be 30-40 feet.

Commissioner Gbogboade:

- Commissioner Gbogboade asked for more specific information regarding truck circulation, specifically as a truck approached building 6 of 7.

Mr. Miles described the truck circulation in detail, including the width of the circulation lanes. A two-lane road was being provided, giving the truck room to maneuver and/or to back in.

- Commissioner Gbogboade asked about volume of truck traffic and whether truck parking will be allowed.

Mr. Kraatz said that the traffic numbers indicate that peak morning truck traffic would be 26 trucks inbound and 20 trucks outbound. Evening peak truck traffic would be 33 trucks in and out.

Mr. Miles explained that a trailer might remain overnight, with the driver returning in the morning to load it and leave. Again, there was enough room for the trucks to maneuver in and out.

- Commissioner Gbogboade asked about the numbering of the retail units on the plans.

Mr. Kraatz explained that the numbers were lots or individual parcels. For instance the detention areas and the access parcels were given numbers.

- Commissioner Gbogboade agreed with other Commissioners regarding the thought that went into tonight's plan, including the enhanced landscaping and the retail/commercial space.

Commissioner Roscoe:

- Commissioner Roscoe said she was impressed with how the retail was being incorporated into this plan. City Council would be most interested in traffic flow and was most concerned about truck traffic. She appreciated Mr. Miles statement of apology at the beginning of the meeting.

Commissioner Glotfelty:

- Commissioner Glotfelty asked for information regarding the land just before building 7.

Mr. Miles explained that land was not owned by the developer, and was GLWA (Great Lakes Water Authority) controlled land.

Ms. Kroll, Fleiss & VandenBrink, addressed in broad terms the traffic study that had been submitted today:

- Fleiss & VandenBrink had recently been engaged to update the traffic study for this location. Their study included Vistar across the street and the rest of the Kojaian site, also across the street, in addition to using the full built out scenario for tonight's proposal. They had provided a summary of recommendations for the entire site for each phase.
- The majority of mitigations needed to be made during Phase 1, because the proposed gas station will be a big traffic generator.
- The existing westbound off-ramp interchange does meet signal warrants right now, so that is something the applicants will want to consider on day 1. That interchange also meets warrants for a signal at the buildout of phase 1 for the eastbound ramp.

- In totality, 4 signals are recommended: 1) Two signals at the ramps to 94. 2) One signal that will be for truck access off of Vining Road, 3) The other signalized intersection already in place but not yet operational, for car traffic.
- All the truck trips were generated only at the centralized driveway; there were no other truck trips associated with this development. All the truck trips will be headed to the south to 94. Fleis & VandenBrink will be working on geometrics and recommendations to make sure that that actually happens.
- In response to a question from Commissioner Gbogboade, Ms. Krolls said that all traffic signals will be fully modernized per City standards, including a protected left turn signal (left turn light).

Engineering Consultant Katers, OHM, reviewed her August 26, 2021 written memorandum, and gave the following information:

- Nothing had yet been reviewed in detail.
- Water and sanitary sewer: there are adequate facilities on 3 sides of the proposed development. The Developer is proposing to loop the water main within the development to provide redundancy and reliability to the water system.
- OHM will review each user as the occupants become known in order to determine the capacity and what impact that user will have on the infrastructure.
- Wayne County just passed their new standards for storm water management. Discussions are ongoing with the developer and their proposed engineer to make sure that they will be able to accommodate the new Wayne County Standards.
- The applicants have provided adequate paving cross-sections. Locations of the cross-sections will be worked through on each of the site plan processes.
- In general none of the grading pattern is going to change. Storm water flows from the northwest to the southeast. There will be a requirement for a drain relocation permit from Wayne County for the Rosenworth drain. The impact of the drain relocation has been taken into account on the site layout.
- Traffic has been discussed this evening. OHM has met with Fleiss & VandenBrink, and OHM agrees with Ms. Kroll's scope and recommendations. The traffic study will be reviewed in detail.
- Regarding architectural standards, the proposed buildings are much different than what was proposed in 2019. The buildings are meeting the intent of the Vining Overlay district, with horizontal and vertical articulation, texture changes, color changes, and material changes. The architectural design is bringing an aesthetic to the park that is meeting the intent of the Vining Road Overlay.
- Regarding the conditional rezoning agreement, there are quite a few comments that are listed as needing to be resolved. As the applicant has indicated, they are working through those comments with City staff, OHM, and legal counsel.

City Planner Maise thanked the consultants, City Attorney, and the applicants for their work on this proposal.

In response to a question from Commissioner Paul, City Planner Maise said that a note will be added to the site plan regarding specific requirements around truck use and storage on the site. All trucks on site have to be operational and associated with a business.

Department of Public Works Director McCraight also thanked those that had worked on this project, which he believed would be a great catalyst for development in the area.

Planning Consultant Strader noted that the applicants were requesting an allowance for an additional 10% over parking requirements. NorthPoint doesn't yet know who their tenants will be, and wanted to have "just in case" additional parking, but will not construct additional parking if it is not needed. This will be addressed during site plan review, and the extra parking may be landbanked.

Chair Freitag closed the public hearing and indicated she was ready to entertain a motion.

MOTION by McAnally, support by Crova, that the Planning Commission recommend to City Council approval of **Conditional Rezoning** request RZ-2020-002, for the Romulus Trade Center, to conditionally rezone 171.6 acres from RC, Regional Center District, to M-1, Light Industrial District along the south side of Smith, east of Vining Road, north of Wick Road, for the construction of a warehouse and industrial buildings totally up to 2, 161,968 square feet.

Roll Call Vote: Ayes – McAnally, Crova, Gbogboade, Roscoe, Talon-Jemison, Glotfelty, Frederick, Paul, and Freitag. Nays – none. **Motion Carried 9-0.**

MOTION by McAnally, support by Glotfelty, that the Planning Commission recommend to City Council approval of **Special Land Use request SLU-2020-003**, for the Romulus Trade Center, located along the south side of Smith, east of Vining Road, north of Wick Road, to allow for 7 to 9 warehouse and light industrial buildings greater than 80,000 square feet in size on 171.60 acres. This motion is based on the findings of fact contained in the August 27, 2021 MKSK report, and all other associated consultant reports and documents regarding this submission, as well as the package submitted by NorthPoint this evening, and the draft conditional rezoning agreement.

Roll Call Vote: Ayes – McAnally, Glotfelty, Paul, Frederick, Talon-Jemison, Roscoe, Gbogboade, Crova, and Freitag. Nays – none. **Motion Carried 9-0.**

5. Adjournment

MOTION by McAnally, support by Paul, to adjourn the meeting at 8:46 p.m.

Roll Call Vote: Ayes – McAnally, Paul, Glotfelty, Frederick, Talon-Jemison, Roscoe, Crova, Gbogboade, and Freitag. Nays – none. **Motion Carried 9-0.**

/cem

David Paul
City of Romulus Planning Commission

August 27, 2021



City of Romulus Planning Commission
c/o Carol Maise, City Planner
City of Romulus Planning Department
11111 Wayne Road
Romulus, Michigan 48174

4219 Woodward Ave, Ste 305
Detroit, MI 48201

RE: RZ-2020-002; Romulus Trade Center (NorthPoint) Conditional Rezoning request by NP Lordstown 173, LLC to rezone 171.60 acres from RC, Regional Center to M-1, Light Industrial along Vining Road, between Smith and Wick (Parcel #s: 80-039-99-0001-706; 80-039-99-0001-707; 80-039-0001-708; 080-040-0002-713; 80-040-0002-714) and

SLU-2020-003; Romulus Trade Center (NorthPoint) Special Land Use request to construct warehouse and distribution buildings greater than 80,000 sq. ft. in size on 171.60 acres of property

Dear Planning Commissioners,

At the City's request, we have reviewed the proposed Conditional Rezoning including the conditions offered in a proposed Conditional Rezoning Agreement along with a Development Plan for the entire site (package dated August 13, 2021). This review also includes a Special Land Use request for the property.

The following lists the requests from the applicant that require City Council approval:

1. Conditional Rezoning to M-1 for the 171.60-acre portion of the site to allow warehousing, logistics and light industrial uses because that requested use is not permitted in the RC, Regional Center zoning district nor the optional Vining Road Subarea Overlay District. The provisions or conditions offered are described in the Development Agreement. Generally, the Agreement offers to meet most of the Vining Road Subarea Overlay District standards, including offering public amenities and more significant landscaping. MKSK's comments regarding the Development Agreement were previously submitted to the City Attorney and incorporated into the Development Agreement.
2. A Development Plan for the 210-acre area to illustrate how the overall property could develop if it was all rezoned to M-1. A summary of our comments on the Development Plan are included in this letter. Please note that this will eventually require a full site plan review which will likely be done through three separate phases.
3. Special Land Use for 171.60 acres of this property along Vining and Smith Roads to allow for warehousing and distribution buildings that are over 80,000 square feet.
4. A traffic impact study that describes traffic patterns, including auto and trucks, and a mitigation plan such as new traffic signals, their timing and funding contribution.

Our review is based on how the applicant has met or exceeded the M-1, Light Industrial standards in the Zoning Ordinance as well as conformance with the City's Conditional Rezoning standards and the Vining Road Subarea Overlay District standards.

Background, Conditional Rezonings in General: A conditional rezoning is authorized in the state zoning statute and the City's Zoning Ordinance. This is a way to allow a use or set of uses from a different, usually more intense, zoning district, without permitting all of those uses. This may be appropriate when the request use(s) meets the city's criteria for a rezoning but other uses in the requested zoning district would not. A conditional rezoning allows an applicant to offer a restricted set of uses, infrastructure improvements, other design features, and/or tie the rezoning to a site plan to help meet the rezoning standards. The City cannot request improvements or make any not offered by the applicant a conditional of approval.

Background on the Site: The NorthPoint property is currently zoned RC, Regional Center and for the most part is also located within the Vining Road Subarea Overlay District (with the exception of 39.07 acres along the Wick Road frontage). The property is made up of vacant land, with the northeast portion of the site containing mature woodlots. A Development Plan was provided in the Conditional Rezoning Agreement for the entire 210-acre site and lays out how adjacent sites will relate to each other, including providing shared access and landscaping, which exceed the M-1 zoning district standards and meet and exceed the Vining Road Subarea Overlay District standards. The building design and material standards meet the overall intent of the Vining Road Subarea Overlay District. Specific review and comments related to the building design and materials can be found in OHM's report. The southern portion of the site plan along Wick Road will remain RC, Regional Center and contain various restaurant, commercial, and gas station uses along the frontage of the proposed development site.

Review of the Development Plan. The Development Plan specifies warehouse and light industrial uses for the area north of Wick Road.

Use and Zoning. The proposal is for seven different warehouse/light industrial buildings (2,161,968 sq ft total), each of which are less than 350,000 sq ft, meeting the Vining Road Subarea Overlay District standard (however, this does exceed the M-1 zoning district requirement that buildings exceeding 80,000 sq ft requires Special Land Use approval). The buildings will each have designated vehicle and trailer parking areas as well as truck dock doors and stalls. The applicant has offered a series of conditions that exceed the M-1 requirements and that meet or exceed the intent of the Vining Road Subarea Overlay District, such as including public amenities and establishing greater buffer yards and setbacks to make this development more compatible with other anticipated uses in the area.

The applicant has also tied their warehousing to specific commercial development which meets the City's desire for commercial along their Wick Road frontage. The area has long been planned for Regional Commercial, but has remained vacant for many years. Reserving this portion for commercial uses will help meet the goals and intent of the City's Master Plan. This will include a convenience store with gas pumps and a car wash at the corner of Wick and Vining, among other commercial uses and services that will serve the surrounding area.

Dimensional Requirements. The applicant has provided a chart of dimensional standards on the site plan submittal, which includes height, yard and parking setbacks and maximum lot coverage allowances. For the setback standards, the Development Plan meets or exceeds the requirements of the Vining Road Subarea Overlay District.

The proposed plan, while it does not comply with the M-1 building height maximum of 35 feet (proposed buildings will be 49'6"), it does comply with the Vining Road Subarea Overlay District which allows for buildings up to 55 feet. More substantial landscaping in the side yard is required for buildings with heights of 38 feet which is provided in the Development Plan.

Parking. Parking for each industrial building (unit) has been provided based on the sq. ft. of the building along with a note stating that if any parking beyond that allowed by the Planning Commission (10% increase beyond required), a variance from the BZA will be requested during site plan review. Note that verification will be needed during site plan review that the UFA (useable floor area) was utilized for the calculations.

Truck Dock Doors and Outdoor Storage. Per the overlay, truck dock doors and accessory outdoor storage are required to be located in the side or rear yards and have appropriate buffering. Additionally, there cannot be more than 1 dock door per 8,000 square feet of a building footprint and the total area of truck dock parking and trailer other accessory outdoor storage shall be limited to 70% of the total square footage of the buildings. For dock doors located in side yards, Buffer Zone C is required to screen the dock doors from views along any primary street. The Development Plan meets the requirement limit for dock doors (271 total) and buildings have been oriented so that

dock doors are not located in any front yard and proper buffers are included to screen them from views along public roads. Verification will be needed that total outdoor storage coverage is no greater than 70% of the square footage of the buildings.

Site Access, Circulation and Traffic. See comments in OHM report.

Landscaping. The buffer zone and greenbelt landscaping does meet requirements for berm planting locations, widths, and plant spacing as required in (5) (b)(c) of the Vining Road Subarea Overlay District. Significant landscaping will help enhance views along the public and internal roads of the site.

Preservation of Natural Features. A prime 6.1 acre woodlot in the northeastern portion of the site is being preserved via a restrictive covenant or conservation easement as part of the Smith Road greenbelt and buffer between the industrial and commercial properties to the east.

Open Space, Pedestrian Pathways and Site Amenities. About 68 acres, or 32% of the M-1 Conditional Rezoning area will be designated as Open Space. Usable open space will be provided on 17% of the M-1 Conditional rezoning area (where at least 10% is required in the Vining Road Subarea Overlay District). The Development Plan also shows internal sidewalks connecting the parking areas and building entrances. Shared use paths that are 8 feet wide will be constructed along Vining, Smith and Wick Roads. Another path connects to and will traverse around the entirety of the bioretention pond.

Typical amenity areas are noted in the legend of the Development Plan as well as described in the Development Agreement, but none are actually designated on the plan itself. It would be helpful to show where these amenity areas will be located throughout the site as well as more details for planned amenities to indicate how the development will meet the campus-like setting vision for this area. Each phase of the development will also need to provide these amenity areas.

Building Design and Materials. See OHM comments.

CONDITIONAL REZONING AND SPECIAL LAND USE REVIEW

Our comments below are based on the applicable sections of the Zoning Ordinance.

- 1) General Rezoning Standards
- 2) Special Land Use Standards Specific for the Use
- 3) General Standards for all Special Land Uses
- 4) Vining Road Subarea Overlay District Standards

Conditional Rezoning Review

Conditions for Rezoning Offered by the Applicant in the Development Agreement. Section 23.06 of the Romulus Zoning Ordinance provides standards and procedures for a Conditional Rezoning Agreement. The applicant has submitted a rezoning agreement which is tied to a Development Plan. MKSK's comments on the Conditional Rezoning Agreement have been incorporated in the Final draft of the revised Conditional Rezoning Agreement.

CONSISTENCY WITH REZONING CRITERIA. Section 23.04 of the Zoning Ordinance lists the criteria for an amendment to the zoning map (i.e. a rezoning). Those standards are listed below with our related comments for this proposal which have been modified for brevity.

(1) Consistency with the goals, policies and Future Land Use Map of the City of Romulus Master Plan.

The proposal for a conditional rezoning to M-1, Light Industrial is somewhat inconsistent with the City's Future Land Use Map in the Master Plan which classifies this site as "Regional Business" that is defined as "commercial operations that are regional destinations and are often linked with the market created by the airport." However, the Master Plan also specifies this as the Vining Road Development District, a largely undeveloped area that should take advantage of "the synergy created by the nearby Detroit Metro Airport" to allow for commercial and office space, but also allow for research and development facilities and lower intensity light industrial uses which could be "catalysts for job creation and economic development in the area."

The Master Plan also seeks for industrial properties to "use design standards that apply to the different industrial designations to ensure land use compatibility and quality design regardless of use such as outdoor storage screening, orientation of overhead doors, landscape enhancements, setbacks, and long-lasting building materials." The proposal seeks to come into very close conformance with the Vining Road Subarea Overlay District standards in the Zoning Ordinance, exceeding almost all of the M-1 standards in the Zoning Ordinance. Ultimately, with the conditions offered, this proposal overall meets the purpose and intent of the Vining Road Development District. Additionally, the frontage of the site along Wick Road will remain as RC Regional Business to help meet the goals and intent of the Master Plan.

(2) Whether development under current zoning is impractical or less reasonable than requested or other zoning district given factors such as development trends and other factors.

Neither the current zoning of the property as RC nor the Vining Road Subarea Overlay District allows for the requested warehousing and distribution uses. The M-1 conditional rezoning would permit this use but also ensure that higher design standards are met for this property to be consistent with the general intent of the Master Plan and the Vining Road Subarea.

(3) Capability of the site's physical, geological, hydrological, and other environmental features to accommodate the host of potential uses allowed in the proposed zoning district based on the proposed concept plan.

The site is capable, from a geological and physical standpoint, to allow for the proposed uses allowed. A large bioretention area is included on the northeastern portion of the site to accommodate for stormwater runoff. The concept also shows that the northeastern woodlots will be preserved which aligns with one of the goals of the Vining Road Subarea Overlay District. The owner/applicant is currently working with EGLE and Wayne County to permit the minor wetlands impacts that the development will cause as well as to obtain final permits to relocate the Rosenworth Drain.

(4) & (8) Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning...and with the basic intent and purpose of the Zoning Ordinance.

Existing surrounding land uses include primarily vacant land, but the PFG, Vistar and Amazon facilities are located to the north of this site. To the east, there are some hotels and fast food type uses that front Wick and Wickham Roads. Light industrial, including warehousing, are compatible with these existing land uses. The southern portion of the Development Plan designates that area as future commercial uses which will be complementary to the warehousing use, providing options to employees at this site, surrounding areas, and also serving the nearby airport hotels and similar types of uses.

Appropriate and substantial landscaping as required by the Zoning Ordinance (per Section 13.02) and the Vining Road Subarea Overlay District is included on the Development Plan. Buffers and greenbelts are provided throughout the site to help shield views from the public roads and neighboring RC uses. Shared use pathways are shown along the public roads and sidewalks connect the pathways to the building entrances and parking areas.

(5) & (6) Capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City and the extent to which traffic impacts can be accommodated...

In terms of other City infrastructure and services, the site has access to water and sewer services. The applicant has provided a traffic trip generation study for the development, including a separation of both auto and truck trips. The City has agreed to allow Northpoint to complete a traffic impact study that includes both the warehousing and commercial, along with their mitigation, for review and approval by the City prior to the City Council meeting. Please see OHM's letter for more information on traffic, circulation, and other City services.

(7) The apparent public need for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate that need.

This criterion is intended to permit consideration of whether there is sufficient available land zoned for this zoning district of rezoning additional property into the M-1 classification. There are other areas in the City that are zoned for warehousing. However, this property's adjacency to Amazon, I-94, and the airport makes it a logical location for light industrial and warehousing distribution uses. The other recently approved Conditional Rezoning have generally followed the Vining Road Subarea District's standards. The applicant has committed to meeting or exceeding the requirements of the Vining Road Subarea Overlay District, ultimately being held to higher design standards to ensure compatibility with adjacent Regional Center uses. Additionally, the applicant understands that the City's long stated goal of commercial development in this area. One of their conditions ties the development of warehousing to the development of commercial along Wick Road. Therefore, we believe the requested rezoning is consistent with this standard.

Special Land Use Application Review

The Planning Commission and City Council shall consider whether the proposed Special Land Use application meets the standards set forth in Section 11.12 Transportation and Warehousing Standards (c).

(c) Large Warehouse, Manufacturing, Air Freight Forwarding Expediting, and Delivery Services and Distribution Facilities

- (1) The site shall be designed so that all vehicles are able to enter and leave the site without having to back-out onto the street. Site access and circulation is met on site. The applicant has worked with the City so that the truck design along Vining Road will help direct trucks to the I-94 interchange instead of using Wick, Smith, or Ecorse. In addition, the applicant will remain as the master Developer with a monitoring plan to help ensure truck traffic uses the intended routes. See the City's Engineer letter (OHM) for more information and comments on traffic circulation.*
- (2) The Planning Commission shall determine that traffic will be no more hazardous nor the volume of traffic any greater than is normal for the road involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and adequacy of interchanges. All access to the site shall be from class A roads. The applicant has provided a traffic trip generation study for the development, including a separation of both auto and truck trips. The City has agreed to allow Northpoint to complete a traffic impact study that includes both the warehousing and commercial, along with their mitigation, for review and approval by the City prior to the City Council meeting. Please see OHM's letter for more information on traffic, circulation, and other City services.*
- (3) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material*

required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).
These standards are all met or exceeded per the site plan to be consistent with the Vining Road Subarea Overlay District landscaping, greenbelt and buffer yard standards.

The Planning Commission and City Council shall consider whether the proposed Special Land Use Application is consistent with Section 18.05 General Standards:

- (a) **Consistent with Master Plan.** See Rezoning Criteria #1.
- (b) **Consistent with Zoning Ordinance Intent & (c) Compatibility with Adjacent Uses & (e) Impacts to Adjacent Uses.** See Rezoning Criteria #2, 4, 7, and 8.
- (d) **Traffic Impacts. & (g) Public Services.** See Rezoning Criteria # 5 and 6.
- (f) **Environmental Impact.** See Rezoning Criteria #3.

Conclusion: Given the factors and evaluation above, in terms of our review as planning consultants for the City, we recommend the following:

1. That the Planning Commission recommend to City Council to approve the **Conditional Rezoning** application to rezone 171.6 acres from RC, Regional Center, to M-1, Light Industrial along Smith and Vining Roads.
2. That the Planning Commission recommend to City Council to approve a **Special Land Use** application to allow for buildings over 80,000 square feet.

In forming its recommendation to the City Council, the Planning Commission should also consider reports from other departments/consultants, public comment at the Public Hearing, and information provided by the applicant. The following lists the factors that should be considered as part of the recommended approvals:

1. That in general, the Conditional Rezoning and Special Land Use applications are consistent with the recommendations in the City's Master Plan, in particular with the Vining Road Subarea Overlay District as well as with providing commercial development along Wick Road in phases with the warehousing uses on site.
2. The Conditional Rezoning and Special Land Use of the property is required to permit the proposed warehouse and distribution facilities as this is currently not a permitted use in the Regional Center zoning district or the Vining Road Subarea Overlay District.
3. Vining and Smith Roads can support the proposed use. Sewer and water are also available to the site.
4. Overall, the proposed application will meet or exceed the M-1 zoning district standards and generally complies with standards of the Vining Road Subarea Overlay District including landscaping, setbacks, building materials, and providing public amenities.
5. A Traffic Impact Study will be reviewed and approved by the City, including the timing and funding of improvements by phase, prior to City Council action.
6. Typical amenity areas and their locations should be noted on the Development Plan to indicate how the development will be meet the campus-like setting vision for this area. Each phase of the development will also need to incorporate these amenity areas so they are available for use once each phase is completed.



We are available to respond to any questions you may have about this evaluation as a result of our comments or Planning Commission discussion.

Respectfully submitted,

A handwritten signature in black ink, reading 'Bradley K. Strader'.

Bradley Strader, AICP,

Brad Strader, AICP, PTP, Principal
MKSK

A handwritten signature in black ink, reading 'Ann Marie Kerby'.

Ann Marie Kerby, AICP, Associate
MKSK



August 26, 2021

Planning Department
Carol Maise, City Planner
City of Romulus
12600 Wayne Road
Romulus, MI 48174

RE: Romulus Trade Center
RZ-2020-002: Conditional Rezoning request by NorthPoint to rezone 171.60 acres from RC, Regional Center to M-1, Light Industrial along Vining Road, between Smith and Wick (Parcel #s: 80-039-99-0001-706; 80-039-99-0001-707; 80-039-0001-708; 080-040-0002-713; 80-040-0002-714)
SLU-2020-003: Special Land Use request for a portion of this area (NE corner of Wick and Vining) (Parcel #'s: 80-039-99-0001-707; 80-039-0001-708; 80-040-0002-714).
Submittal Received: August 13, 2021
OHM Job No. 0155-18-1140

Dear Ms. Maise:

We have completed our review of the Romulus Trade Center plan set. The plans were prepared by SitePoint, a Division of NorthPoint Development, and were reviewed with respect to the City's Zoning Ordinance and the City's Engineering Standards in regard to the required conditional rezoning and special land use applications.

SITE CONDITIONS:

The site is located north of I-94, between Smith and Wick Roads and east of Vining Road within Section 10 of the City of Romulus. The existing zoning for the site is Vining Road Subarea Overlay District (VRSOD) zoning; the applicant is requesting a conditional rezoning to M-1(CRZ M-1). There are two proposed parcels totaling 40+/- acres to the south of the CRZ M-1 whose existing zoning is RC. The proposed uses on these parcels is complementary to the CRZ M-1 development. The Conditional Rezoning Agreement (CRZA) ties approvals and phasing of the CRZ M-1 project to milestones pertaining to the RC property, such as approved plans, construction start and operation/occupancy of the RC buildings.

Both the RZ and SLU applications were submitted for the 171.60 acres and therefore our review and the comments provided in this letter pertain to the CRZ M-1 portion of the project. This project proposes 7 buildings varying in size between 207,000 sft and 350,000 sft. The current conditions of the site include mostly flat undeveloped land with some trees and a concentrated woodlot, as well as the Rosenworth County Drain traversing the property.

WATER MAIN AND SANITARY SEWER:

Existing 12-inch watermain is located along Wick Road, Vining Road, and Smith Road. Proposed watermain taps into existing on Smith Road and Vining Road. The proposed watermain can serve units throughout the site and creates a looped connection in the existing water main system.



Existing 18-inch sanitary sewer along Smith Road, existing 12-inch sanitary sewer along Vining Road, and existing 24-inch sanitary sewer along Wick Road are available for use with this development.

The capacities of the existing public utility systems along the surrounding major roads have been analyzed and appear to be able to support a proposed development of average industrial use as submitted. The number and location of connections to the existing system will need to be determined as tenants/uses are submitted for review and approval.

The following items will be reviewed during the site plan submittals for each phase:

1. Internal watermain layout, hydrant, and gate valve locations to be reviewed during site plan process.
2. Proposed watermain loop should be a minimum of 12 inches in diameter.
3. Anticipated water consumption calculations shall be provided for new water services.
4. Internal sanitary sewer layout to be reviewed during site plan process.
5. Preliminary calculations for expected sanitary flow shall be provided.

STORMWATER MANAGEMENT:

The existing site contains the Rosenworth Drain, which runs along southwest section of the property. The applicant proposes to relocate the Rosenworth Drain adjacent to Vining Road, running south of the proposed southwest detention basin, and reconnecting with the existing drain before crossing Wick Road. A permit will be required from Wayne County for the relocation of this drain, as well as the three proposed culvert crossings.

There are two (2) detention ponds planned to service the CRZ M-1: one in the southwest section of the project, and another on the east side of the project. A shared detention pond agreement will be required between all users for use and maintenance responsibility. (NOTE: *Site development in Wayne County must comply with new Wayne County Stormwater Standards effective September 3, 2021.*)

The following items will be reviewed during the site plan submittals for each phase:

1. Internal storm sewer layout to be reviewed during site plan process.
2. Detention volumes and storm calculations will be reviewed at that time.

PAVING:

The plan includes four (4) different pavement sections: standard and heavy-duty flexible pavement sections (asphalt), and standard and heavy-duty rigid pavement sections (concrete). All pavement sections meet or exceed current City of Romulus Engineering Design and Construction Standards.

The following items will be reviewed during the site plan submittals for each phase:

1. The designation of locations for these pavement sections shall be included in future site plans and will be reviewed at that time.

GRADING:

Both proposed and existing grades are labeled on the plans. Existing drainage flows from the northwest portion of the site to the southeast. Proposed drainage is designed to collect in both proposed detention ponds and pump into Rosenworth Drain.

The following items will be reviewed during the site plan submittals for each phase:

1. Detailed grading to be reviewed during site plan process.

TRAFFIC

The applicant has provided an access exhibit detailing the type of traffic entering and exiting the premises. Trucks are required to exit only through the southwest approach on Vining Road, heading south to I-94. Site layout is designed to direct truck traffic to and from I-94. Five drive approaches are provided from Vining and Smith Roads



for the passenger car traffic, whereas the main entrance is located off northbound Vining Road and will be the entrance and exit for truck traffic. The circulation within the site separates employee/passenger cars from the truck operations, i.e. the truck dock locations cannot be accessed through the parking lots and drive aisles that run parallel to Vining and Smith Road ROWs.

A traffic impact study (TIS) is being preformed by Fleis & VandenBrink Engineering (F&V) on behalf of the applicant. It is slated to be submitted and reviewed prior to the CRZA being brought to the City Council. A scoping meeting between the developer, F&V, City staff, MKSK and OHM occurred to agree upon the methodologies, study area (intersections) and trip generation models that are being utilized for this study. F&V submitted a verification letter that summarized the agreed upon practices and techniques that we concur with. Additionally, F&V will be collecting existing truck trip data on portions of the system that are not proposed as truck routes for this development. This data will provide a baseline for future analysis and can provide a check to ensure the truck traffic generated by this development is using the designated routes.

The TIS will provide recommendations for improvements to the existing network that will be reviewed by our office. We anticipate a traffic signal will be warranted at their proposed main entrance and at the Westbound I-94 Off-Ramp, as well as signal timing changes at Wick and Vining and improvements to the traffic signal along Wick south of their proposed drive into the RC development area. Additional geometric changes to the boulevards (i.e. crossover locations) may be included in the recommendations and conclusions in the TIS. The TIS will also identify the timing of the proposed mitigations in relation to the phasing of the project. The CRZA identifies portions of the projected costs for these improvements as being reimbursable via TIFA due to the benefit for the transportation network as a whole in this area. The TIFA Board has resolved to support these reimbursements based on the phasing presented in the CRZA.

ARCHITECTURAL

There are three (3) different building layouts and seven (7) total proposed buildings in the industrial portion of the site. Building 1 on the west side of the site is above the maximum building size according to the conditional rezoning agreement (350,000 sft vs. 349,492 sft) and should be revised in one or both documents to correlate with each other.

The VRSOD requires a higher standard of building design. The building elevations provided as part of this packet do not meet all these standards, however, do meet the intent of the overlay district. The building design includes offsets and reveals, height changes, score lines and windows to introduce breaks along the length of the façades as well as variations in the colors and textures, while still maintaining a neutral color scheme to mimic the natural surroundings. The applicant has provided a Building Appearance Comparison Chart which outlines the exceptions to the VRSOD. In general, the interval between building shifts and material/textures changes are greater than the VRSOD standards currently note. Despite not meeting the requirements of the VRSOD, the adjustments to the horizontal delineations made over the course of project discussions for this development have captured the spirit of the section. Atypical material color/texture pattern, the addition of “pillar” elements rising above the typical building height, and metal panel accents provided views that are aesthetically pleasing. The CRZA notes that the building design will closely follow the provided elevations; the architectural design for each building will be reviewed during the site plan review for compliance with the CRZA.

CONDITIONAL REZONING AGREEMENT

Multiple versions of the CRZA have been discussed in meetings between the City administration, staff and consultants both with and without the applicant’s team. The CRZA that is included in PC packets has a summary of the comments and revisions that are recommended as discussion points and issues that need clarification. Our review notes are included on the CRZA document dated 8/27/2021 in the footer.



CONCLUSION:

We have completed our review of the documents from an engineering standpoint and recommend the following:

1. Approval of the Conditional Rezoning application to rezone 171.6 acres from Regional Center (RC) to Light Industrial (M-1) along Smith Road and Vining Road.
2. Approval of the Special Land Use application to allow for building construction over 80,000 square feet.

A more detailed site plan and engineering review will be performed on the project as the phasing plans are submitted for those approvals.

Sincerely,
OHM Advisors



Jessica Katers, P.E.



September 8, 2021

Planning Department
Carol Maise, City Planner
City of Romulus
12600 Wayne Road
Romulus, MI 48174

RE: Romulus Trade Center – Traffic Impact Study Review

RZ-2020-002: Conditional Rezoning request by NorthPoint to rezone 171.60 acres from RC, Regional Center to M-1, Light Industrial along Vining Road, between Smith and Wick (Parcel #s: 80-039-99-0001-706; 80-039-99-0001-707; 80-039-0001-708; 080-040-0002-713; 80-040-0002-714)

SLU-2020-003: Special Land Use request for a portion of this area (NE corner of Wick and Vining) (Parcel #’s: 80-039-99-0001-707; 80-039-0001-708; 80-040-0002-714).

Submittal Received: August 31, 2021

OHM Job No. 0155-18-1140

Dear Ms. Maise:

We have completed our review of the traffic impact study (TIS) for the proposed Romulus Trade Center. The report, dated August 31, 2021, was prepared by Fleis & VandenBrink Engineering, Inc. Synchro traffic simulation files were also provided for review and were dated August 2021.

The site is currently undeveloped property. The project site is located on the east side of Vining Road between Smith Road and Wick Road. The proposed Romulus Trade Center development is anticipated to include the construction of commercial and industrial land uses. The applicant has provided an access exhibit detailing the type and location of traffic entering and exiting the premises. Trucks are required to exit only through the southwest approach on Vining Road, heading south to I-94. The site layout is designed to direct truck traffic to and from I-94. Five drive approaches are provided from Vining and Smith Roads for the passenger car traffic, whereas the main entrance is located off northbound Vining Road and will be the entrance and exit for truck traffic. The circulation within the site separates employee/passenger cars from the truck operations, i.e. the truck dock locations cannot be accessed through the parking lots and drive aisles that run parallel to Vining and Smith Road ROWs.

A scoping meeting between the developer, F&V, City staff, MKSK and OHM occurred to agree upon the methodologies, study area (intersections and corridors to be included) and trip generation models that are being utilized for this study. F&V submitted a verification letter that summarized the agreed upon practices and techniques that we concur with.

IMPACT MITIGATION:

The purpose of the traffic impact study is to identify how a proposed development will impact the existing transportation network and what improvements can be completed to mitigate that impact so the network performs at an acceptable level of service.



1. The proposed traffic impact and mitigation is reasonable under the assumptions used in the study. Changes to the site access and the operational modeling parameters may be necessary to the proposed mitigation. These items will be reviewed and revised during the site plan review process for each phase of the project.
2. The study recommends a series of mitigation measures, including the installation of multiple traffic signals and turn lanes. The TIS does not discuss responsibility for the cost associated with these recommendations; however, the conditional rezoning agreement does have a clause that discusses financial obligations for the road improvements. Revisions have been requested to this clause to clarify that the Developer will be financially responsible for the project costs. Additionally, the agreement contains a potential reimbursement from the TIFA Board for a portion of this public infrastructure if project milestones are met as outlined in the agreement. The TIFA Board has resolved to support these reimbursements based on the phasing presented in the CRZA.
3. The proposed mitigation recommendations outlined in the TIS are as follows:
 - a. Signalization of Vining Road and WB I-94 Off-Ramp
 - b. Signalization of Vining Road and EB I-94 Off-Ramp
 - c. Installation of primary drive approach #6 into the development, with signalization and right turn lane
 - d. Improvements to the Wick Road signal east of Vining Road for drive approach #9
 - e. Installation of right turn lanes for proposed drive approaches where warranted
 - f. Signal timing optimization in the corridors adjacent to the development

The details of these recommended enhancements will be reviewed and finalized during the site plan review process for each development phase.

SITE ACCESS:

OHM notes that Smith, Vining and Wick Roads are under the jurisdiction of City of Romulus. As such, the proposed site access and associated changes shall be reviewed and permitted by the City.

1. The proposed development includes 15 access points. Each of these access points represent a potential for vehicle conflicts as well as disruption to traffic flow in the transportation network.
 - a. The projected volumes at many of these driveways are quite low with site driveways #1, #3, #7, #11, #13 and #14 projected be used by fewer than 30 vehicles during the peak periods. Driveway consolidation will be reviewed during the site plan process, especially at closely spaced locations with low projected volumes.
2. The majority of the roadways in the study area are standard width boulevards with ample crossovers to provide opportunity for indirect left turns. The use of indirect left turns is familiar to area drivers and has both operational and safety benefits.
 - a. Site driveway #9 has been proposed as a signalized full access driveway cutting across the boulevard to provide direct left turn access both in and out of the site. Indirect left turns would be preferable at this location. If signalized full access to Wick Road is allowed, the existing eastbound to westbound crossover movement must be replaced. Also, allowing full access for this development must not prevent similar accommodations from being made for the property on the south side of Wick Road. In addition, corridor signal progression must be considered. The model provided uses inconsistent cycle lengths and the driveway spacing will make it difficult to achieve progression in both directions.



- b. Site driveway #2 is in close proximity to a westbound to eastbound crossover on Smith Road. Design in this area should provide driveway alignment that clearly discourages outbound drivers from entering the wrong way crossover movement.

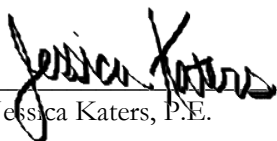
OPERATIONS:

1. The site phasing plan included in the appendix shows proposed onsite pedestrian facilities as well as pedestrian facilities along the property frontage. The welcome addition of pedestrian facilities in the study area requires the synchro modeling to consider pedestrian signal timing. The cycle lengths used in the model should be adjusted to provide adequate pedestrian clearance intervals.
2. As described above, the synchro model uses varying signal cycle lengths. The analysis should consider corridor progression, which will likely require a consistent cycle length.

CONCLUSION:

We are in agreement with the overall magnitude of recommended enhancements to the transportation network in the submitted TIS. Additionally, we agree that synchro model can be used as a tool to continue to assess this area as the development goes through detailed design and construction. We have suggested refinements to the synchro model as detailed in the above comments that once addressed will provide an accurate depiction of the network. This will be utilized to refine the details of the development design during the site plan and engineering review processes as appropriate.

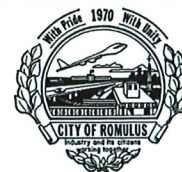
Sincerely,
OHM Advisors



Jessica Katers, P.E.

City of Romulus Conditional Rezoning Application

Planning Department 12600 Wayne Road, Romulus MI 48174 Phone: (734) 955-4530 Fax (734) 941-5842
www.romulusgov.com



Project Name: Romulus Trade Center Current Zoning: RC (Over) Requested Zoning: M-1

Property Address: Vining and Smith Roads
Parcel ID#s: 80-039-99-0001-706, 80-039-99-0001-707,
80-039-0001-708, 80-040-0002-713, 80-040-0002-
714

The property is located on the NORTH/SOUTH/EAST/WEST side
of E. side of Vining Road; between
Smith Road and Wick Road.

Total Gross Acres: 171.60

Existing Use of Property: Vacant

Project Information: *This Section to be completed by City*

Case Number: RZ-2020-002

Date Submitted: 8/17/2021

Planning Fee: \$700.00; Escrow: \$1,300 = **\$2,000.00**

Traffic Study Initial Review Fee (if applicable): **\$1,000.00**

Total Fee*: _____

Public Hearing Date: 8/31/2021

Public Hearing Publish Date: (8/12/2021)

Applicant Information:

Name: NP Lordstown 173, LLC

Street: 4825 NW 41st

Street, Ste. 500 City: Riverside

State: Missouri

Zip: 64150

Phone: () 859 250-1721

E-mail Address mgloyeske@northpointkc.com

Property Owner Information:

Name: NP Lordstown LLC

Street: 4825 NW 41st Street, Ste. 500

City: Riverside

State: Missouri Zip: 64150

Phone: () 859 250 - 1721

E-mail Address mgloyeske@northpointkc.com

Project Description:

Existing Zoning: RC Vining Road Subarea Overlay

Future Land Use Designation: Warehouse/Logistics/Light

Proposed Zoning: M-1

Brief Description of Rezoning Proposal: Development

Traffic Analysis:

- Is the project expected to have 50 or more peak hour directional trips per day? ☒ YES ☐ NO
- Is the project expected to have 500 or more vehicle trips per day? ☒ YES ☐ NO

If YES answered above a Traffic Impact Analysis Study consistent with Section 23.02 (3) must be submitted with application and the required review fee.

Attachment Checklist:

Application information per Section 23.02 and 23.06 of the Zoning Ordinance must be provided at the time of submittal. Ten (10) copies are required for initial administrative (ARC) review; additional/revised copies will be required for Planning Commission and City Council review.

☒	Signed and notarized rezoning application	☒	Legal Description copied on plans for entire area of rezoning
☐	Proof of ownership; statement of applicant's interest in subject property	☒	Written description of environmental characteristics of the site prior to development and following development (may also use aerial photo of site to accompany written analysis)
☒	Written Justification for Rezoning on plans or as written attachment	☒	Site illustration of the maximum development permitted under current zoning
☒	Site analysis plan or aerial photograph at a scale not less than 1"=100', illustrating existing conditions on the site and adjacent properties within 200 feet.	☒	Conceptual plan at a scale not less than 1"=100', demonstrating that the site could be developed with representative uses permitted in proposed rezoning
☒	Draft Conditional Zoning Agreement	☒	Traffic Analysis if criteria met.

Applicant Acknowledgements: The applicant must acknowledge the following by initialing each statement.

- ☐ The applicant understands that the Planning Department shall schedule the Public Hearing date only after the application is found substantially complete and the proper sign and staking of the property is confirmed. MG Applicant Initial
- ☐ Applicant is required to obtain a **temporary sign permit** from the Building Department prior to placement of the sign on site. MG
- ☐ Applicant is required to submit a copy of the **temporary sign permit** to the Planning Department and notifying the Planning Department that the required sign has been installed and is ready for site inspection. MG Applicant Initial
- ☐ Applicant is required to remove **temporary sign** from property within three (3) days following the public hearing by the Planning Commission. MG Applicant Initial
- ☐ The applicant or the designated representative must be present at all meetings or the request may be tabled or no action taken due to lack of representation. MG Applicant Initial

Justification for Rezoning: Please address how the requested rezoning meets the following criteria:

1. *The requested rezoning is consistent with the goals, policies and Future Land Use Map of the City of Romulus Master Plan, including all applicable sub area and corridor studies. If conditions have changed since the Master Plan was adopted, explain how the requested rezoning is consistent with recent development trends in the area.*

See attached

2. *Explain how development under the current zoning is impractical or less reasonable than the requested zoning or other zoning districts given factors such as demand v. supply, development trends, and other factors.*

See attached

3. *Are the sites's physical, geological, hydrological, and other environmental features capable of accommodating the potential uses allowed in the proposed zoning district based on the proposed concept plan.*

See attached

4. *Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, noise density, nature or use, traffic impacts, aesthetics, infrastructure, impact on ability to develop adjacent properties under existing zoning, and potential influence on property values.*

See attached

5. *Are the capacities of the City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City.*

See attached

6. *Explain the extent to which traffic impacts can be accommodated to maintain at least a level of service D by the existing road system or programmed improvement.*

See attached

7. *Explain the apparent public demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.*

See attached

8. *Explain how the requested rezoning is compatible with the basic intent and purpose of the Zoning Ordinance.*

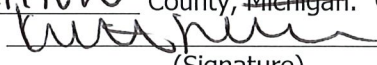
See attached

Affidavit of Petitioner:

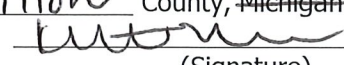
I, the undersigned petitioner, being duly sworn, depose and say that the statements and information submitted are true and correct to the best of his/her knowledge, information and belief, further that s/he is authorized to submit this petition. I further acknowledge that the City and its employees shall not be held liable for any claims that arise as a result of acceptance, processing, or approval of this rezoning application. I also understand that by signing this application I authorize City staff and/or its representatives to conduct visits to the subject property and allow for reasonable access to the property.

NP Lordstown 173, LLC	8/13/21	NP Lordstown 173, LLC	8/13/21
Print Applicant Name	Date	Print Property Owners Name	Date
	8/13/21		8/13/21
Signature of Applicant	Date	Signature of Property Owner	Date

Notary for Applicant:

Subscribed and sworn before me, this 13 day
of August 2021. A Notary Public in and for
Hamilton County, Michigan. Ohio

(Signature)
Notary Public
My Commission expires 11/17, 2023

Notary for Property Owner:

Subscribed and sworn before me, this 13 day
of August 2021. A Notary Public in and for
Hamilton County, Michigan: Ohio

(Signature)
Notary Public
My Commission expires 11/17, 2023

* Note that in accordance with the City of Romulus Fee Schedule adopted 7-1-2014, additional fees for conditional rezoning and cost of consultant services may be applicable.



KRISTIN M. SHELTON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Clermont County
My Comm. Exp. 11/17/2023



KRISTIN M. SHELTON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Clermont County
My Comm. Exp. 11/17/2023



COVENANT DEED

GRANTOR: 20006 Delaware Inc., a Delaware corporation ("Grantor")
WHOSE ADDRESS IS: 455 Magna Drive, Aurora, Ontario, Canada L4G 7A9
GRANTEE: NP Lordstown 173, LLC, a Missouri limited liability company ("Grantee")
WHOSE ADDRESS IS: 4825 NW 41st Street, Ste. 500, Riverside, Missouri 64150

Grantor does hereby sell, convey, grant and bargain to Grantee all of Grantor's right, title and interest in and to the property situated in the City of Romulus, County of Wayne, and State of Michigan described on Exhibit "A" attached hereto and made a part hereof, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining thereto (all of the foregoing collectively referred to as the "Property"), subject to the encumbrances restrictions and interests set forth on Exhibit "B" attached hereto and made a part hereof.

In consideration of the sum of Ten Million Fifty Thousand and 00/100 Dollars (\$10,050,000.00).

Grantor covenants with Grantee that Grantor has not done, committed or wittingly or willingly suffered to be done or committed anything, whereby the premises hereby granted, or any part thereof, may be charged or encumbered in title, estate or otherwise, except as set forth on Exhibit "B" and hereinabove recited.

Grantor grants to Grantee the right to make the maximum divisions, if any, available under Section 108 of the Land Division Act, being Act No. 288 of the Public Acts of 1967.

The Property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

[the balance of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of this 16th day of April, 2020.

GRANTOR:

20006 DELAWARE INC.,
a Delaware corporation

By: Mark A. Thompson
Print Name: Mark A. Thompson
Its: Authorized Signatory

By: Marie Long
Print Name: Marie Long
Its: Authorized signatory

[acknowledgements on following page]

[acknowledgements to Covenant Deed from 20006 Delaware Inc. to NP Lordstown 173, LLC]

STATE OF Maryland)
) ss.
COUNTY OF Anne Arundel)

The foregoing instrument was acknowledged before me on this 14th day of April, 2020 by Marie Long, the Authorized Signatory of 20006 Delaware Inc., a Delaware corporation, on behalf of said corporation.

Cathy S. Bouck
Print Name: Cathy S. Bouck
Notary Public, Anne Arundel County, MD
My Commission Expires: 7/29/21
Acting in the County of Anne Arundel.

STATE OF Maryland)
) ss.
COUNTY OF Anne Arundel)

The foregoing instrument was acknowledged before me on this 14th day of April, 2020 by Mark Thompson, the Authorized Signatory of 20006 Delaware Inc., a Delaware corporation, on behalf of said corporation.

Cathy S. Bouck
Print Name: Cathy S. Bouck
Notary Public, Anne Arundel County, MD
My Commission Expires: 7/29/21
Acting in the County of Anne Arundel

Drafted By:

Monica J. Labe, Esq.
Dickinson Wright PLLC
2600 West Big Beaver Road, Suite 300
Troy, Michigan 48084
Ph: (248) 433-7200

When Recorded Return to:

Timothy Klink, Esq.
Northpoint Development, LLC
4825 NW 41st Street, Ste. 500
Riverside, Missouri 64150

EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the City of Romulus, County of Wayne, State of Michigan, described as follows:

PARCEL 1

Part of the Southeast 1/4 of Section 10, T3S-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 10; thence along the East-West 1/4 Line of Section 10 and centerline of Smith Road (150 foot wide Right of Way), S 89°17'11" W, 1286.63 feet; thence along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 75.00 feet to the POINT OF BEGINNING of the Parcel to be described, said point also being the following three (3) courses from the West 1/4 Corner of Section 10: 1) along the West Line of Section 10 and centerline of Vining Road (150 foot wide Right of Way), S 00°56'12" E, 75.00 feet; 2) along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 2592.45 feet, to a point on the North-South 1/4 line of Section 10; 3) continuing along the South Right of Way line of Smith Road, N 89°17'11" E, 1286.95 feet; thence along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 2488.21 feet; thence along the North Right of Way line of Wick Road (Variable Width Right of Way), S 89°21'13" W, 384.17 feet; thence along the East Right of Way line of Raftary Road (86 foot wide Right of Way), along the following five (5) courses: 1) N 01°16'03" W, 190.48 feet; 2) northwesterly along an arc left, having a length of 266.12 feet, a radius of 786.00 feet, a central angle of 19°23'57", and a long chord which bears N 10°58'02" W, 264.85 feet; 3) N 20°40'00" W, 408.36 feet; 4) northwesterly along an arc right, having a length of 237.01 feet, a radius of 700.00 feet, a central angle of 19°23'57", and a long chord which bears N 10°58'02" W, 235.87 feet; 5) N 01°16'03" W, 1420.67 feet; thence along the South Right of Way line of Smith Road, N 89°17'11" E, 605.56 feet, to the POINT OF BEGINNING.

Vacant land, Romulus, Michigan
TAX PARCEL NUMBER: 040-99-0002-714

PARCEL 2

Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 10, T3S-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10; thence along the West Line of Section 10 and centerline of Vining Road (150 foot wide Right of Way), S 00°56'12" E, 75.00 feet; thence along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 1328.40 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the South Right of Way line of Smith Road, N 88°57'52" E 1264.05 feet, to a point on the North-South 1/4 line of Section 10; thence continuing along the South Right of Way line of Smith Road in the Southeast 1/4 of Section 10, N 89°17'11" E, 595.39 feet; thence along the West Right of Way line of Raftary Road (86 foot wide Right of Way), along the following five (5) courses: 1) S 01°16'03" E, 1421.50 feet; 2) southeasterly along an arc left, having a length of 266.12 feet, a radius of 786.00 feet, a central angle of 19°23'57", and a long chord which bears S 10°58'02" E,

264.85 feet; 3) S 20°40'00" E, 408.36 feet; 4) southeasterly along an arc right, having a length of 237.01 feet, a radius of 700.00 feet, a central angle of 19°23'57", and a long chord which bears S 10°58'02" E, 235.87 feet; 5) S 01°16'03" E, 189.55 feet; thence along the North Right of Way line of Wick Road (Variable Width Right of Way), S 89°21'13" W, 385.02 feet; thence N 00°38'47" W, 523.00 feet; thence S 89°21'13" W, 410.00 feet; thence S 00°38'47" E, 508.00 feet; thence S 89°21'13" W, 32.91 feet, to a point on the North-South 1/4 line of Section 10; thence continuing along the North Right of Way line of Wick Road, in the Southwest 1/4 of Section 10, S 89°05'09" W, 1263.79 feet; thence along the East Right of Way line of Venoy Road (66 foot wide Right of Way), N 00°59'14" W, 2468.93 feet to the POINT OF BEGINNING.

Vacant land, Romulus, Michigan
TAX PARCEL NUMBER: 039-99-0001-708

PARCEL 3

Part of the Southwest 1/4 of Section 10, T3S-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10; thence along the West Line of Section 10 and centerline of Vining Road (150 foot wide Right of Way), S 00°56'12" E, 75.00 feet; thence along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 75.00 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the South Right of Way line of Smith Road, N 88°57'52" E, 1187.40 feet; thence along the West Right of Way line of Venoy Road (66 foot wide Right of Way), S 00°59'14" E, 2468.79 feet; thence along the North Right of Way line of Wick Road, along the following six (6) courses: 1) S 89°05'09" W, 6.39 feet; 2) N 00°54'51" W, 12.00 feet; 3) S 89°05'09" W, 412.44 feet; 4) N 00°54'51" W, 12.00 feet; 5) S 89°05'09" W, 734.75 feet; 6) N 45°55'32" W, 50.92 feet; thence along the East Right of Way line of Vining Road (150 foot wide Right of Way), N 00°56'12" W, 2406.27 feet, to the POINT OF BEGINNING.

Vacant land, Romulus, Michigan
TAX PARCEL NUMBER: 039-99-0001-707

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and/or assessments for the year 2020 and subsequent years, a lien not yet due or payable.
2. Detroit Edison Overhead Easement dated January 10, 2001, recorded January 24, 2001 in Liber 33143, Page 8, Wayne County Records.
3. Survey of the Property recorded in Liber 48949, Page 1182. Affidavit Concerning Status of Title recorded in Liber 49192, Page 1153.
4. Any and all matters as disclosed and or/or as a result of the pending litigation on Ontario, Canada Superior Court of Justice, Court File No. CV-18-606163-00CL, Court File No. CV-18-00608051-00CL, and Court File No. CV-19-614180-00CL.

Romulus Trade Center – Conditional Rezoning Justification

1. *The requested rezoning is consistent with the goals, policies and Future Land Use Map of the City of Romulus Master Plan, including all applicable sub area and corridor studies. If conditions have changed since the Master Plan was adopted, explain how the requested rezoning is consistent with recent development trends in the area.*

The M-1 conditional rezoning, which incorporates many RC Overlay dimensional and use criteria, and which would allow the proposed warehouse/logistics and distribution uses satisfies the goals and objectives of the Vining Road Subarea Overlay District. While the Master Plan does not specifically reference warehouse, logistics, and distribution uses, the text of the Master Plan provides that; “District Plan provides a framework for land uses and transportation to have the flexibility to adapt to market conditions to the degree that such uses are compatible with the overall vision. Within the context of that vision, the plan proposed for the conditional rezoning does the following; limits vehicular traffic including truck traffic, responds to the market demand for warehouse logistics and distribution uses, incorporates useable green space, provides greater architectural and building standards, includes nonmotorized bike and pedestrian sidewalks connecting to adjacent properties, directs truck traffic to the I-94/Vining Road Interchange, maintains adequate vehicle levels of service on the adjacent roads, provides increased tax base without impact or cost to the City of Romulus with regard to public service and public infrastructure, provides new employment opportunities, and will provide commercial development on the adjacent RC properties in response to the increased employment base. The M-1 Conditional Rezoning satisfied Goal 1 of the Master Plan as the project will support the economic vitality of the City of Romulus, and will add to the tax base, the project is responding to the high market demand in the Vining Road area for logistic/warehouse/distribution uses. The project as proposed in the conditional rezoning agreement and as located will minimize impacts on surrounding properties and will increase the opportunity for RC development on the surrounding properties. Goal 4 is satisfied as the project is located in the area of other warehouse/logistic/distribution businesses recently approved By the City of Romulus and is located away from existing residential and proposed residential developments. Goal 5 is satisfied as the additional jobs will help to attract additional commercial/retail uses and restaurants to serve the increasing employment base. Goal 6 is satisfied as the project includes open space internal pedestrian and bike paths connecting to adjacent properties, architectural enhancements, and focuses truck traffic to already existing City of Romulus designated truck routes. Note compliance with Master Plan objectives as to open space, building design and landscaping as stated on pages 100-101 of the Master Plan.

2. *Explain how development under the current zoning is impractical or less reasonable than the requested zoning or other zoning districts given factors such as demand v. supply, development trends, and other factors.*

The current RC Overlay District zoning prohibits warehouse/logistic/distribution businesses. The Thomas P. Miller & Associates Study dated January 19, 2018 as commissioned by the City establishes the absolute demand and need for warehouse/logistics/distribution businesses in the Vining Overlay District. The need for such businesses and the compatibility of such businesses has recognized by the City in approving similar businesses in the immediate area within the past 2 years and by the Planning Commission’s recommendation to the City Council to amend the RC Overlay zoning text to allow such businesses as permitted uses. The market for demand of Class A industrial space continues to outpace supply in the greater Detroit region, specifically in the Romulus submarket. This is evidenced by the success of NorthPoint’s first development in Romulus, Ecorse Commons, which was 100% leased prior to completion of building construction.

3. *Are the sites's physical, geological, hydrological, and other environmental features capable of accommodating the potential uses allowed in the proposed zoning district based on the proposed concept plan.*

Yes. The property will be developed in accordance with all applicable environmental laws. The woodlands will be preserved in the northeast corner of the property. When the property was previously approved as a horse track, MDEQ k/n/a EGLE granted all required permits including a drain relocation permit. The owner/applicant is currently working with EGLE and Wayne County to permit the minor wetlands impacts that the development will cause as well as to obtain final permits to relocate the Rosenworth Drain.

4. *Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, noise density, nature or use, traffic impacts, aesthetics, infrastructure, impact on ability to develop adjacent properties under existing zoning, and potential influence on property values.*

As illustrated in the submittal documents and set forth in the Conditional Zoning Agreement, the proposed development will be consistent with the regulations of the Vining Road Area Sub-overlay District. From the City's approval of similar developments and the Planning Commission's recommendations to amend the Overlay District to permit the proposed warehouse/logistics/distribution businesses it is clear that the proposed conditional M-1 rezoning is compatible with the goals of the area. The development is compatible with surrounding uses and zoning in terms of land suitability. The zoning matches the current zone to the north of the site, and the proposed M-1 zone will be compatible with the Commercial zones that exist surrounding the site as the development will be a driver for expanded commercial development. The development will not have negative impacts on the environment, noise density, traffic impacts, aesthetics, infrastructure or property values.

5. *Are the capacities of the City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City.*

Yes. The current infrastructure, i.e. water, sanitary sewer and utilities are more than sufficient to serve the project and upgrades at City expense are not required. Additionally the project will not require added City services. Any traffic impact mitigation improvements that drop the level of service on surrounding roads more than one letter grade will be paid for by the developer.

6. *Explain the extent to which traffic impacts can be accommodated to maintain at least a level of service D by the existing road system or programmed improvement.*

The traffic impact analysis which is being finalized and will be submitted to the City has evaluated the impact of this development on surrounding infrastructure. Based on conversations with the City staff and their consultants, any impact that drops the level of service on surrounding roadways more than 1 letter grade will require improvements. We also have agreed that nothing shall have a level of service lower than a D. These improvements will be made at the expense of the developer.

7. *Explain the apparent public demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.*

The Miller Study referenced above confirms a major market demand for warehouse/logistic/distribution businesses that the Vining Overlay District property is uniquely located to service because of the proximity to major modes of transportation, i.e. the airport, Railroads and I-94 corridor which is directly accessible to the property via Vining Road which is a City designated truck route. The demand for such uses is reflected in the applications to the City for such uses, the recent approval of such applications and the text amendment to the Overlay District recommended by the Planning Commission to permit such uses.

8. *8. Explain how the requested rezoning is compatible with the basic intent and purpose of the Zoning Ordinance.*

Section 1.02 of the Zoning Ordinance identifies the purpose and intent of the Zoning Ordinance. The proposed M-1 conditional rezoning and proposed project complies with each of the goals and purposes of the Zoning Ordinance.

(a) The conditional rezoning and project advances the health, welfare and safety of the City by invigorating a vacant piece of property to become a tax generating asset to the City. The development will provide jobs to City residents and spur additional commercial development which can be used by the City.

(b) The conditional rezoning advances the goals and objectives of the City Master Plan based on the 2019 update made to the Vining Road area overlay which recommended that this parcel be utilized for a light industrial type development.

(c) The Development Plan regulates the intensity and orientation of the proposed buildings to protect the views from surrounding roads and properties. The enhanced building characteristics and the use of multiple materials provides a pleasing aesthetic to the development.

(d) The proposed project will result in major financial investment in the City along with creation of jobs which could serve as the impetus for residential development in the City.

(e) As confirmed by the Miller Study, the conditional zoning and project will result in orderly development on the property and in the area. The conditions contained in the Conditional Zoning Agreement as offered by the owner will ensure such orderly development.

(f) While the development does not consist of office uses, the development reflects the intended character of the area as recognized in the Miller Study, the presence of major modes of transportation, the I-94 corridor, the Vining/I-94 interchange and the designation of Vining Road as a truck route.

(g) As recognized in the Miller Study, the recent approval of similar uses by the City and

the Planning Commission's recommended text changes to the Zoning Ordinance to permit warehouse/logistic/distribution uses the conditional rezoning and project will not isolate residential areas and will contribute to the long-term fiscal health of the City.

(h) The project will protect natural resources and habitat as required by applicable law.

(i) The preliminary site plan incorporates usable open space, and multi-use pathways which will provided connectivity to adjacent properties and the ability for residents and guests to use the space for passive or active recreation.

(j) The elevations of the building, landscaping/screening and location of dock doors and outdoor truck/trailer parking are designed to enhance the aesthetic quality of the City.

(k) As confirmed by the Miller Study, the project will support and sustain economic viability and tax base in the City as reflected in the estimated \$4.1 million in annual taxes once the project is fully built.

(l) The design and location of the project as confirmed in the Conditional Zoning Agreement will not have adverse impacts on surrounding neighborhoods.

(m) The public hearing process for both the rezoning and special land use application will result in public input with regard to zoning approvals.

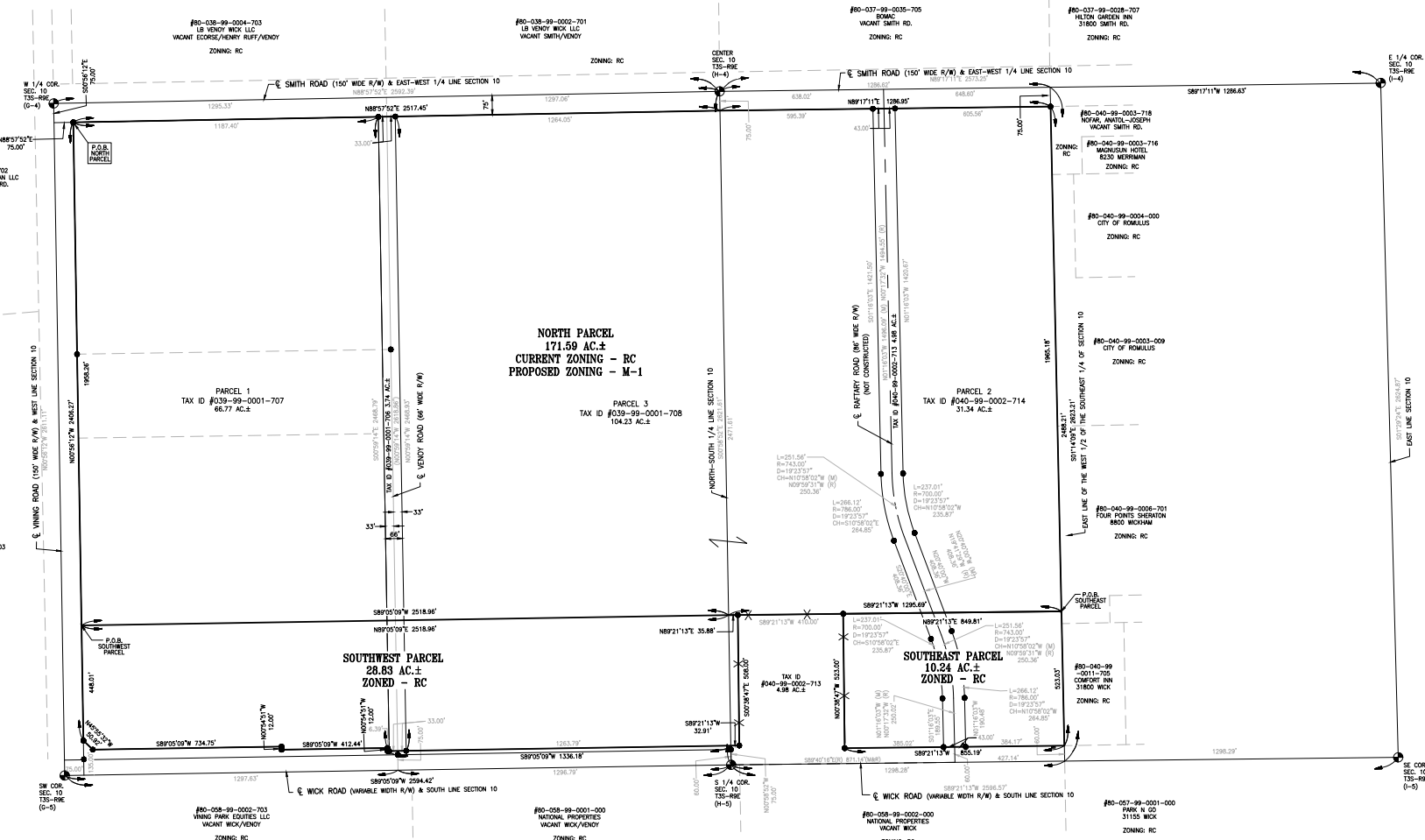
(n) As confirmed by the Traffic Study, that project will not cause traffic hazards and with the implementation of traffic mitigation at the cost of the owner.

(o) The owner will pay for its infrastructure improvements and traffic mitigation.

PARCEL REZONING MAP

GENERAL SURVEY NOTES:

1. RECORDS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY JENKINSON & ASSOCIATES, P.C. JOB NO. 02-07-036, DATED AUGUST 19, 2002 AND SURVEY BY BOSS ENGINEERING, JOB NO. 10-175, DATED 2-8-11.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.



DESCRIPTION OF NORTH PARCEL (TO BE REZONED M-1):
Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 10, 135-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10; thence along the West Line of Section 10 and centerline of Vinying Road (150 foot wide Right of Way), S 07°56'12" E, 75.00 feet; thence along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 75.00 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the South Right of Way line of Smith Road, N 88°57'52" E, 2517.45 feet, to a point on the North-South 1/4 line of Section 10; thence continuing along the South Right of Way line of Smith Road, N 89°17'11" E, 1286.63 feet; thence continuing along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 75.00 feet; thence continuing along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 1965.18 feet; thence S 89°17'11" E, 1286.63 feet, to a point on the North-South 1/4 line of Section 10; thence S 89°17'11" E, 2516.36 feet; thence along the East Right of Way line of Vinying Road (150 foot wide Right of Way), N 00°56'12" W, 1958.26 feet, to the POINT OF BEGINNING, containing 171.59 acres, more or less.

DESCRIPTION OF SOUTHWEST PARCEL (TO REMAIN ZONED RC):
Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 10, 135-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10; thence along the West Line of Section 10 and centerline of Vinying Road (150 foot wide Right of Way), S 07°56'12" E, 75.00 feet; thence along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 75.00 feet; thence along the East Right of Way line of Vinying Road (150 foot wide Right of Way), N 89°17'11" E, 1286.63 feet; thence along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 75.00 feet; thence along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 1965.18 feet; thence S 89°17'11" E, 1286.63 feet, to a point on the North-South 1/4 line of Section 10; thence S 89°17'11" E, 2516.36 feet; thence along the East Right of Way line of Vinying Road (150 foot wide Right of Way), N 00°56'12" W, 1958.26 feet, to the POINT OF BEGINNING, containing 28.83 acres, more or less.

DESCRIPTION OF SOUTHEAST PARCEL (TO REMAIN ZONED RC):
Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 10, 135-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10; thence along the West Line of Section 10 and centerline of Vinying Road (150 foot wide Right of Way), S 07°56'12" E, 75.00 feet; thence along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 75.00 feet; thence along the East Right of Way line of Vinying Road (150 foot wide Right of Way), N 89°17'11" E, 1286.63 feet; thence along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 75.00 feet; thence along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 1965.18 feet; thence S 89°17'11" E, 1286.63 feet, to a point on the North-South 1/4 line of Section 10; thence S 89°17'11" E, 2516.36 feet; thence along the East Right of Way line of Vinying Road (150 foot wide Right of Way), N 00°56'12" W, 1958.26 feet, to the POINT OF BEGINNING, containing 10.24 acres, more or less.

REBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517-546-4836 FAX 517-548-1670

ROMULUS, MICHIGAN
NorthPoint Development
4625 Riverdale, MD 64150
Baltimore, MD 64150
816-541-2881

PROJECT:	DATE:
PREPARED FOR:	DATE:
CHECKED BY:	DATE:
SCALE:	DATE:
SHEET NO. 1 OF 1	DATE:

Romulus Trade Center – Environmental Characteristic Summary

The property proposed for the Romulus Trade Center is currently active agricultural fields. The existing site grades are generally flat and gently slope down from north to south and east to west, with elevations from 635 to 645 feet above sea level. The northeast corner of the site contains approximately 6 acres of dense woodland area with mature trees. This woodland area will remain undisturbed in the final development. A preliminary geotechnical investigation was performed on the site and the Executive Summary and boring location map from that report have been included with this summary. The Executive Summary provides detail about soils, geology, and groundwater. Additionally, a wetlands and stream analysis was performed for the site. It was determined that there are jurisdictional wetlands and streams present on the site. The largest area of wetlands is on the eastern portion of the site. This portion of the site will remain undisturbed by the construction activities. An existing County Drain bisects the site. This drain will be relocated and improved by the construction activities. The Executive Summary and wetlands delineation map from the wetlands report is included with this summary.

EXECUTIVE SUMMARY

The proposed project will include the construction of seven (7) new, single-story, slab-on-grade structures with below-grade truck docks. Each structure will be approximately 350,000 square feet in area. Associated pavements, utilities, detention basins, and the relocation of the existing Rosenworth Drain will be constructed in conjunction with this project. We anticipate the proposed grades will be near or above existing grade given the shallow groundwater table in this area.

Approximately 8 to 13 inches with an average thickness of 11 inches of tilled earth soil are present at the ground surface of each of the soil boring locations (B-1 through B-31). The topsoil and tilled soil are not suitable for support of pavements and foundations due to the presence of organic matter. We recommend the final geotechnical investigation also include further exploration of the topsoil and tilled soil to more accurately quantify the amount of organic soil to be displaced.

Within the northwestern portion of the site, soil borings B-1, B-2, B-8, and B-16, granular soils are present within the explored boring locations. Within B-1 and B-8, loose to medium compact clayey sand, silty sand and sand underlie the tilled topsoil and extend to the explored depth. Within B-2 and B-16, stiff to hard silty clay is present below the tilled topsoil extending to depths of 5-1/2 and 8 feet, respectively. Medium compact to compact silty sand, sand, and gravelly sand underlies the silty clay within B-2 and B-16 and extends to the explored depth. Granular soils are also present within borings B-6, B-10, and B-19. Within B-6 and B-10, loose clayey sand underlies the tilled topsoil extending to depths of 4 and 2-1/2 feet, respectively. Loose sandy silt is present within soil boring B-19 extending from a depth of 3-1/2 feet to 6 feet. In general, stiff to hard silty clay and sandy clay are present below the tilled topsoil within the remaining soil boring locations and extend to the explored depths. However, the silty clay is medium in consistency within B-9 extending to a depth of 3 feet. Borings B-9, B-12, B-13, B-18, B-20, and B-27 have organic matter contents ranging between 2 and 4 percent extending to the approximate depths of 3 to 3-1/2 feet.

Groundwater was generally encountered at boring locations B-1, B-8, and B-19 at depths ranging between 1 foot and 4-1/2 feet during and upon completion of drilling operations. Groundwater was also encountered during drilling operations within B-2 and B-16 at depths of 5-1/2 and 8 feet below the ground surface, respectively. Upon completion of drilling operations at these locations, groundwater was measured at 3 feet and 6-1/2 feet, respectively. Given the encountered groundwater elevation coincides with the bottom of the native silty clay layer, an artesian pressure is present beneath the site where granular soils underlie native cohesive soils.

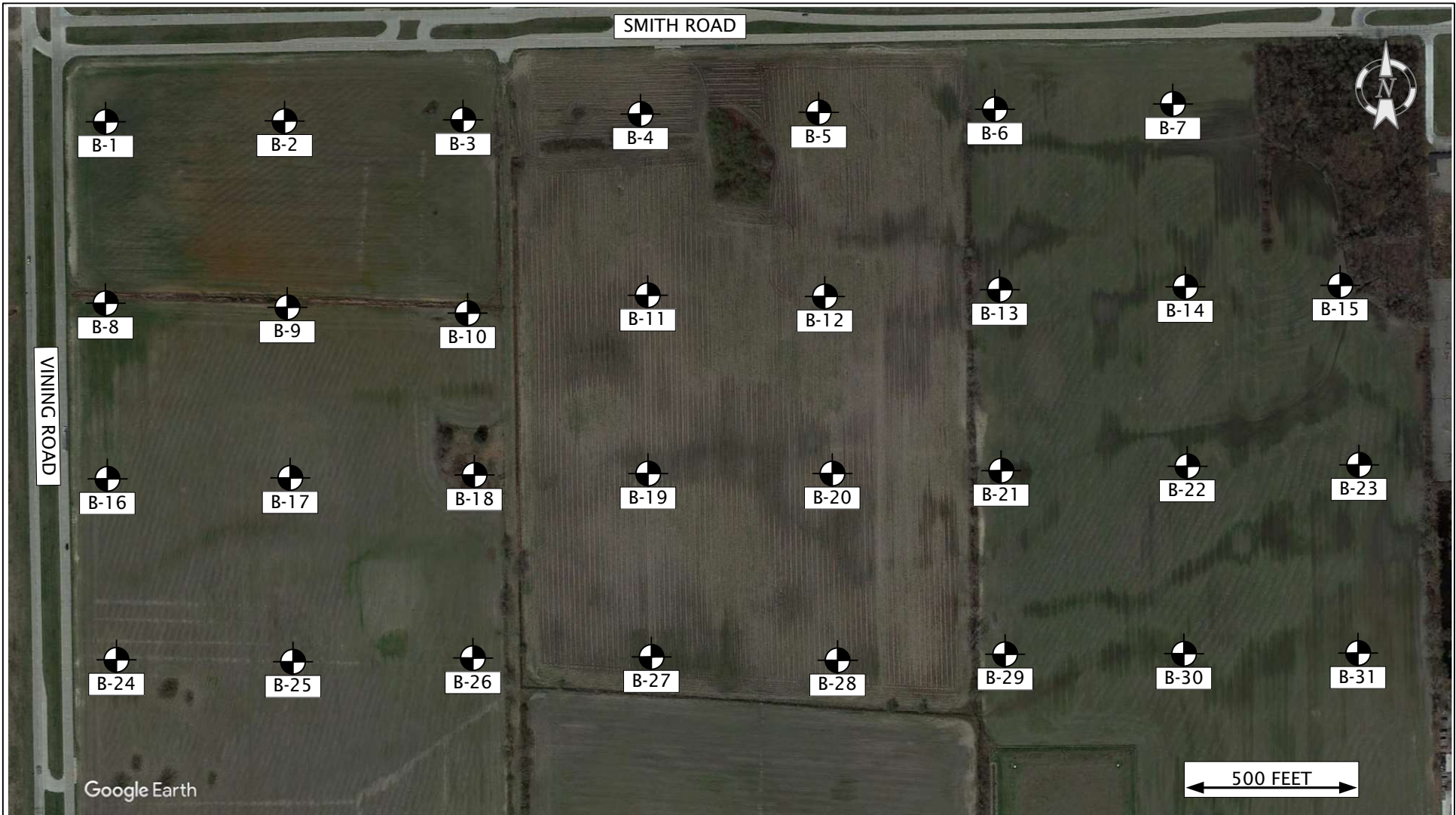
We recommend the final grading plan include raising grades within the northwest portion of the site to maintain dry conditions for structures, loading dock walls, and detention basins. In addition, we recommend the groundwater within foundation and utility trench excavations be lowered a minimum of 2 feet below the excavation bottom to perform the construction operations under dry conditions. If the contractor is unable to lower the groundwater with a series of properly constructed closely spaced sumps, more significant dewatering methods consisting of shallow well-points may be required.

We recommend preliminary net allowable soil bearing pressures ranging between 2,500 psf to 4,000 psf be used for design of foundations bearing on the native non-organic loose to medium compact granular soils, stiff to hard cohesive soils, and engineered fill placed over native non-organic soils.

Provided some floor slab settlement is acceptable, the existing native soils with trace organic material may be left in place for support of floor slabs. However, if floor slab settlement cannot be tolerated, any soil with trace organic matter needs to be completely removed and replaced with engineered fill.

We anticipate the subgrade soils after the removal of any tilled soil will be suitable for support of the proposed pavements provided subgrade preparation is performed as outlined in the Earthwork Recommendations section of this report. Please refer to the Temporary and Permanent Roadway Recommendations section of this report for the proposed preliminary pavement design cross-sections.

Do not consider this summary separate from the entire text of this report, with all the conclusions and qualifications mentioned herein. Details of our analyses and recommendations are discussed in the following sections and in the Appendix of this report.



LEGEND

 Soil borings performed by BRAX Drilling, LLC on July 20 through 28, 2020

Soil Boring Location Plan

Romulus Logistics Park
Smith Road, SE quadrant of intersection with Vining Road
Romulus, Wayne County, Michigan 48174



Project No. 203331

Drawn by: JDC

Date: 7/14/20

Scale: NTS

Plate
No. 1

Executive Summary

Northpoint Development (Client), contracted Environmental Consulting & Technology, Inc. (ECT), to perform a wetland delineation and stream assessment for the Wick Road Development Project (Project). The proposed Project covers an area of approximately 214-acres located in Romulus, Wayne County, Michigan (Site).

The proposed Project is located in the Ecorse River watershed (Hydrologic Unit Code [HUC] 040900040501) and oak openings ecoregion, approximately 16 miles, southwest of Detroit, Michigan (**Appendix A: Figure 1, Site Location Map**). The proposed Project Site consists of one (1) parcel bound to the north by Smith Road, the west by Vining Road, and to the south by Wick Road. The eastern parcel boundary borders developed area. The Site is dominated by active and fallow agriculture fields with a stream and linear wetlands bisecting the property. Sparse trees and shrubs grow along the stream (Rosenworth Drain) and throughout the Site. The Rosenworth Drain enters the Site under Vining Road on the western property boundary and flows east where it continues south southeast off-site, connecting with the Rawson Drain, south of the Site. An approximately 6-acre forested area is located within the northeastern corner of the Site, south of Smith Road and two small (<1 acre each) forested areas are located within the Site.

On May 19 and 20, 2020, ECT conducted a field reconnaissance to identify, delineate, characterize wetland, and stream features, and to determine their likely regulatory status. The identification of wetlands and streams herein is based on the condition of the Site at the time of the investigation. All wetland and stream boundaries, and likely jurisdictional statuses, are considered preliminary in that EGLE has the authority to confirm, deny, or change wetland and stream determinations through the permit review process.

ECT evaluated on-site water resources to determine the regulatory status of these features based on the Natural Resources and Environmental Protection Act (NREPA), 1994, PA 451, as amended (Act 451), currently in effect in Michigan. ECT identified seventeen (17) wetlands (Wetlands A-Q) and four (4) streams (Stream 1-4) within the Site. Many of the wetlands flow into streams, channelizing, then, the water disperses more and spreads out into wetlands (less defined channel, no bed evident and vegetated). Based on current provisions under Part 303, Wetland Protection,

and conditions observed during the site visit and delineation, ECT is of the opinion that Wetlands B-D, and Wetlands F-Q are considered regulated due to their overall size, being contiguous (within 500 feet) of a stream, and due to the connectivity (connected to a stream or other regulated features) (**Appendix B**). The wetlands on Site are hydraulically connected to other wetlands or streams, except for Wetland A and Wetland E. ECT is of the opinion that Wetland A and Wetland E meet the definition of a wetland but are not regulated by EGLE, due to their size (less than 5 acres), no evidence of connectivity and their relative location on the land. Streams 1, Stream 2, Stream 3, and Stream 4 are regulated under Part 301, Inland Lakes and Streams by meeting the definition of a stream; has definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water. Streams onsite are connected and are contiguous to many of the wetland features.

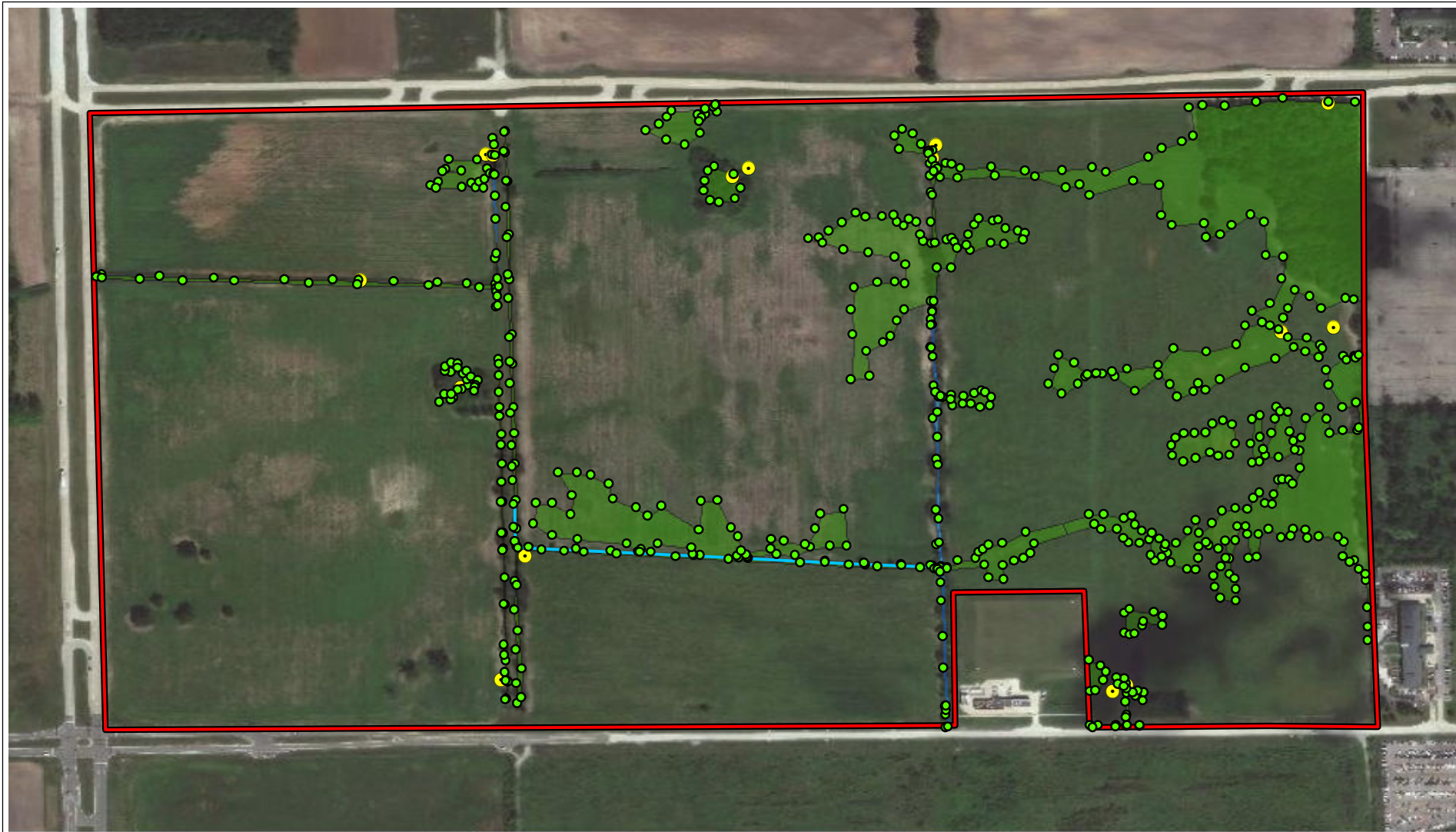
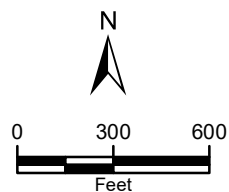


FIGURE 1. OVERVIEW MAP
WETLAND DELINEATION AND STREAM ASSESSMENT
WICK ROAD NR
ROMULUS, WAYNE COUNTY, MICHIGAN

ECT Environmental
Consulting &
Technology, Inc.
Sources: ECT, 2020; ECT



LEGEND

- Delineation Flags
- Data Points
- Streams
- Stream Limits
- Wetlands
- Project Boundary

Map Index

	1	2	3	4
5	6	7	8	9
10	11	12	13	
14	15	16	17	
18	19	20	21	
22		23		

CONDITIONAL REZONING AND DEVELOPMENT AGREEMENT

THIS CONDITIONAL REZONING AND DEVELOPMENT AGREEMENT (the “**Agreement**”) is made this _____ day of _____, 2021 (the “**Effective Date**”), by and between the CITY OF ROMULUS, a Michigan Municipal Corporation, with offices at 11111 Wayne Road, Romulus, Michigan 48174 (the “**City**”), and NP LORDSTOWN 173, LLC, a Missouri Limited Liability Company and wholly-owned subsidiary of NorthPoint Development, LLC, with offices at 4825 NW 41st Street, Suite 500, Riverside, Missouri 64150 (“**Developer**”), based upon the following facts:

A. The City is organized and existing under and pursuant to the Michigan Home Rule Cities Act MCL 117.1 et. al. and exercising all of the powers provided for therein and pursuant to the laws of the State of Michigan.

B. Developer is in good standing in the State of Missouri and is authorized to conduct business pursuant to the laws of the State of Michigan.

C. Developer owns multiple parcels of real property located within the City of Romulus, County of Wayne, State of Michigan, of which 171.59 acres is currently zoned Regional Center (“**RC**”) and within the Vining Road Subarea Overlay District (“**Vining Overlay**”), and of which 39.07 acres is zoned RC (as depicted and legally described in **Exhibit A** attached hereto and incorporated herein, the “**Property**”). The Property also includes property owned by the City that Developer is seeking to purchase.

D. Pursuant to Section 405 of the Michigan Zoning Enabling Act, 2008 PA 110, as amended (codified at MCL 125.3405 et. seq.), certain conditions voluntarily offered by the owner of land, including an agreement between the City and Developer, may become a condition of rezoning the Property.

E. In _____, Developer resubmitted to the City, (1) an application for conditional rezoning (“**M-1 Conditional Rezoning Application**”), voluntarily offering in writing, certain conditions to rezone 171.60 acres of the Property (“**M-1 Property**”) which legally described in **Exhibit B** attached hereto and incorporated herein from Vining Overlay to the M-1 light industrial district (M-1), (2) a Tentative Condominium Plan (“**Condominium Documents**”) for a condominium on the M-1 Property attached as **Exhibit C** and made a part hereof, (3) a development plan prepared by Developer dated August 13, 2021 (“**Development Plan**”, inclusive of building elevations) attached as **Exhibit D** and incorporated herein, and (4) a special land use application (“**SLU Application**”) in order to develop and construct the Project (defined below), all of which individually and/or collectively are hereby authorized to be used for those (1) (“permitted uses”) in M-1 as defined in the City of Romulus Zoning Ordinance (“**Zoning Ordinance**”) subject to site plan approval as provided in the Zoning Ordinance, (2) (“special land uses”) as defined in the Zoning Ordinance, subject to special land use approval for special land uses as provided in the Zoning Ordinance and subject to site plan approval as provided in the Zoning Ordinance. The “permitted uses” subject only to site plan approval as provided in this Agreement including all permitted uses in Vining Overlay Table 7.05(b) attached as **Exhibit H** and warehousing and distribution.

Conditional Rezoning & Development Agreement

9/9/21

F. The Development Plan depicts the entire development as to the M-1 Property and includes approximately seven (7) buildings totaling 2,161,968 square feet with no building exceeding 349,492 square feet, on approximately seven (7) units (as depicted in the Development Plan) with the option for the Developer to construct approximately nine (9) buildings on approximately nine (9) units (hereinafter referred to as the “**Project**”), as described in Section 7 of this Agreement.

G. While the development and use of the balance of the RC Property is not subject to this Agreement, the RC Property will be developed in accordance (1) with the RC requirements of the Zoning Ordinance at the time of such development or (2) as authorized by applicable law. No portion of the RC Property shall be utilized to fulfill any requirements for the M-1 Property, including, but not limited to, stormwater management, parking, or open space.

H. The M-1 Conditional Rezoning Application submitted by the Developer described herein was not required by the City and it was offered voluntarily by the Developer along with offered conditions, intended acts and forbearances that are deemed necessary by Developer to preserve and enhance the character of the area, promote economic development and employment in a manner compatible with the Vining Overlay and neighboring properties including those properties in the RC District and, in general is consistent with the City's policies, and promotes public safety and welfare, and without which Developer would not desire to develop or use the Property.

I. The Project and the conditions contained in this Agreement as offered by the Developer with the M-1 Conditional Rezoning Application were determined by Developer, and confirmed by the City, to be compatible with the surrounding land uses and the goals of preserving the character of the area, promoting desirable economic development, public safety and welfare, and satisfying market demand in the City. All financial contributions toward infrastructure improvements, roadway improvements, purchase of Rights of Way and penalty provision were proposed by Developer as an inducement for the City to approve the Conditional Rezoning and were not solicited by the City. The financial contributions and penalties are similar to those proposed by Developer in other communities and are consistent with Developer's prior practice.

J. The City has relied on Developer's representations that it will act in conformance with the conditions set forth in this Agreement, so that the development of the Property will accomplish the above-stated goals and objectives of the City.

K. The Developer has relied on the City's representations that it will act in conformance with the conditions set forth this Agreement, so that Developer will be able to develop, construct and occupy the Property as authorized by this Agreement.

L. The City Planning Commission, on _____ conducted a public hearing on the conditional rezoning and special land use for the proposed size of the buildings, and recommended approval of the M-1 Conditional Rezoning Application and Special Land Use inclusive of the Development Plan (“**M-1 Conditional Rezoning**”) to the Romulus City Council (“**City Council**”), subject to this Agreement, and (2) recommend approval of the SLU Application inclusive of the Development Plan (“**SP Approval**”) to the City Council to allow construction of the Project with each building in excess of 80,000 square feet. The approved Development Plan identifies seven (7) units and seven (7) buildings. To the extent that the Developer seeks to develop the Project with additional units and buildings, as defined above, the Developer shall be required to

Conditional Rezoning & Development Agreement

9/9/21

seek approval as provided in Section 7 of this Agreement.

M. The City Council, on _____ separately voted to approve (1) the M-1 Conditional Rezoning inclusive of the Development Plan and to adopt Ordinance No. 2021-_____ to amend the City's Zoning Map Ordinance, (2) the SLU Approval inclusive of the Development Plan for the Project, and (3) the Condominium Documents subject to the terms and conditions set forth in this Agreement.

N. The City's Board of Zoning Appeals ("BZA"), at a public meeting held on _____, voted to approve non-use variances required for the Project, including dimensional and locational variances for signage within the development.

For good and valuable consideration exchanged between the parties, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree as follows:

1. **Use of M-1 Property.** The Developer shall be entitled pursuant to this Agreement, the M-1 Conditional Rezoning of the M-1 Property, the SLU Approval allowing all buildings on the M-1 Property to exceed 80,000 square feet, the Tentative Condominium Documents and the dimensional zoning variances as to the height of all the buildings, to develop, construct and use the M-1 Property for the Project limited to the following uses: (1) all Regional Center uses permitted by right as set forth in Table 7.02 of the Zoning Ordinance as of the date of this Agreement, (2) specialized or customized photographic design services/businesses are permitted by right, (3) manufacturing, and/or assembling, and/or compounding and/or fabrication and/or packaging of products and/or materials from previously prepared materials are permitted by right, (4) publishing and/or printing businesses are permitted by right, (5) warehouse and/or distribution centers/businesses and/or air freight forwarders are permitted by right, (6) research, experimental testing laboratories, (7) accessory truck and trailer outdoor storage, (8) accessory vehicle repair within a completely enclosed principal or accessory building limited to those vehicles owned and/or operated by an owner or tenant occupying a principal building on the Property, and (9) accessory buildings and uses including screened outdoor storage customarily incidental to any of the foregoing uses listed in items (1) through (9) inclusive and permitted by right (collectively "**Authorized Uses**") subject to site plan ("**Site Plan**") being granted to allow buildings over 80,000 square feet on the Property in accordance with the Development Plan and this Agreement. However, an additional special land use approval of the Development Plan will still be required for a Site Plan for any specific building that requires an additional Special Land Use not covered by this Agreement:

a. When the Traffic Study required with each Site Plan confirms that the level of service ("**LOS**") for all vehicular and truck traffic generated from entire Project only as built and to be built as set forth in the Development Plan will result in a drop in LOS greater than one letter grade (as defined and calculated in accordance with the Highway Capacity Manual published by AASHTO in effect at the time of the Site Plan) at the I-94 Vining Interchange and/or on that part of Vining Road and/or Smith Road adjacent to the Property and/or on that part of Wick Road within the parallel to the south boundary of the Property.

2. **Dimensional Requirements.** Developer shall comply with the more restrictive of the two requirements found in the Vining Road Subarea Overlay District and the M-1 Zoning

Conditional Rezoning & Development Agreement

9/9/21

Ordinance for area, height and placement requirements in the development of the Project except as follows:

a. If conflicts between the Development Plan and the Agreement occur, the Agreement will prevail. If the Development Plan depicts an aspect of the improvements that are not in compliance with the more restrictive of the two requirements found in the Vining Road Subarea Overlay and the M-1 Districts and is not explicitly named below, details of that particular aspect are not considered to be agreed upon by both parties and will be reviewed for compliance during the site plan review process.

b. Each of the buildings and units associated with the Project shall be approximately equal in size to the buildings and units depicted in the Development Plan, but in no event shall any building be greater than 349,492 square feet and in no event shall the total of all buildings exceed 2,161,968 square feet.

c. Dock doors for each building shall be placed/located at each building and shall be screened as depicted in the Development Plan. Each building shall be entitled to one (1) dock door per each 8,000 square feet of building footprint as shown on the Development Plan. Dock doors shall be screened from a public street as shown in the Development Plan such that the dock doors shall not generally be visible from the public street at a height equal to the height of a typical 2 or 4-passenger car. Dock doors are permitted to face private streets and driveways. Landscaping, berms and building design is incorporated into the Development Plan to ensure dock doors are not facing an existing public road. The perimeter berming and landscaping shall be completed with Phase 1 of the development and shall include all proposed berms and landscaping along Smith, Vining, and Wick Roads, as well as along the north side of the new private roadway and the east side of Buildings 6 and 7.

d. Truck tractor and/or trailer parking/storage and such other authorized outdoor storage for each building (1) shall be located on each unit as depicted in the Development Plan provided that in no event shall truck tractor and trailer parking and such other authorized outdoor storage be located on the Smith Road front yard and Vining Road front yard. Truck tractor and trailer parking and such other authorized outdoor storage shall be setback from the new private road as shown in the Development Plan, and (2) shall not exceed seventy percent (70%) of the square footage of the footprint of each building.

e. The woodlot on the M-1 Property shall be preserved to the size of approximately 6.1 acres as depicted in the Development Plan and shall be deemed a buffer/greenbelt ("**Buffer**") with adjacent properties. The Buffer shall be preserved as a general common element in the Master Deed with a restricted perpetual use as a condition of approval by the City. The engineering plans shall depict the method of tree preservation including the use of silt or other fences, signs, and notice to the construction firm.

f. Open space for the Project as depicted in the Development Plan shall not be less than ten percent (10%) of the total acreage of the Property as shown on the Development Plan

Conditional Rezoning & Development Agreement

9/9/21

and shall be developed with site amenities, to be maintained by the Developer, such as benches, tables and sidewalks, water features, lawn and landscaped areas, inclusive of open space areas surrounding retention/detention ponds and are designed as landscaped features and useable space and shall be established at the time of Site Plan approval for each building (“**Open Space**”). The Open Space calculation does not include areas within the required freeboard detention basin, regulated wetlands, or areas in the public road right-of-way, including required public paths and shared use paths in the public road right-of-way.

g. The Project shall be developed with internal private roads and driveways as depicted in the Development Plan, which shall intersect with Vining and Smith Roads as depicted in the Development Plan. The private road traversing the south portion of the Property as shown in the Development Plan shall be designed to accommodate traffic from development with RC zoned uses on units fronting Wick Road immediately parallel to said road, provided, that such traffic from the RC zoned units on Wick Road will not create vehicle and pedestrian safety hazards and will not generate traffic on the private road that results in a level of service E/F as defined in the Highway Capacity Manual 6th Edition published by AASHTO at the time of Site Plan approval for said the RC Zoned units on Wick Road.

h. The Project shall be developed with designated shared use paths eight feet (8’) in width along the frontages of Wick, Vining, and Smith Roads and along the frontage of the proposed private road traversing each of the units with connectivity to the border of adjacent units of land as shown in the Development Plan.

i. The front yard setback, side yard setbacks and rear yard setback for each building on the M-1 Property shall be in the approximate location as depicted in the Development Plan and shall be established at the time of Site Plan approval for each building on the M-1 Property. All setbacks will comply with the requirements listed in the Vining Road Subarea Overlay District, dated April 18, 2019.

j. The building height for each building on the M-1 Property shall be a maximum of forty-nine feet six inches (49’6”) as depicted in the Development Plan and shall be established at the time of site plan approval for each building on the M-1 Property. This maximum height is less than the fifty-five feet (55’) listed in the Vining Road Subarea Overlay District, dated April 18, 2019 but greater than the thirty-five feet (35’) requirement of the M-1 District.

k. Building footprint coverage and total impermeable surface coverage for each of the units for the Project on the M-1 Property shall be as approximately shown in the Development Plan and shall be determined at the time of Site Plan approval. In no event shall the building footprint coverage for all the total of all the buildings on the M-1 Property exceed thirty-five percent (35%) or be required to be less than thirty percent (30%) of the size of the M-1 Property and in no event will the total amount of impermeable surface exceed or be required to be less than seventy percent (70%) of the size of the entire M-1 Property.

l. Employee and guest parking lots for each unit shall be in the approximate

Conditional Rezoning & Development Agreement

9/9/21

location depicted in the Development Plan. Employee and guest parking lots which are permitted in the front yard of each building, shall be designed in accordance with Article 14 of the Zoning Ordinance as determined at the time of Site Plan approval provided that the employee and guest parking lots between the buildings and Smith Road and the building and Vining Road shall not be less than nor required to be any greater than 60 feet from the Smith Road right of way and the Vining Road right of way, and shall be located not less than or required to be greater than 30 feet from the new private road and all other property boundaries of each unit located on the M-1 Property.

m. Each building unit shall have a front yard greenbelt running the total lineal distance of each unit with a width of eighty feet (80') on Smith Road and Vining Road as approximately depicted in the Development Plan. Greenbelts to be developed on the M-1 Property for each building unit are approximately depicted in the Development Plan (collectively the "**Greenbelts**"). The final depth and location of the Greenbelts shall be determined at the time of Site Plan approval approximating the locations depicted in the Development Plan. The relocation of the drain, if placed in the front yard along Vining Road, shall not supersede the landscaping, berming, and shared use path requirements.

n. Each Greenbelt on the M-1 Property shall be landscaped with the plantings described in the Development Plan ("**Approved Plantings**"). The approved Plantings shall be established at the time of Site Plan approval and are consistent with the planting requirements in the Vining Overlay, including type, size and number Developer shall execute a landscape maintenance agreement to ensure that all landscaped areas, greenbelts and detention and retention basins are appropriately maintained as required by applicable law.

o. The façade of each building to be constructed on the M-1 Property shall be substantially similar to the building facades depicted in the building elevations depicted in the Development Plan ("**Building Elevations**"), shall meet the Vining Road Subarea Overlay District standards, and shall be constructed with the materials described in the Building Elevations and in the manner substantially conforming to the building elevations as determined at the time of Site Plan approval for each building.

3. **Application of M-1 and Vining Road Subarea Overlay District Regulations to Project.** Except as specifically provided in this Agreement, and in the approved Development Site Plan and Elevations, the Zoning Ordinance regulations applicable to the M-1 and Vining Road Subarea Overlay District requirements shall govern the development and use of the Property at the time construction commences.

4. **Development of Property.** Subject to Developer obtaining all other lawful and required state and local permits and approvals for the Project, including Site Plan approval as provided by this Agreement and the Zoning Ordinance, the City agrees that Developer shall be permitted to develop and use the Property and construct the Project in accordance with the Agreement, inclusive of the Development Plan. The City agrees to issue Site Plan approval and such other approvals in a timely manner to the extent the requests for Site Plan approval are consistent with this Agreement, the Development Plan, and other lawful and applicable City ordinances in effect at the time this Agreement

Conditional Rezoning & Development Agreement

9/9/21

is executed. Commencement of the Project shall begin as of the Effective Date of this Agreement.

5. **Road Improvements.** Pursuant to the Traffic Impact Study Final Report dated _____ prepared by Fleis & Vandenbrink (“**Traffic Report**”) as reviewed and approved by the City, the Developer shall pay for the cost of the design, permit, installation, and construction observation of a traffic signal conforming to Michigan Department of Transportation (“**MDOT**”) standards to be located at the intersection of Vining Road and the Westbound I-94 Off-Ramp (“**Traffic Signal**”), prior to the issuance of a certificate of occupancy for the buildings indicated in the Traffic Report or when warrants are met per MDOT. The cost for the installation of the Traffic Signal shall be paid to such governmental entity responsible for installing the Traffic Signal. Developer shall pay for the cost for the adjustment of the timing of the traffic signal Vining and Wick Road as specified on page ____ of the Traffic Report. Prior to occupancy of the first building on the Property, Developer shall make improvements to Wick Road and Vining Road as depicted in the Development Plan. Developer’s leases will require tenants exiting the property to turn south on Vining Road and Developer will include site design measures and signage to help facilitate this traffic direction. Developer shall be responsible for private roads and private driveways and landscaping maintenance.

6. **Excess Property Disposition.** The City confirms and represents to the Developer that it has previously lawfully vacated two right of ways commonly known as Venoy Road and Raftary Road as more specifically described in **Exhibit E** attached hereto and made a part hereof (collectively “**Excess Property**”). On or before thirty (30) days from the Effective Date of this Agreement, the City shall initiate the process for the disposition of the Excess Property according to the rules and regulations established by the City’s Property Disposition Committee, including possible re-conveyance of the Excess Property to the City if the Excess Property is not developed in accordance with this Agreement.

7. **Site Plan and Subsequent Modification to Site Plan.** Prior to construction of each building or site improvement on the Property, the Developer shall submit the proposed Site Plan to the City in accordance with Zoning Ordinance regulations, which shall be reviewed and approved by the Planning Commission or ARC (Administrative Review Committee) in a timely manner. The Site Plan for each building and unit shall be approved to the extent it is consistent with the Development Plan, the Elevations, and this Agreement and contains the “submittal requirements” set forth in Section 17.04 of the Zoning Ordinance that are applicable to each building in the Project. The first Site Plan shall contain the “submittal requirements” applicable to (1) the new private road, (2) all utilities common to the Project including public water, storm water, sanitary sewer, gas, electric, phone and cable, (3) all public sidewalks and pathways, (4) all common easements, (5) detention/retention basins in the approximate location depicted in the Development Plan, (6) fire hydrants, (7) street names, and (8) common open space for use by all units for the Project. Unless otherwise noted herein, in the event that modifications to the Development Plan and/or Site Plan are: (a) required or requested by the Developer and/or other reviewing governmental agencies having jurisdiction over the Project or any portion thereof; and/or (b) reasonably required by the Developer as a result of final engineering and/or design considerations as confirmed by the City’s professional engineers or other appropriate City consultants through the Planning Department; and/or (c) made by the Developer to address design, marketing or other conditions, such as to reduce the size of any of the buildings, modify parking layout, etc., and/or (d) to create eight (8) or nine (9) units, and/or build eight (8) or nine (9) buildings, and/or reconfigure units and/or building locations, and/or parking areas, loading areas, driveways and/or open space, and/or building elevations, such modifications shall be reviewed and approved administratively by the City Planning Department in accordance with

the Zoning Ordinance and this Agreement, as applicable, and shall not require an amendment to this Agreement (“**Administrative Approval**”). Modifications to site plans for individual buildings or phases shall follow the approval process outlined in the Zoning Ordinance with only minor modifications, as defined in the Zoning Ordinance, having the ability to seek Administrative Approval.

a. As part of the Administrative Approval process, City is expected to incur third-party consultant fees (the “**Consultant Fees**”). Developer agrees to enter into a pre-funding agreement attached as **Exhibit F** to offset the cost to the City for the Consultant Fees. Developer agrees to pay all third party consulting fees of the City, as outlined in the City’s current fee schedule, including, but not limited to, attorney, engineering consultant, planning consultant and traffic consultant fees associated with all aspects of the review, approval and any amendment to the Development or any agreements, concept plans, deeds, documents, engineering plans, site plans or other documents associated with development or construction of any of the property referred to in this Agreement. No meetings or public hearings will be schedule or reviews will be provided until the escrow payments are made.

8. **Approval of Tentative Condominium Plan and Phasing of the Project.** The M-1 Property is currently 171.60 acres and will need to be divided into allowed units for the Project, as shown in the Development Plan and the Tentative Condominium Plans. Following the Effective Date, the Developer shall have the right to file such Condominium Documents inclusive of separate tax identification numbers as required to create all the units shown in the Development Plan. The Developer shall have the right to seek all or part of the unit divisions as the Project is being developed provided that any unit subject to Site Plan approval shall be approved as a separate unit by the City with a separate tax identification number. Detention or retention basins shall not be designated as a separate unit unless identified as a general common element in the condominium master deed. All detention or retention basins and general common areas shall be subject to maintenance agreements to ensure appropriate maintenance and upkeep. The City agrees to review and consider for approval the preliminary condominium plan application and assign a tax identification number in a timely manner. Developer is authorized to phase the Project as depicted in the Development Plan including, but not limited to the relocation of the drain provided that all utilities and roads are developed with each phase of the Project to service each phase and to allow for future development of the balance of the Project. Phasing of the Project shall consist of the following:

a. **Phase One.** Phase One of the Project shall be completed within eighteen (18) months of the Effective Date and include completion of the following activities:

- i. Developer shall select the retail brokerage team for retail development.
- ii. Retail site plan shall be completed and is subject to the same approval process described in Section 7.
- iii. Developer’s installation of retail infrastructure, including utilities, site work/grading and at least two (2) direct connections between the retail area and the industrial/warehousing area.
- iv. Developer shall coordinate with MDOT to arrange for retail signage on I-94 and with the City on signage planned for Vining Road. All signage shall conform to the provision of City ordinance requirements as well as any regulation imposed by the Federal Aviation

Conditional Rezoning & Development Agreement

9/9/21

Administration (FAA) or MDOT.

v. Developer agrees to select a Convenience store operator to develop on a portion of the Retail Space and Developer will contemporaneously execute an agreement with the operator (i.e. Royal Farms or a similar operator acceptable to the City) at the time of executing this Agreement. The Convenience store operator will develop and submit permit plans (including but not limited to site plan, engineering plan and building plans) within 12 months after this Agreement is executed, and will begin construction of the Convenience store within six (6) months of receipt of permits to construct the Convenience store. City agrees to issue said permits within four (4) months of receipt of an application to construct the Convenience store. The Convenience store shall be constructed and occupied before an occupancy permit is issued for the third building to be occupied for uses allowable as listed in this Agreement. The issuance of occupancy permits for Phase Two shall be contingent upon the construction and occupancy of additional commercial and retail uses.

vi. Developer to construct up to three (3) buildings containing a total of approximately 1,050,000 square feet for uses allowable within this Agreement.

In support of Developer's commitments outlined above for Phase One of the Project, the City agrees to provide infrastructure assistance to Developer of up to \$1,000,000 for the improvements listed in **Exhibit G** to be funded through execution of a reimbursement agreement with the City's Tax Increment Financing Authority (TIFA) (the "**TIFA Support**"). If Developer fails to complete items i-iv of Phase One, as outlined above, within the timeframe listed above, Developer agrees to forgo the TIFA Support.

In further support of Developer's commitments outlined above for Phase One of the Project, City will support Developer and Convenience store operator's efforts to obtain typical highway signage visible from I-94 consistent with City signage and FAA regulations. City will also support Developer and Convenience store operator in implementing any necessary infrastructure improvements to ease traffic flow at the intersection of Wick and Vining.

b. **Phase Two.** Phase Two of the Project shall include completion of the following activities:

i. Developer will secure commitments for three (3) additional retail establishments, which may be located in a shared or stand-alone building, to locate in the retail area which may include any permitted use under Section 7 of the City's Zoning Ordinance such as a fast food restaurant, fast casual restaurant, sit-down restaurant, bank, dry cleaner, clothing retailer or other similar retail establishment. City agrees to grant all necessary construction permits, subject to the City's Building Department review and approval process for such establishments within six (6) months of each establishment's submission for permits.

ii. Upon execution of a lease or a purchase and sale agreement for the three (3) additional retail establishments, Developer may construct up to an additional three (3) buildings containing a total of approximately 1,050,000 square feet for uses allowable under M-1 zoning.

iii. If Developer fails to meet item i of Phase Two within thirty-six (36) months of the Effective Date, Developer agrees to pay the City a penalty in the amount of \$2,000,000

Conditional Rezoning & Development Agreement

9/9/21

before Developer commences construction of the buildings in Phase Two (the “**Phase Two Penalty**”). Developer shall deposit with the City at the time of execution of this Agreement an amount equal to 10% of the Phase Two Penalty (“**Phase Two Penalty Deposit**”) that City may apply against the Phase Two Penalty in the event Developer fails to meet the conditions outlined herein. Developer shall be responsible for paying the balance of the Phase Two Penalty within thirty (30) days notice from the City. If Developer satisfies the conditions for Phase Two outlined herein, City shall refund the Phase Two Penalty Deposit to Developer within thirty (30) days of Developer satisfying the condition.

c. **Phase Three.** Phase Three of the Project shall include completion of the following activities:

i. Developer will secure commitments for two (2) additional retail establishments to locate in the retail area, which may include any permitted use under Section 7 of the City’s Zoning Ordinance such as a fast food restaurant, fast casual restaurant operation, sit-down restaurant, bank, dry cleaner, clothing retailer or similar retail establishment. City agrees to grant all necessary construction permits, subject to the City’s Building Department review and approval process for such establishments within six (6) months of each establishment’s submission for permits.

ii. Upon execution of a lease or a purchase and sale agreement for the two (2) additional retail establishments, Developer may construct the remainder of the development plans approved under this Agreement for uses allowable under M-1 zoning.

iii. If Developer fails to meet item i. of Phase Three within forty-eight (48) months of the Effective Date, Developer agrees to pay the City a penalty in the amount of \$1,000,000 before Developer commences construction of the buildings in Phase Three (the “**Phase Three Penalty**”). Developer shall deposit with the City at the time of execution of this Agreement an amount equal to 10% of the Phase Three Penalty (“**Phase Three Penalty Deposit**”) that City may apply against the Phase Three Penalty in the event Developer fails to meet the conditions outlined herein. Developer shall be responsible for paying the balance of the Phase Three Penalty within thirty (30) days notice from the City. If Developer satisfies the conditions for Phase Three outlined herein, City shall refund the Phase Three Penalty Deposit to Developer within thirty (30) days of Developer satisfying the condition.

9. **Effective Date of Rezoning.** The City represents that the Conditional M-1 Rezoning Application was duly and lawfully approved by the City Council and is effective upon publication.

10. **Agreement Controls.** To the extent any provision of this Agreement, including the approved Development Plan, directly conflicts with the Zoning Ordinance and/or any amendment to the Zoning ordinance, the provisions of this Agreement inclusive of the Development Plan shall control the development, construction, use and occupancy of the Property and Developer shall be deemed to have been granted all approvals for the Project necessary to conform the terms hereof to all the City's codes and ordinances. The uses authorized and the setbacks and other dimensions specified herein shall be deemed, for all purposes, lawfully conforming uses, dimensions and setbacks.

11. **Sequence and Timing.** The City and the Developer agree that Site Plan approval (as previously described), final engineering and building approvals/permits prior to the start of any construction shall be obtained by the Developer in accordance with the requirements of this Agreement and City codes in effect at the time of application.

12. **Change in Future Use of Buildings/Units.** The buildings authorized to be constructed at the time of this Agreement are primarily for light manufacturing, warehousing, office and distribution uses. As required by the City, the Developer has submitted to the City the Traffic Report analyzing, among other things, the proposed traffic impacts from the use of the units and buildings as shown in the Development Plan. In the event there is a material change in uses or combination of uses for the units and/or buildings in the future other than what is shown in the Development Plan and other than what is authorized subject to Administrative Approval as provided in Section 7 and the City reasonably determines that such other uses which are not authorized by this Agreement could generate more traffic than the current use(s) ("**Material Change in Use**"), the Developer agrees to submit, at its expense, an updated traffic report to the City with respect to Material Change In Use for review by the City, and the parties agree to cooperate and work in good faith to provide additional reasonable traffic mitigation measures to offset any drop in LOS of more than one letter grade. In the event of the vehicular traffic to and from the Property results in a drop in level of service of more than one letter grade on Smith Road and/or Vining Road adjacent to the Property, and/or at the I-94/Vining Interchange and/or that portion of Wick Road parallel to and within the area of the south boundary of the Property, the LOS shall be determined in accordance with the Highway Capacity Manual published by AASHTO at the time of the Material Change in Use. Developer shall only be required to pay its share for traffic mitigation or install traffic mitigation as a condition of approval of a Material Change in Use resulting from increases in traffic, which cause a drop in level of service of more than one letter grade to the extent caused by traffic going to and from the Property. At no time shall the LOS on a roadway drop below a LOS D. The Developer's calculated share shall be based upon the results of the updated traffic report and negotiated in good faith by the parties. Such Material Change in Use shall also require the Developer to comply with all zoning, building and other land use regulations of the City not in conflict with the terms and conditions of this Agreement.

13. **Agreement Consistent with Police Powers.** The action of the City in entering into this Agreement is based upon the understanding that many of the land use and environmental objectives of the City are reflected in the design of the development as proposed and the City is thus achieving its police power objectives and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

14. **Default.** In the event that the Developer or the City is in default/breach of this Agreement, and such default/breach is not cured within thirty (30) days or the cure has not commenced within thirty (30) days where the cure cannot be achieved in thirty (30) days, following written notice of said default/breach, the non-defaulting party shall have the right to seek and obtain such remedies as provided by law and/or equity (in a court of proper jurisdiction in the State of Michigan), including, but not limited to any and all damages arising from and related to the default/breach and/or specific performance/injunctive relief as the non-defaulting party shall be deemed to have suffered irreparable harm arising from said default/breach.

15. **Duration.** The approval of the M-1 Conditional Rezoning, Special Land Use, Development Plan, Condominium Documents, and this Agreement shall be binding upon and inure to the benefit of the Developer and the City, and their respective grantees, vendees, trustees, heirs, tenants, successors, assigns, receivers and transferees. Developer is deemed to have vested rights to develop the Project pursuant to this Agreement and any rezoning of the Property by the City prior to construction of the Project shall not terminate Developer's vested right to develop, construct and use the Property as authorized by this Agreement. Provided that all development and use of the Property

complies with this Agreement, a use and development hereby authorized may continue indefinitely and shall be deemed lawfully conforming with the Zoning Ordinance and any amendment to the Zoning Ordinance. This Agreement shall not preclude the City from lawfully rezoning the Property provided that all uses and development on the Property pursuant to this Agreement shall be deemed lawfully conforming to any zoning amendment to the Zoning Ordinance. The terms of this Agreement shall not be deemed to prevent the Developer and/or its successors, grantees, transferees and assigns from developing, reconstructing, redeveloping and occupying the Property for such other uses, and buildings as are permitted and authorized in accordance with applicable law including the Zoning Ordinance. Any addition or change in tenants must comply with applicable law regarding the City Re-Occupancy process provided that such City Re-Occupancy process shall not terminate or nullify the right of the Developer to develop, construct and use the Property inclusive of the Property as authorized by this Agreement. Any addition or change in tenants must comply with the City's re-occupancy process in Section 21.01 of the Zoning Ordinance as governed by applicable law. Any portion of the Property covered by this Agreement that remains undeveloped 10 years after the date of this Agreement is executed shall revert to the provisions of the Vining Road Subarea Overlay District or otherwise be subject to rezoning by the City. Developer and the City may agree in writing to amend the deadlines established in this Agreement.

16. **Miscellaneous.** Developer will designate and provide the City with the name and contact information of Developer's designated Development Liaison that will be City's main point of contact for any communications between Developer and City during development of the Project. In addition, to demonstrate Developer's commitment to the City, Developer agrees to sponsor a local job fair to assist local residents in securing new employment opportunities with Developer's tenants by offering an exclusive two-week job application period that will be limited to residents of the City.

17. **Entire Agreement.** This Agreement, the exhibits attached hereto, if any, and the instruments which are to be executed in accordance with the requirements hereof set forth all the covenants, agreements, stipulations, promises, conditions, and understandings between the City and the Developer concerning the Project as of the date hereof, and there are no covenants, agreements, stipulations, promises, conditions or understandings, either oral or written, between them other than as set forth herein.

18. **Relationship of the Parties.** The relationship of the City and the Developer shall be defined solely by the expressed terms of this Agreement, including the implementing documents described or contemplated herein, and neither the cooperation of the parties hereunder nor anything expressly or implicitly contained herein shall be deemed or construed to create a partnership, limited or general, or joint venture between the City and the Developer, nor shall any party or their agent be deemed to be the agent or employee of any other party to this Agreement.

19. **Modification.** This Agreement may only be modified or amended by a written instrument expressly duly and lawfully approved and executed by the City and the Developer.

20. **Michigan Law to Control.** This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with Michigan law.

21. **Due Authorization.** The City and the Developer each warrant and represent to the other that this Agreement and the terms and conditions thereof have been duly authorized and approved by, in the case of the City, its Council, and all other governmental agencies whose approval may be

required as a precondition to the effectiveness hereof, and as to the Developer, by the appropriate officers of the corporation, and that the persons who have executed this Agreement below have been duly authorized to do so.

22. **No Personal Liability.** The obligations hereunder of the City and the Developer shall constitute solely the obligations of the respective entities to be satisfied solely from their respective assets, and no officer, Councilperson, Mayor, agent, employee, or partner of any of said entities shall have any personal obligation, responsibility, or liability for the performance of the terms of this Agreement.

23. **Agreement to Run With the Land; Recording.** This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees, and shall run with the Property. Developer shall record this Agreement at its expense with the office of the Wayne County Register of Deeds and a copy provided to the City.

24. **Counterparts.** This Agreement may be signed in counterparts and pages containing original signatures shall be attached to the Agreement with photocopies and scanned signatures of the Developer and City hereto, shall be deemed duplicate signatures.

25. **Notice.** Notices required by this Agreement shall be sent by either certified mail return receipt requested or by a nationally recognized overnight delivery company. Notice to the City shall be sent to _____ with copies to _____ and notice to the Developer shall be sent to _____ with copies to _____.

SIGNATURES TO THE AGREEMENT ARE ON THE FOLLOWING TWO PAGES

SIGNATURE PAGES TO CONDITIONAL REZONING AND DEVELOPMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Conditional Rezoning and Development Agreement on the date first set forth above.

CITY OF ROMULUS

SIGNED:

For: CITY OF ROMULUS

By: LeRoy Burcroff, Mayor

And by

For: CITY OF ROMULUS

By: Ellen Craig-Bragg, Clerk

Conditional Rezoning & Development Agreement
9/9/21

State of Michigan)
) ss
County of Wayne)

On this _ day of _____, 2021, before me personally
appeared LeRoy

Burcroff, Mayor of the City of Romulus, and Ellen Craig-Bragg, Clerk of the City of Romulus, to me
known to be the person described in and who executed the foregoing Agreement and acknowledged
before me that they executed the same as their free act and deed.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

DEVELOPER

NP Lordstown 173, LLC, a Missouri
limited liability company

By: _____
Its: Manager

On this ___ day of _____, 2020, before me personally appeared _____,
on behalf of NP Lordstown 173, LLC., to me known to be the person described in and who executed
the foregoing Agreement and acknowledged before me that they executed the same as their free act and
deed.

_____, Notary Public
_____, County, Michigan
My Commission expires: _____

After recording return to:

Exhibit A

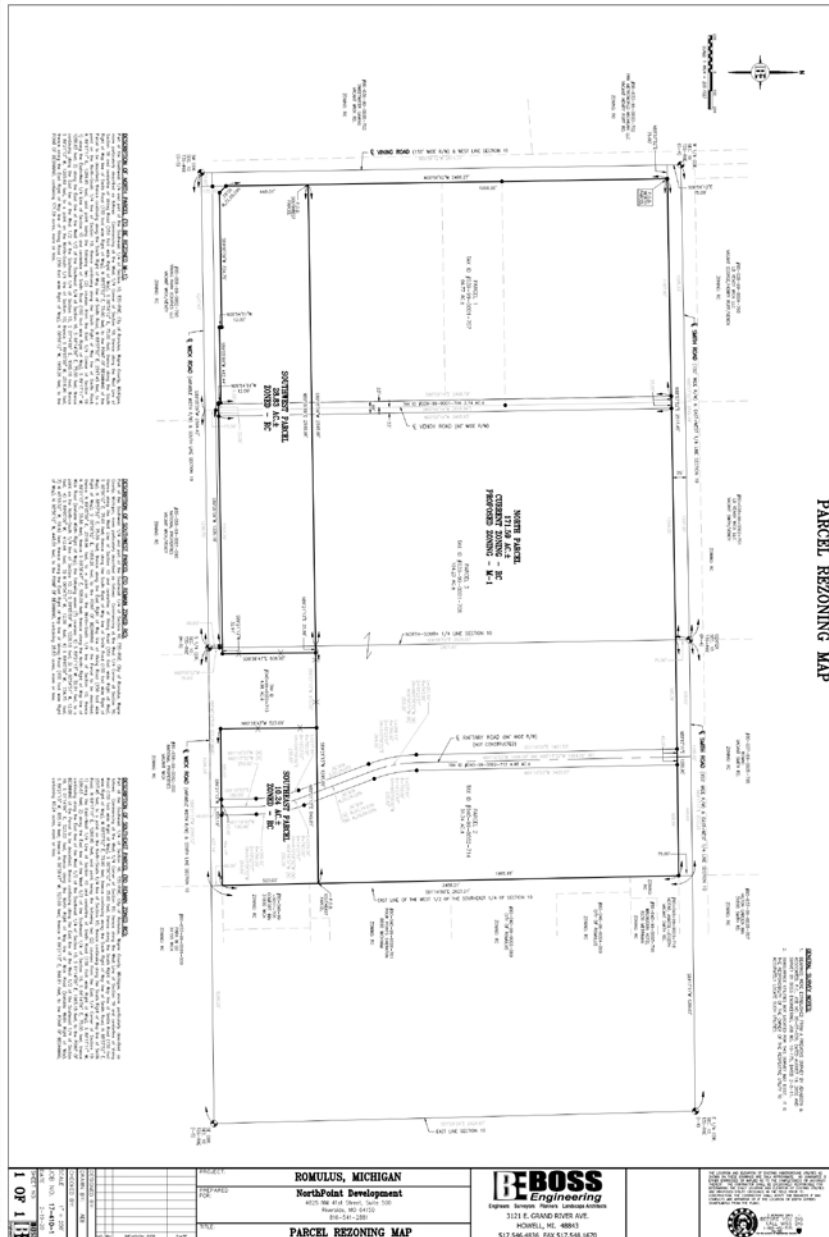


Exhibit B

DESCRIPTION OF NORTH PARCEL (TO BE CONDITIONALLY REZONED M-1):

Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 10, T3S-R9E, City of Romulus, Wayne County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10; thence along the West Line of Section 10 and centerline of Vining Road (150 foot wide Right of Way), S 00°56'12" E, 75.00 feet; thence along the South Right of Way line of Smith Road (150 foot wide Right of Way), N 88°57'52" E, 75.00 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the South Right of Way line of Smith Road, N 88°57'52" E, 2517.45 feet, to a point on the North-South 1/4 line of Section 10; thence continuing along the South Right of Way line of Smith Road, N 89°17'11" E, 1286.95 feet, said point being the following two (2) courses from the East 1/4 Corner of Section 10: 1) along the East-West 1/4 Line of Section 10 and centerline of Smith Road (150 foot wide Right of Way), S 89°17'11" W, 1286.63 feet; 2) along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 75.00 feet; thence continuing along the East line of the West 1/2 of the Southeast 1/4 of Section 10, S 01°14'09" E, 1965.18 feet; thence S 89°21'13" W, 1295.69 feet, to a point on the North-South 1/4 line of Section 10; thence S 89°05'09" W, 2518.96 feet; thence along the East Right of Way line of Vining Road (150 foot wide Right of Way), N 00°56'12" W, 1958.26 feet, to the POINT OF BEGINNING, containing 171.59 acres, more or less.

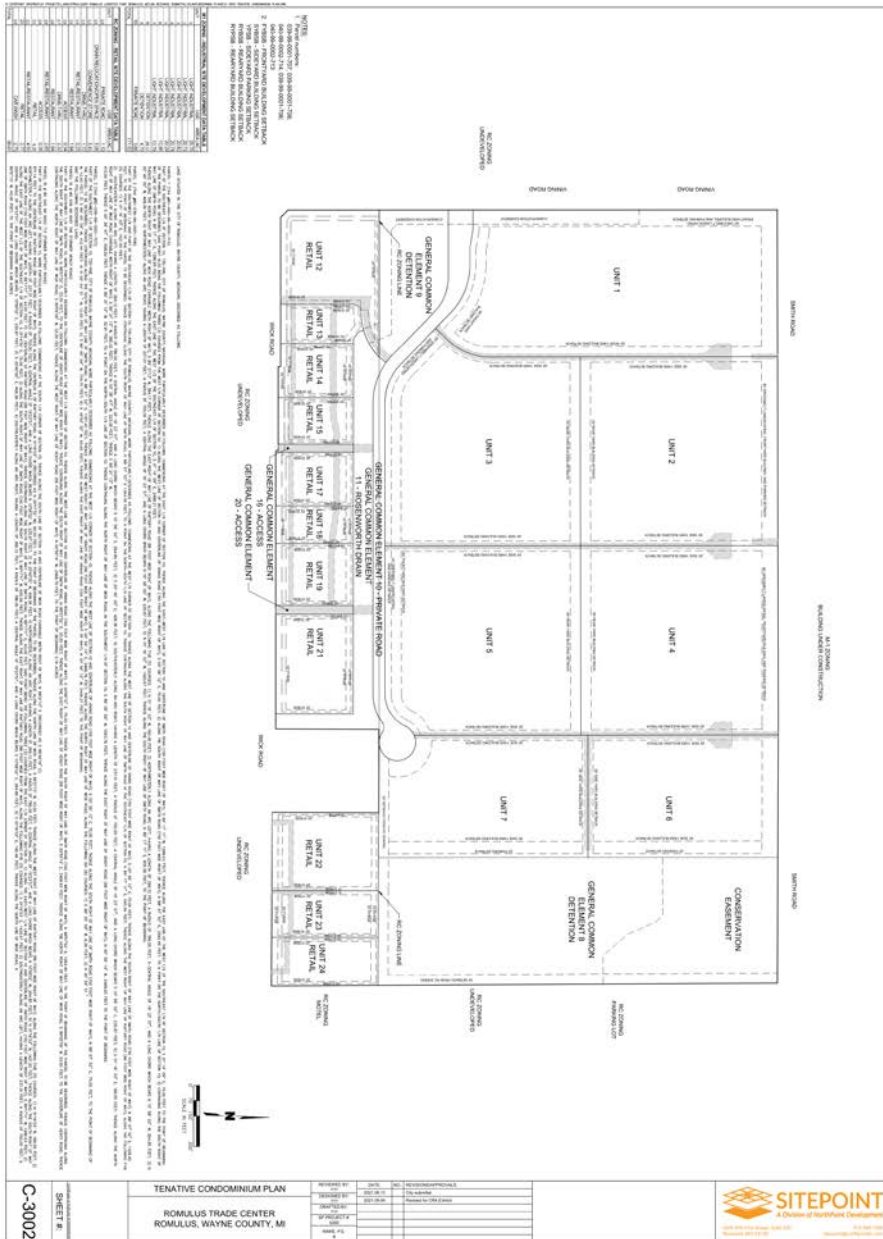
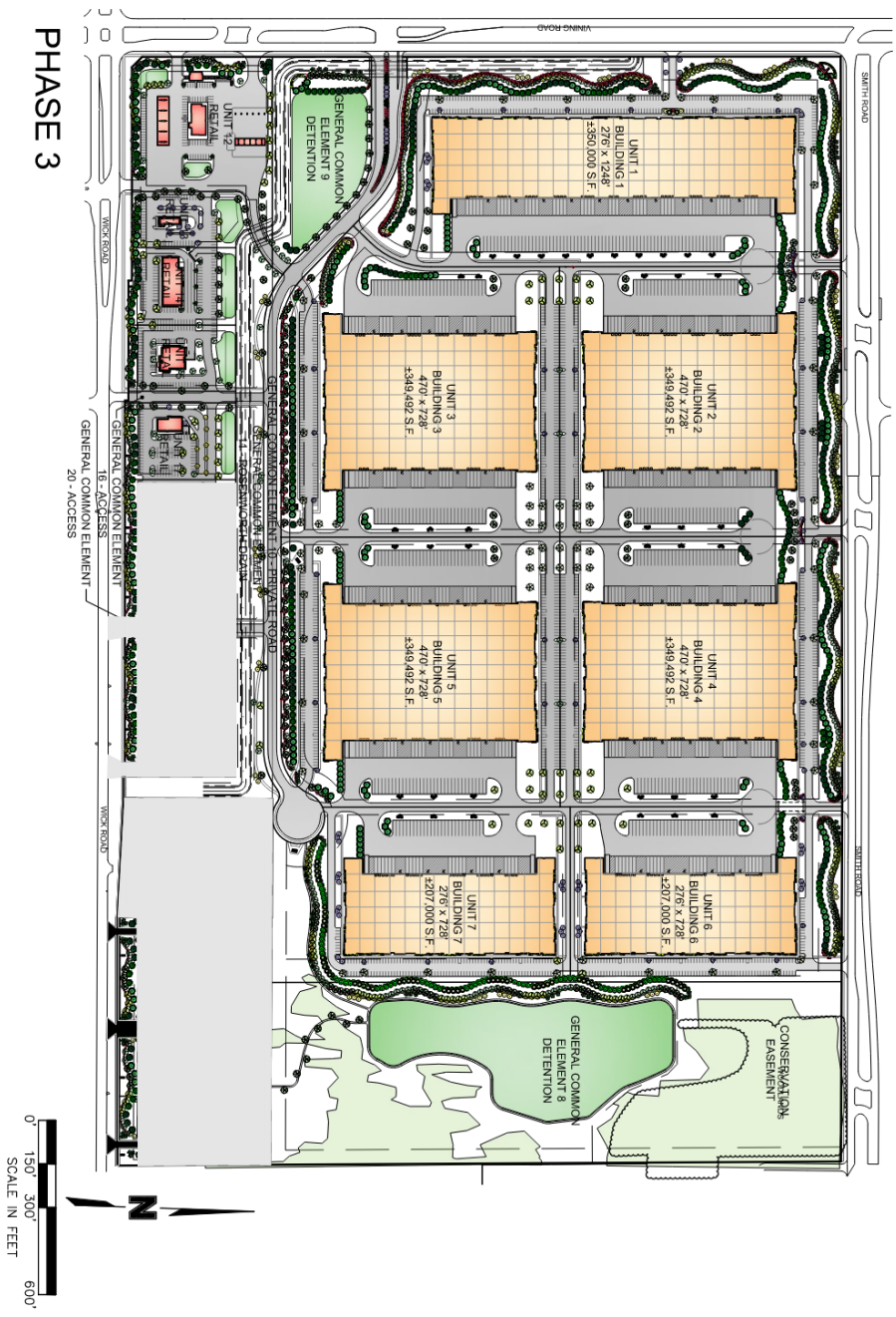
Exhibit C

Exhibit D



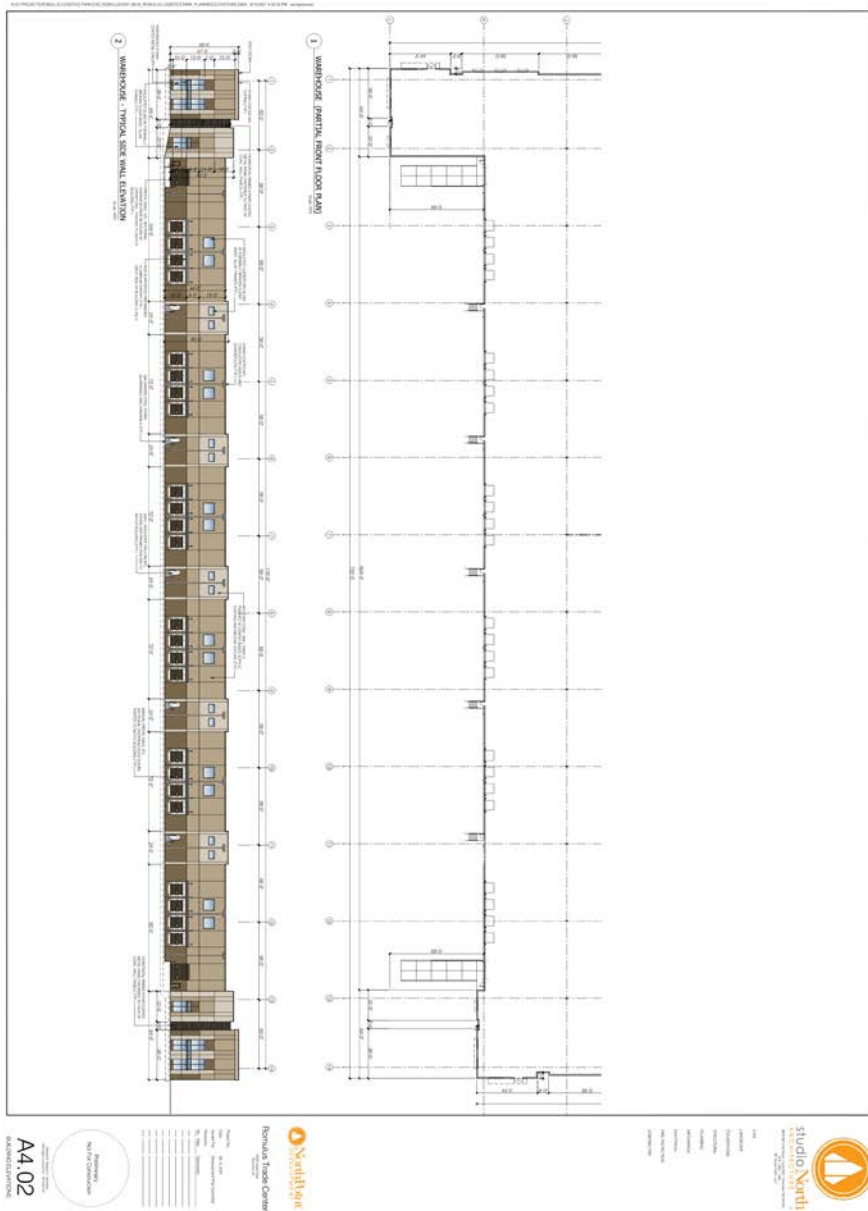






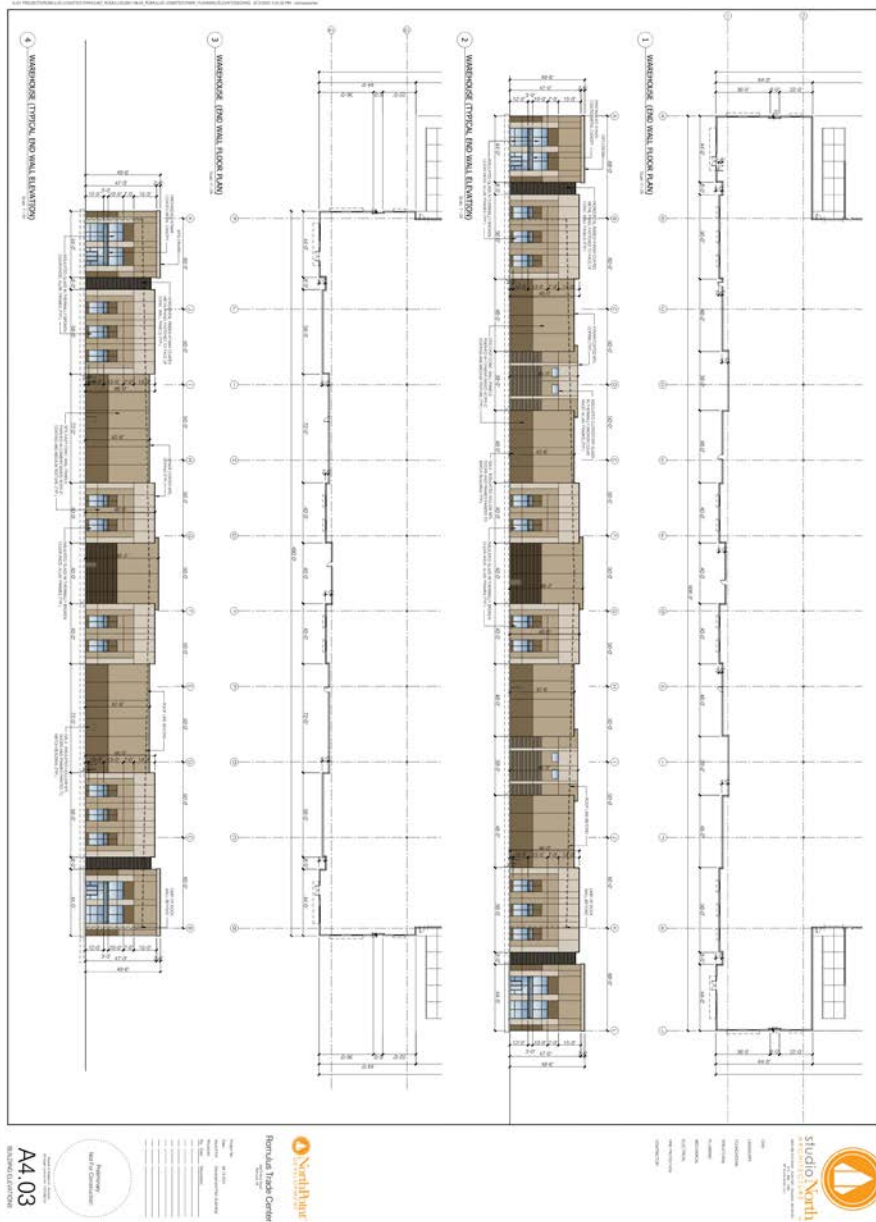
* Requirements such as, but not limited to, screening of rooftop equipment that are not explicitly stated on here are not being waived as a condition of this agreement.

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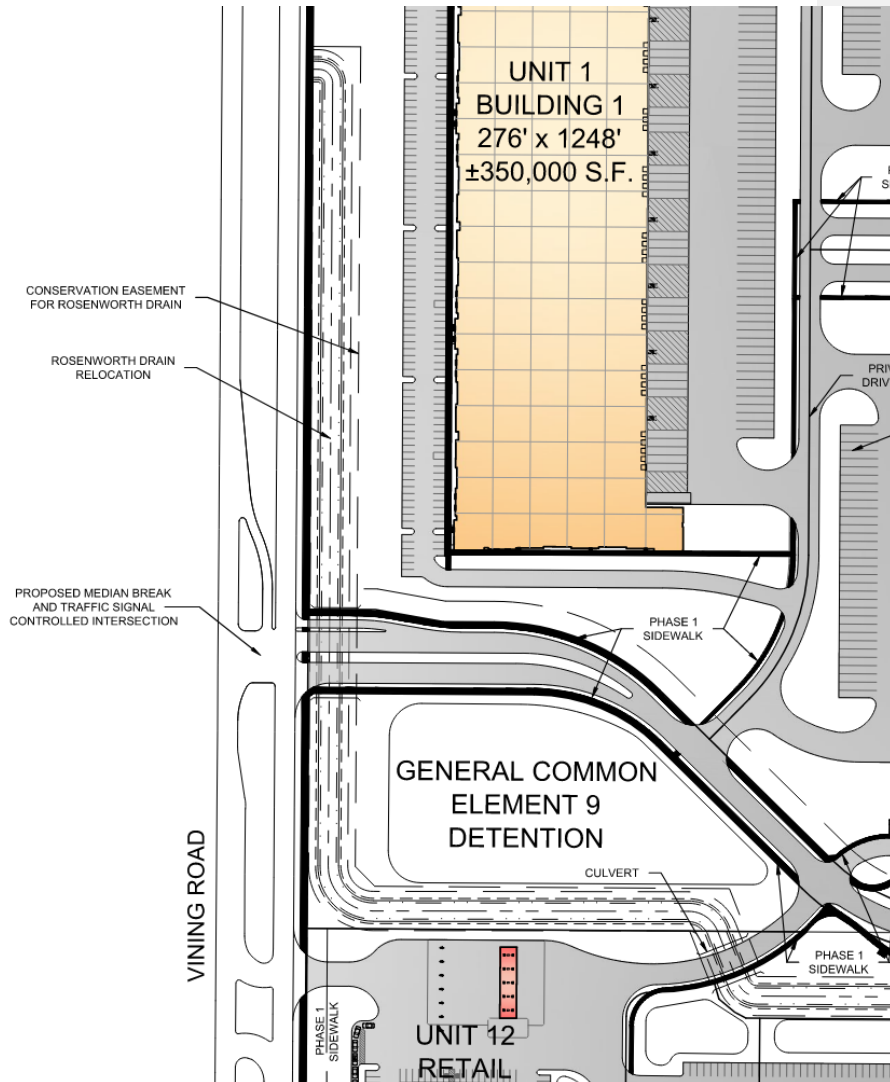


* Requirements such as, but not limited to, screening of rooftop equipment that are not explicitly stated on here are not being waived as a condition of this agreement.

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* Requirements such as, but not limited to, screening of rooftop equipment that are not explicitly stated on here are not being waived as a condition of this agreement.



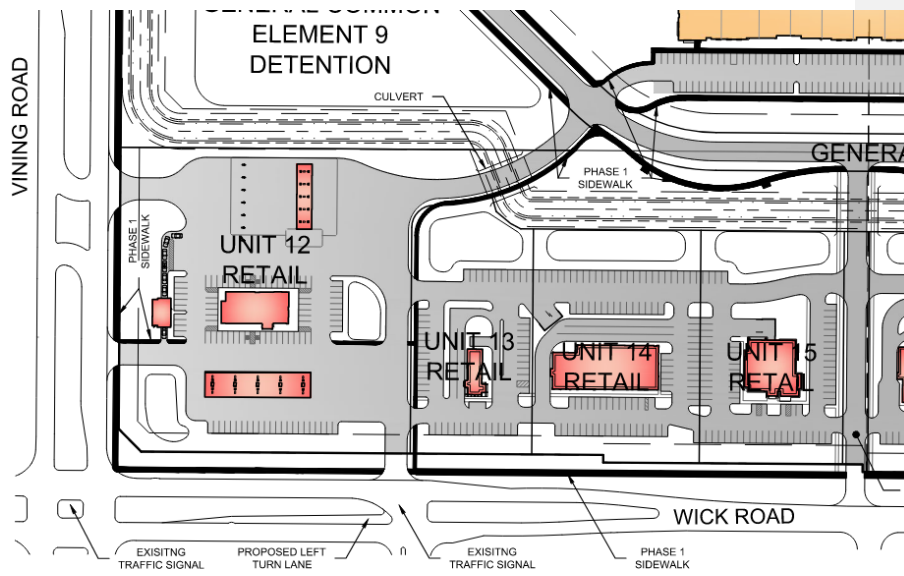


Exhibit E

Parcel ID # 80 039 99 0001 706 (FORMER VENOY ROAD)

PART OF THE SOUTHWEST 1/4 OF SECTION 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 10; THENCE ALONG THE WEST LINE OF SECTION 10 AND CENTERLINE OF VINING ROAD (150 FOOT WIDE RIGHT OF WAY), S 00°56'12" E, 75.00 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD (150 FOOT WIDE RIGHT OF WAY), N 88°57'52" E, 1262.40 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD, N 88°57'52" E, 33.00 FEET, TO THE CENTERLINE OF VENOY ROAD (66 FOOT WIDE RIGHT OF WAY); THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD, N 88°57'52" E, 33.00 FEET; THENCE ALONG THE EAST RIGHT OF WAY LINE OF VENOY ROAD (66 FOOT WIDE RIGHT OF WAY), S 00°59'14" E, 2468.93 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF WICK ROAD, S 89°05'09" W, 33.00 FEET, TO THE CENTERLINE OF VENOY ROAD; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF WICK ROAD, S 89°05'09" W, 33.00 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF VENOY ROAD (66 FOOT WIDE RIGHT OF WAY), N 00°59'14" W, 2468.79 FEET, TO THE POINT OF BEGINNING 3.74 ACRES

Parcel ID # 80 040 99 0002 713 (FORMER RAFTARY ROAD)

PART OF THE SOUTHEAST 1/4 OF SECTION 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SECTION 10 AND CENTERLINE OF WICK ROAD (VARIABLE WIDTH RIGHT OF WAY), N 89°21'13" E (RECORDED AS S 89°40'16" E), 871.14 FEET, TO THE CENTERLINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY); THENCE ALONG THE CENTERLINE OF RAFTARY ROAD, N 01°16'03" W (RECORDED AS N 00°17'32" W), 60.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE NORTH LINE OF WICK ROAD, S 89°21'13" W, 43.00 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY), ALONG THE FOLLOWING FIVE (5) COURSES: 1) N 01°16'03" W, 189.55 FEET; 2) NORTHWESTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 237.01 FEET, A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 19°23'57", AND A LONG CHORD WHICH BEARS N 10°58'02" W, 235.87 FEET; 3) N 20°40'00" W, 408.36 FEET; 4) NORTHWESTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 266.12 FEET, A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 19°23'57", AND A LONG CHORD WHICH BEARS N 10°58'02" W, 264.85 FEET; 5) N 01°16'03" W, 1421.50 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD (150 FOOT WIDE RIGHT OF WAY), N 89°17'11" E, 43.00 FEET TO THE CENTERLINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY), THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD, N 89°17'11" E, 43.00 FEET, SAID POINT BEING THE FOLLOWING THREE (3) COURSES FROM THE EAST 1/4 CORNER OF SECTION 10: 1) ALONG THE EAST-WEST 1/4 LINE OF SECTION 10 AND CENTERLINE OF SMITH ROAD (150 FOOT

WIDE RIGHT OF WAY), S 89°17'11" W, 1286.63 FEET; 2) ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, S 01°14'09" E, 75.00 FEET; 3) ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD (150 FOOT WIDE RIGHT OF WAY), S 89°17'11" W, 605.56 FEET; THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY), ALONG THE FOLLOWING FIVE (5) COURSES: 1) S 01°16'03" E, 1420.67 FEET; 2) SOUTHEASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 237.01 FEET, A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 19°23'57", AND A LONG CHORD WHICH BEARS S 10°58'02" E, 235.87 FEET; 3) S 20°40'00" E, 408.36 FEET; 4) SOUTHEASTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 266.12 FEET, A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 19°23'57", AND A LONG CHORD WHICH BEARS S 10°58'02" E, 264.85 FEET; 5) S 01°16'03" E, 190.48 FEET; THENCE ALONG THE NORTH LINE OF WICK ROAD, S

89°21'13" W, 43.00 FEET, TO THE POINT OF BEGINNING 4.98 ACRES

Exhibit F

CONSULTANT PRE-FUNDING ESCROW AGREEMENT

(Deposit)

THIS CONSULTANT PRE-FUNDING ESCROW AGREEMENT ("**Agreement**") has been made as of _____, 20____ by the CITY OF ROMULUS, a Michigan Municipal Corporation, with offices at 11111 Wayne Road, Romulus, Michigan 48174 (the "**City**"), and NP LORDSTOWN 173, LLC, a Missouri Limited Liability Company and wholly-owned subsidiary of NorthPoint Development, LLC, with offices at 4825 NW 41st Street, Suite 500, Riverside, Missouri 64150 ("**Developer**"), based on the following facts.

A. City and Developer entered into a Conditional Rezoning and Development Agreement dated the date of this Agreement ("**CR Development Agreement**") with respect to the redevelopment of certain real estate described on **Exhibit A** attached to this Agreement ("**Property**").

B. The CR Development Agreement provides that the Developer shall deposit in escrow with the City Twenty Thousand Dollars (\$ 20,000) ("**Consultant Fees Escrow Fund**") as security for payment of City's expenses associated with all third party consulting fees of the City, as outlined in the City's current fee schedule and the consultants actual hourly rates, including, but not limited to, attorney, engineering consultant, planning consultant and traffic consultant fees associated with all aspects of the review, approval and any amendment to the CR Development Agreement or any agreements, concept plans, deeds, documents, engineering plans, site plans or other documents associated with development or construction of any of the property referred to in the CR Development Agreement.

C. City and Developer desire to designate City as the escrowee of the Consultant Fees Escrow Fund deposited under the CR Development Agreement under this Agreement.

ACCORDINGLY, THE CITY AND DEVELOPER AGREE:

1. **Escrow Agent.** City and Developer designate City as escrowee for the purposes set forth in this Agreement. City agrees to act as the escrowee as set forth in this Agreement.

2. **Deposit of Consultant Fees Escrow Fund.** The City shall hold the Consultant Fees Escrow Fund, to be held under this Agreement, and City acknowledges receipt of the Consultant Fees Escrow Fund.

3. **Disbursement of Consultant Fees Escrow Fund.** The City shall only disburse funds from the Consultant Fees Escrow Fund for expenses associated with the third-party fees outlined in Recital B herein.

4. **Termination of Escrow.** This Agreement shall terminate and any unused balance of the Consultant Fees Escrow Fund shall be delivered out of escrow to Developer upon the first to occur of any of the following events:

(a) The receipt by City of a written notice signed by both City and Developer directing it to release the Consultant Fees Escrow Fund;

(b) The receipt by City of a court order governing disposition of the Consultant Fees Escrow Fund; or

(c) _____, 20____, unless the City and Developer extend this date or City receives notice that ownership of the Consultant Fees Escrow Fund is the subject of a dispute.

If this Agreement terminates under **subparagraphs (a) or (b)** above, the Consultant Fees Escrow Fund shall be paid as directed in such notice or order. If this Agreement terminates under **subparagraph (c)** above, the Consultant Fees Escrow Fund shall be paid to Developer.

5. **Liability of City as Escrow Agent.** Upon making delivery of the Consultant Fees Escrow Fund and performing its obligations and services under this Agreement, City shall be released from any further liability under this Agreement. City shall have no obligation under this Agreement except to exercise good faith and ordinary care. City may act upon receipt of any certificate or other written document, and shall have no responsibility to determine or inquire into or otherwise corroborate the happening or occurrence of any event or condition described in such certificate or document.

In the event of any disagreement or controversy under this Agreement or if City, as Escrow Agent, in good faith is in doubt as to what action it should take with respect to the Consultant Fees Escrow Fund, City, as Escrow Agent, shall have the absolute right at its election to take any or all of the following actions:

(a) To hold the Consultant Fees Escrow Fund until the City and Developer agree upon the proper disposition of it; or

(b) To hold the Consultant Fees Escrow Fund until City, as Escrow Agent, receives a court order concerning the disposition of the Consultant Fees Escrow Fund in form and substance satisfactory to City, as Escrow Agent; or

(c) To file a suit in interpleader in an appropriate court naming the City and Developer to this Agreement and all other claimants and interested parties as parties, and deposit the Consultant Fees Escrow Fund with the clerk of such court in full satisfaction of its responsibilities under this Agreement.

6. **Expenses.** City and Developer shall share equally all the fees of City, as Escrow Agent, and all expenses and other costs as may be incurred by the City, as Escrow Agent, including,

without limitation, reasonable attorneys' fees incurred by it in connection with the administration of this Agreement.

7. **Successors and Assigns.** This Agreement shall be binding upon, inure to the benefit of, and be enforceable by the City and Developer to this Agreement and their respective successors, heirs, personal representatives, and assigns.

8. **Notices and Amendments.** All notices or other communications to be given under this Agreement shall be deemed to have been duly given, made, and received when delivered personally or mailed by certified mail, first-class postage prepaid, to the City's and Developer's addresses set forth above, or to such other addresses as may be designated by a similar written notice. No waiver or amendment of this Agreement or any provision of this Agreement shall be effective unless in writing signed by the City and Developer to this Agreement.

9. **Counterparts.** This Agreement may be signed in two or more counterparts, which together shall comprise one and the same instrument.

The City and Developer have signed this Agreement as of the date set forth above.

City

Developer

By _____

Its _____

City, as Escrow Agent

Exhibit G

Romulus Commerce Center - Public Improvements Estimate				
Item	Quantity	Units	Unit Cost	Total
12" Water Main	5700	LF	\$110	\$627,000
Fire Hydrant Assembly	13	EA	\$3,500	\$45,500
Tap into Ex. Water Main	2	EA	\$5,000	\$10,000
Demo Ex. Curb & Gutter	800	LF	\$20	\$16,000
Heavy Duty Asphalt Pavement	1430	SY	\$50	\$71,500
Wick Rd. Traffic Signal (one leg only)	1	EA	\$100,000	\$100,000
Vining Rd. Traffic Signal (three legs)	1	EA	\$250,000	\$250,000
Vining Rd. Traffic Signal at I-94	1	EA	\$250,000	\$250,000
Concrete Sidewalk	7500	SY	\$60	\$450,000
TOTAL				\$1,820,000

Exhibit H

Exhibit I

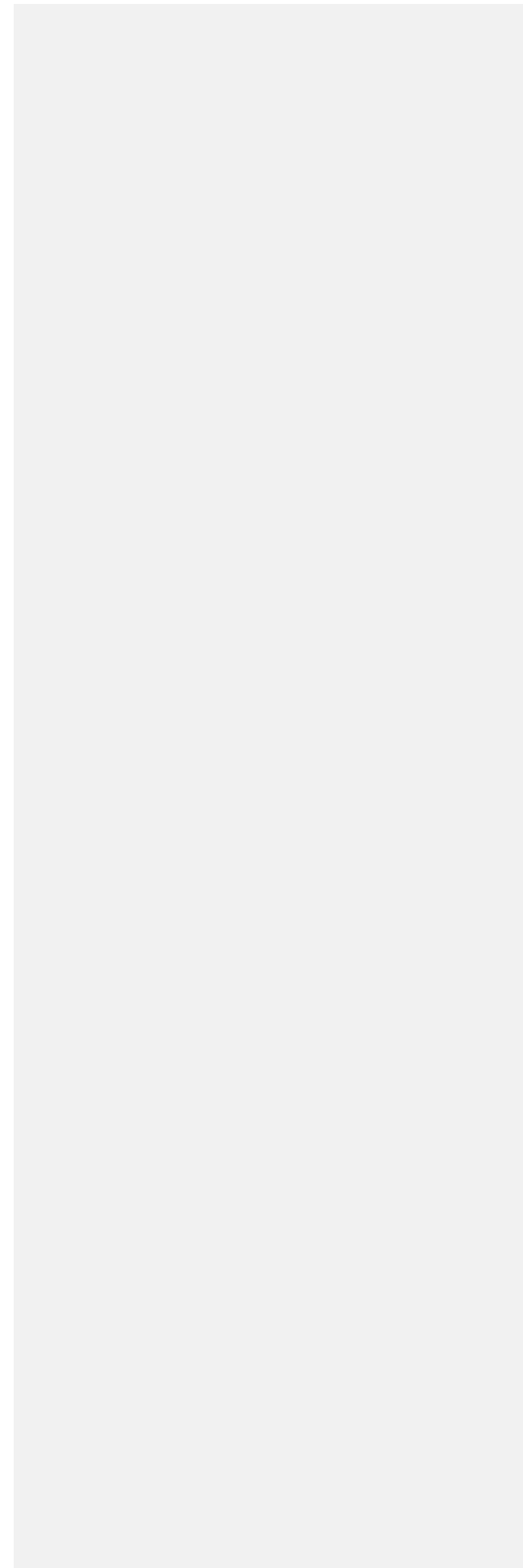


Exhibit J

Table 7.05 (b) Schedule of Uses

Use (See also Section 7.05(d))	Mixed-Use Campus	Light Industrial Center
All Regional Center uses that are permitted by right ¹	P	P
All Regional Center uses that are considered Special Land Uses	SLU	SLU
Planned office parks	P	P
Specialized or customized photographic graphic design services	P	P
Manufacture, assembling, compounding, fabrication or packaging of products from previously prepared materials	P	P
Publishing and printing establishments	P	P
Research, development, experimental, or testing establishments	P	P
Accessory buildings and uses customarily incidental to any of the above permitted uses.	P	P

Footnote to Table 7.05:

¹Subject to Other Requirements in Article 11 of this Zoning Ordinance.

2, Includes area for outdoor storage for trucks and trailers provided that accessory structures shall not be in the front yard, that outdoor storage is limited to areas shown on a site plan, and that truck tractor and trailer storage shall not be located in a front yard and shall generally be for a short term duration

City of Romulus

SPECIAL LAND USE REVIEW APPLICATION

Planning Department 12600 Wayne Road, Romulus MI 48174 Phone: (734) 955-4530 Fax (734) 941-5842 Romulusgov.com

All Information must be filled out on the application.

Applications to the Planning Commission must be administratively reviewed by staff and found "substantially complete" prior to being placed on the Planning Commission agenda. The application must be accompanied by the data specified in the Zoning Ordinance, the Development Review Guidelines and Application, plus the required review fees. Incomplete applications **WILL NOT** be accepted, and will delay processing.

Project Information: This Section to be filled out by City

Case Number: SLU- 2020-003

Date Submitted: 8/17/2021

Fee: New SLU: \$1,200 + SPR Fee
Single-family Residential = \$350 + SPR Fee

Applicant Information:

Name: NP Lordstown 173, LLC

Street: 4825 NW 41st Street, Suite 500

City: Riverside

State: MO Zip: 64150

Phone: () 859-250-1721

Email/Fax: mgloyeske@northpointkc.com

Property Owner Information:

Name: NP Lordstown 173, LLC

Street: 4825 NW 41st Street, Suite 500

City: Riverside

State: MO Zip: 64150

Phone: () 859-250-1721

Email/Fax: mgloyeske@northpointkc.com

Notary for Applicant:

Subscribed and sworn before me, this 13 day of August 20 21. A Notary Public in and for Hamilton County, Michigan. Ohio


(Signature)

Notary Public

My Commission expires 11/17, 20 23

Notary for Property Owner:

Subscribed and sworn before me, this 13 day of August 20 21. A Notary Public in and for Hamilton County, Michigan. Ohio


(Signature)

Notary Public

My Commission expires 11/17, 20 23

Site Information:

Property Address: NE corner of Wick and Vining

Parcel ID#s: 80-039-99-0001-707

80-039-99-0001-708

80-040-99-0002-714

Brief Description of Proposed Use:

Construction of a mixed use development

consisting of industrial buildings and commercial buildings

seeking SLU to exceed 80,000 sf building maximum

Project Name: Romulus Trade Center

Affidavit of Petitioner:

I, The undersigned petitioner, being duly sworn, depose and say that the statements and information herewith submitted are true and correct to the best of his/her knowledge, information and belief; further that s/he is authorized to submit this petition. I further acknowledge that the City and its employees shall not be held liable for any claims that arise as a result of acceptance, processing, or approval of this special land use application. I also understand that by signing this application I authorize City staff and/or its representatives to conduct visits to the subject property and allow for reasonable access to the premises.

NP Lordstown 173, LLC

Print Applicant Name

8/13/21

Date

NP Lordstown 173, LLC 8/13/21

Print Property Owners Name

Date


Signature of Applicant

8/13/21
Date


Signature of Property Owner

8/13/21
Date

City of Romulus

SPECIAL LAND USE REVIEW APPLICATION Pg. 2

Attachment Checklist: (Please refer to the tips for submission sheet for more detail) The following must also be provided.

- One (1) written detailed **use statement** on the company letterhead and signed by an authorized representative of the company describing the proposed operation, hours of operation, number of employees, number of employee vehicles, and any other pertinent information regarding the proposed use of the property. The use statement must also be included on the site plan.
- A complete **site** or **sketch plan** in accordance with Article 17.
- Is a **Transportation Impact Study** required per Section 23.02(a)(3) YES/NO
- The **General Criteria** responses on the sheet below.

Hours of Operation: 24

Days of Operation: 7

Number of Employees: 1,180

General Criteria: Please complete the following (if needed on a separate sheet of paper) and demonstrate how the application satisfies each provision. Please refer to **Section 18.05** of the Zoning Ordinance for complete text.

1. Explain how the proposed use is compatible with and in accordance with the general principles and objectives of the City's Master Plan.

See attached

2. Explain how the use has been designed, constructed, operated, maintained to meet the stated intent of the zoning district and how the use shall be in harmony with the general purpose and intent of the Zoning Ordinance.

See attached

3. Explain how the proposed use has a location, size and character that will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity. Describe how the use complies with all applicable regulations of the Zoning Ordinance. Explain how the location, size and height of buildings or structures, walls, fences, landscaping and height of signs for the proposed use will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

See attached

4. Explain how the proposed use has been designed to make vehicular and pedestrian traffic no more hazardous than is normal for the district. Description should take into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle conflicts.

See attached

5. Explain how the location, size, intensity, site layout and periods of operation of the proposed use shall be designed and arranged to minimize any possible nuisance which might be noxious to the occupants of any other nearby permitted use, whether by reason of dust, noise, fumes, vibration, smoke or lights.

See attached

6. Explain how the use will not have an adverse effect on the quality of the natural environment in comparison to other permitted uses in the district. If the anticipated impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use to ensure the end result is at least similar to the pre-existing conditions. May illustrate impact by overlaying the development plan on a natural features map.

See attached

7. Describe how the proposed use has been located where it can be adequately served by essential public facilities and services, such as streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.

See attached

City of Romulus
Carol Maise, City Planner
11111 Wayne Road
Romulus, MI 48174

Ms. Maise:

NP Lordstown 173, LLC, a subsidiary of NorthPoint Development, and the owner of the property located at the northeast corner of Wick and Vining Road is seeking a Special Land Use permit for a proposed development on the above-mentioned property. The proposed development will consist of a mix of uses including a 40+/- acre commercial component and a 170+/- acre industrial development. The industrial portion of the property will require a Conditional Rezoning. The Special Land Use being requested at this time is to allow the development to include building sizes of 350,000 square feet. The 350,000 square foot building maximum is allowable within the Vining Road Subarea Overlay District, but exceeds the 80,000 square foot maximum allowable in the proposed M-1 Conditional Rezoning. Exceeding the 80,000 square feet requires the Special Land Use.

The industrial portion of the development is being built on a speculative basis, meaning that no tenants have been identified for the buildings. Given this fact, there is the potential for the tenants to have 24-hour operations. The design of the site, including building orientation, setbacks, and landscaping will help mitigate any impacts of this development to the surrounding the property owners. The development is anticipated to create 1,180 permanent jobs.

Sincerely



Marc Gloyeske
NorthPoint Development

Romulus Trade Center – Special Land Use General Criteria

1. *Explain how the proposed use is compatible with and in accordance with the general principles and objectives of the City's Master Plan.*

The M-1 conditional rezoning, which incorporates many of the overlay district's dimensional and use criteria, and which would allow the proposed warehouse/logistics and distribution uses satisfies the goals and objectives of the Vining Road Subarea Overlay District. While the Master Plan does not specifically reference warehouse, logistics, and distribution uses, the text of the Master Plan provides that; "District Plan provides a framework for land uses and transportation to have the flexibility to adapt to market conditions to the degree that such uses are compatible with the overall vision. Within the context of that vision, the plan proposed for the conditional rezoning does the following; limits vehicular traffic including truck traffic, responds to the market demand for warehouse logistics and distribution uses, incorporates useable green space, provides greater architectural and building standards, includes nonmotorized bike and pedestrian sidewalks connecting to adjacent properties, directs truck traffic to the I-94/Vining Road Interchange, maintains adequate vehicle levels of service on the adjacent roads, provides increased tax base without impact or cost to the City of Romulus with regard to public service and public infrastructure, provides new employment opportunities, and will provide commercial development on the adjacent RC properties in response to the increased employment base. The M-1 Conditional Rezoning satisfied Goal 1 of the Master Plan as the project will support the economic vitality of the City of Romulus, and will add to the tax base, the project is responding to the high market demand in the Vining Road area for logistic/warehouse/distribution uses. The project as proposed in the conditional rezoning agreement and as located will minimize impacts on surrounding properties and will increase the opportunity for RC development on the surrounding properties. Goal 4 is satisfied as the project is located in the area of other warehouse/logistic/distribution businesses recently approved By the City of Romulus and is located away from existing residential and proposed residential developments. Goal 5 is satisfied as the additional jobs will help to attract additional commercial/retail uses and restaurants to serve the increasing employment base. Goal 6 is satisfied as the project includes open space internal pedestrian and bike paths connecting to adjacent properties, architectural enhancements, and focuses truck traffic to already existing City of Romulus designated truck routes. Note compliance with Master Plan objectives as to open space, building design and landscaping as stated on pages 100-101 of the Master Plan.

2. *Explain how the use has been designed, constructed, operated, maintained to meet the stated intent of the zoning district and how the use shall be in harmony with the general purpose and intent of the Zoning Ordinance.*

The owner of the property is intending on filing a conditional rezoning along with the Special Land Use application in order to have a M-1 zone on the property with the Vining Road Area Overlay design standards. The proposed development's building design, open space, dock door counts, landscaping and overall site design meets the requirements found in the overlay. The development will meet or exceed all requirements found in the VRSOD and M-1 districts except for building size (seeking special land use) and building height and signage requirements (seeking variance).

3. *Explain how the proposed use has a location, size and character that will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity. Describe how the use complies with all applicable regulations of the Zoning Ordinance. Explain how the location, size and height of buildings or structures, walls, fences, landscaping and height of signs for the proposed use will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

The development is located in a vicinity that is largely surrounded by existing industrial and commercial development which is compatible with the proposed uses on the site. The remainder of the surrounding ground is zoned for commercial or industrial uses. The proposed use complies with the Zoning Ordinance as illustrated in the zoning comparison table. The plan meets the requirements for setbacks, screening, parking, outdoor storage, and dock doors. The buildings are situated on site to ensure that dock doors to not face public roadways and the buildings are screened with berms and landscaping. These mitigation measures will ensure that the development does not interfere with the development and use of adjacent land and buildings.

4. *Explain how the proposed use has been designed to make vehicular and pedestrian traffic no more hazardous than is normal for the district. Description should take into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle conflicts.*

The proposed development is incorporating a substantial pedestrian network both internal and external to the site. Providing the multi-use paths around the site will enhance the safety of the pedestrians utilizing the industrial area and the commercial area. The vehicle infrastructure will add safety by allowing vehicles in and out of the site access to a traffic light to make direct left turns. The site distance for all roads and driveways exceeds the minimum requirements.

5. *Explain how the location, size, intensity, site layout and periods of operation of the proposed use shall be designed and arranged to minimize any possible nuisance which might be noxious to the occupants of any other nearby permitted use, whether by reason of dust, noise, fumes, vibration, smoke or lights.*

The layout of the property and building setbacks and landscaping/berming will protect surrounding properties from the activities that will be happening on the site. The buildings will be built on a speculative basis so the working hours of the tenants are unknown at this time. However, there is a chance for 24 hour operations. The work activities will all take place within the building and the orientation of the truck courts will focus all truck related activities internal to the site which will reduce any noise, dust, fumes, vibration, smoke or lights from impacting surrounding properties.

6. *Explain how the use will not have an adverse effect on the quality of the natural environment in comparison to other permitted uses in the district. If the anticipated impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use to ensure the end result is at least similar to the pre-existing conditions. May illustrate impact by overlaying the development plan on a natural features map.*

The development will follow all local environmental regulations. A large area of woodland will be preserved on the eastern portion of the site and several other wetlands on the eastern portion of the site will be preserved. The existing County Drain running through the site will be relocated and improved in functionality. It currently is not maintained well and is not a viable habitat for native species. The redesign will provide a lift in functionality to provide meanders and protection from

erosion which will help promote habitat.

7. *Describe how the proposed use has been located where it can be adequately served by essential public facilities and services, such as streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.*

The development is located in an area that has robust vehicular facilities and water and sewer facilities. The intersection of Wick and Vining was rebuilt in 2017 to improve flow and safety and the site is surrounded by utility lines. The development will provide pedestrian and bicycle facilities along all frontages and internal to the site. Typical industrial developments do not require a large police and fire need, and there will be no impact on schools due to the nature of the development.

Proposed Zoning Comparison Chart

Section 7.05 Vining Road Subarea Overlay District	Proposed Amendment to Section 7.05 Vining Road Overlay District	M-1 Zoning	Proposed Concept Plan M-1 Conditional Rezoning	Notes
Max. Bldg. SF 350,000		Max. Bldg. SF Permitted by right 80,000. In excess of 80,000 SF approved as a special land use.	Max. Bldg. SF 350,000	Seeking a special land use approval to meet M-1 zoning
Max. Bldg. Hgt. 55 ft.		Max. Bldg. Hgt. 35 ft.	Max. Bldg. Hgt. 49'-6". Requesting a variance for building height from M-1 standards.	Seeking a variance to exceed the 35 ft. max height in the M-1 zone
F.Y. Building Setback, 80 ft.		F.Y. Building Setback for buildings over 80,000 SF is 45 ft.	F.Y. Building Setback: Smith, 156 ft. F.Y. Vining, 186 ft, New Private Road, 186 ft.	Exceeding setbacks for both M-1 and VRSOD
S.Y. Setback, 20 ft. plus 0.5 feet per foot over 38 ft		S.Y. Building Setback Industrial - 20 ft, requirement is 10 Commercial - 40 ft Residential - 100 ft.	S.Y. Setback, Varies; Private Drive: 120 – 167 ft Private Road: 202 ft Internal Property Lines: 51-58 ft	Exceeding setbacks for both M-1 and VRSOD
R.Y. Setback, 50 ft. 80' next to RC		R.Y. Building Setback - Same as S.Y. Setback	R.Y. Setback, Varies; 152 – 187 ft	Exceeding setbacks for both M-1 and VRSOD
F.Y. Parking Setback, 20 ft.	To public road – 80 ft To private road – 30 ft	F.Y. Parking Setback - Same as F.Y. Setback	F.Y. Parking Setback; Smith: 82 – 83 ft Vining: 111 – 112 ft New Private Road: 51 – 112 ft	Exceeding setbacks for both M-1 and VRSOD
S.Y. Parking Setback, 20 ft.		S.Y. Parking Setback - Same as S.Y. Setback	S.Y. Parking Setback: Internal: 10 ft	Meeting setbacks for both M-1 and VRSOD
R.Y. Parking Setback 10 ft.	R.Y. Parking Setback, 50 ft. To RC District, 80 ft.	R.Y. Parking Setback - Same as R.Y. Setback	R.Y. Parking Setback, 10 ft.	Meeting setbacks for both M-1 and VRSOD
Max. Bldg. Coverage, 30%		Max. Bldg. Coverage 35%	Max. Bldg. Coverage 28.95%	Exceeding requirements within both M-1 and VRSOD
Max. Impervious Surface 60%		Max. Impervious Surface 75%	Max. Impervious Surface 58.36%	Exceeding requirements within both M-1 and VRSOD
Pedestrian Pathways Required – 5' Minimum; wider along parking; 8' shared use paths		Sidewalks and pedestrian pathways required along major both sides of a public or private street, along street frontages, and along drives and to connect sidewalks from street to building entrances. Open space walking paths as required by Planning Commission for residential development.	8' Sidewalks required along adjacent Smith and Vining Road and along both sides of the private street. 8' pedestrian pathways provide in the Central Green, 5' sidewalks provided from street sidewalks to the buildings and from the buildings to the Central Green. 7' sidewalks are provided adjacent to parking stalls.	Exceeding requirements within both M-1 and VRSOD
Overhead Doors & Outdoor Storage in side & rear yards; 1/8,000 SF; 50' setback from property line; appropriate buffers to RC		Overhead Doors: Not face public right-of-way, Screened to not be visible from public street	Overhead Doors & Outdoor Storage in side & rear yards – screened with berm and landscaping	Meeting requirements in both M-1 and VRSOD

Section 7.05 Vining Road Subarea Overlay District	Proposed Amendment to Section 7.05 Vining Road Overlay District	M-1 Zoning	Proposed Concept Plan M-1 Conditional Rezoning	Notes
Greenbelt – external streets - 80 ft internal streets - 30 ft RC Zoned Property - 50 ft.		Buffer, To residential – 50 ft To commercial – 20 ft To commercial with storage or trailer parking - 50 ft	Greenbelt Buffer Zone Smith and Vining Roads – 80 ft New Private Road – 45 ft Adjacent to RC Zoned Property - 50 ft.	Exceeding requirements within both M-1 and VRSOD
Open Space, 10% required with a place for social interaction – benches, tables, water features, pathways		Open Space; 25% of site	Open Space: Provided 29.41% employee amenity area central green	Exceeding minimum open space requirements within both M-1 and VRSOD. The central green and employee amenity areas provide the required benches, tables, and pathways required within the VRSOD
Landscaping as stated in section 7.05(e)(5)		Landscaping and Screening as required by Section 13.02 increased by 50%	Landscaping provided as required by section 7.05 (e)(5)	Meeting VRSOD requirements
Preservation of Natural Features		Preservation of Natural Features Not Required. To the extent preserved there is a natural features setback of 25 ft. as to regulated wetlands, ponds, lakes & streams	6.1 Acres woodlot preserved on northeast corner of property	Proposed plan will preserve a large area of woodland and wetland on the eastern property line
Dock Doors, 1 door per 8,000 SF per building & located in S.Y & R.Y. setback 50 ft.	Dock Doors, 1 per 8,000 SF per building & located in R.Y setback 50 ft. & S.Y. setback 100 ft.	No limitation on Dock Doors	Dock Doors limited to 1 door per 8,000 SF per building No docks will face Smith or Vining Roads or private road	Meeting VRSOD requirements
Max. Outdoor Storage Area, 70% of Bldg. SF Located in S.Y & R.Y.		1 Truck/Trailer staging/storage area for each two dock doors	Trailer Parking Area 70% of Bldg. SF: 27.89% of total building area – No trailer parking area exceeds 33%	Exceeding requirements within both M-1 and VRSOD

City of Romulus Zoning Ordinance - Article 13 Site Design Section 13.01 Building Appearance

Industrial. All buildings located in the M-1, M-2 and M-T zoning districts shall meet the following elevation material requirements:			Notes
13.01 (f)	Elevation	Permitted elevation materials	
	Front façade and other elevations facing a street or an adjacent residential zoning district (3)	50% minimum brick, face brick, stone, cast stone or C-brick (1)(2) Up to 50% may be any other suitable fire-resistant material that meets the Building and Fire Codes	We meet these requirements per 13.01 (h) and (i)
	Side and rear facades that do not face a street, or an adjacent residential zoning district	Any suitable fire-resistant material that meets the Building and Fire Codes and is a color that is compatible with the front façade	We meet these requirements. Sides and rear do not face residential. Character, style, materials, and color match front façade.
	(1) For buildings over eighty thousand (80,000) square feet that are set back more than one (100) feet from the front lot line, if the amount of required landscape materials within the frontage greenbelt is increased by fifty percent (50%), split face block or tilt-up panels may be substituted for the 50% brick required on the building’s front façade.		We meet the requirement. We are more than 100' from the right-of-way and the landscaping has been increased by 50%.
	(2) The building material requirements of this section shall not apply to the façade of a building of any size that is set back more than three (300) feet from the front lot line and the amount of required landscape materials within the frontage greenbelt is increased by fifty percent (50%).		We are meeting condition (1) above.
	(3) Overhead doors for truck loading areas shall meet the requirements of Section 14.03(c).		Meet per requirements of 14.03 (c) where the docks are face a public road, they are setback 250' from the right-of-way and 13.02 (c) landscape buffer Type D is proposed with a 60' setback which is 10' more than required.
13.01 (g)	Finishes. Finishes include fiberglass, reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS), plaster, stucco, and similar materials. These materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, and loading areas, unless walls are adequately protected to prevent damage.		Meet. Construction is concrete panel on all sides of the building.
13.01 (h)	Allowance for Other Materials. The City may waive the materials required by this Section if it finds that a proposed building design and the materials or combinations of materials are in keeping with the purpose of this Section. The City shall also consider the desired character of the area and design recommendations of the Master Plan.		The design of the building includes offsets and reveals; score lines; windows; variation in the height; and variation in color. These provide scale, balance, rhythm, and interest to the façade. The building is constructed of precast concrete and finished with cement based acrylic coating for durability. See summary below.
13.01 (i)	Design Standards. Buildings shall have architectural variety but enhance the overall cohesive community character.		See 13.01 (h)
	(1) Buildings shall provide architectural features, details, and ornaments such as archways, colonnades, cornices, peaked roof lines, or towers.		(1) Meet. The design of the buildings includes offsets and reveals; score lines, and variation in height. Archways, colonnades, cornices, peaked roof lines, or towers are architectural details related to commercial development and are not appropriate with industrial development
	(2) Building walls over one hundred (100) feet long shall be broken up with varying building lines, vertical architectural features, windows, architectural accents, and trees.		(2) Meet. Building walls over 100 feet are broken up by variation in height offsets and reveals and score lines. Windows are located based on interior use for both office and warehouse/manufacturing work.
	(3) Building entrances shall utilize windows, canopies, and awnings; provide unity of scale, texture, and color; and clearly identify the entry.		(3) Meet. Building entrances utilize windows, offsets, and vertical changes to identify the entrances.
	(4) Building-mounted mechanical equipment shall be screened in accordance with Section 13.07.		(4) Meet. Usually TI units are screened by the corner parapets and MAU units are set far enough back so they are not visible from lot lines.

14.03 (c)	Orientation of Overhead Doors: Overhead doors for truck loading areas shall not face a public right-of-way and shall be screened to not be visible from a public street or an adjacent Residential District. This provision shall not apply to industrial uses located in the M-2 and M-T Districts where the building is setback at least two hundred (200) feet from the front lot line and a landscape greenbelt “D” that meets the requirements of Section 13.02(c) is provided.
13.02 (c)	Greenbelt screening adjacent to street See separate landscape requirements
13.07 (b)	(b) Roof-Mounted Equipment
	(1) All roof-mounted equipment shall be screened by parapet walls or a pitched roof integrated into the architectural design of the building of sufficient height to screen rooftop equipment and provide sound attenuation. The location, height, and screening methods shall be shown on the site plan.
	(2) All roof-mounted mechanical units must be set back a minimum of twenty (20) feet from the front of the building and any side of the building facing an adjacent Residential District.

Meet, See response 13.01 (f) (3)
See landscaping requirements table below
Meet. Roof top equipment will be screened. Usually TI units are screened by the corner parapets and MAU units are set far enough back so they are not visible from lot lines. Roof top equipment will be setback a minimum of 20 feet from the front of the building.
Meet, See response 13.07 (b)

City of Romulus - Section 7.05 Vining Road Subarea Overlay District

7.05 (e)	General Development Standards - The primary purpose of the building design standards is to promote and enforce high-quality architectural design, protecting community identity as well as enhance the City of Romulus’ quality of life through design that complements the natural surroundings.	The design meets the requirements. The design includes offsets and reveals; score lines; windows; variation in the height; and variation in color. These provide scale, balance, rhythm, and interest to the façade. The building is constructed of precast concrete and finished with cement based acrylic coating for durability.
(1) a. 2	Building Design Standards - Façade Plane and Material Delineation - Buildings with frontages over 500 feet in length	The changes in number of material changes, distance and number of horizontal offsets, distance of height changes are not typical for industrial buildings. They are not appropriate for the scale or use of industrial buildings.
	i.Horizontal Delineation - Long lengths of building façade wall planes shall be broken up using different materials and offset of planes to serve as a visual breakup of long exterior walls.	Meet. Building design includes offsets and reveals; score lines; windows; variation in the height; and variation in color. These design components serve to break up the long exterior walls. Buildings have wing walls on the dock façade as the docks are not able to have offsets due to functional requirements of the building.
	(i) Require a major material change at a rate of 1.75 times the height of the building	The buildings are 47' tall and require a material change every 82'. The buildings are constructed of concrete panels with a cement-based acrylic coating with a medium texture. We have 2 building types: a rear load (docks on one side of the building) and a cross dock (docks on two sides of the building). The rear load buildings are 345’ deep (wing walls added to provide screening of the truck docks) and would require 4 material changes. They vary in length 1,144’ long would require 14 material changes and 1,248’ long would require 15 material changes. The cross docks are 660’ wide and would require 8 material changes.
	(ii) Require a shift in wall façade a minimum of 2 feet in dimension every 40 feet and a shift in wall façade a minimum of 4 feet in dimension every 80 feet.	The change in material requirements are appropriate for commercial buildings but they are not appropriate for industrial buildings.
	(iii) If side and/or rear building wall face primary roadways, the same regulations as the guidelines apply to the secondary facades. If the building’s side and/or rear walls face internal lots, rates for planar variation can double guidelines.	Offsets are provided. A rhythmic series of offsets that are enhanced by changes in the vertical height of the building. The offsets total 4’ but are spaced farther apart, 170’ and 110’ and are appropriately spaced to provide a scale, balance, rhythm, and interest to the façade and meet the intent of the requirements. The spacing shift of 2’ in every 40’ and 4’ in every 80’ are appropriate for commercial buildings but they are not appropriate for industrial buildings.
	ii.Vertical delineation - To create visual interest and encourage an active street fromage, interruption in the vertical plane should be prevalent on tall buildings. Primary entrances and exits should be highlighted through planar variation and/or difference in height.	Meet. The buildings have the same design materials and colors on the sides as on the front.
	Buildings over 38 feet in height	Offsets are provided. A rhythmic series of offsets that are enhanced by changes in the vertical height of the building. The offsets total 4’ but are spaced farther apart, 170’ and 110’ and are appropriately spaced to provide a scale, balance, rhythm, and interest to the façade and meet the intent of the requirements. The spacing shift of 2’ in every 40’ and 4’ in every 80’ are appropriate for commercial buildings but they are not appropriate for industrial buildings. Buildings over 38 feet in height
	(i) Require a change in material color or texture in a minimum of 5 locations. Height of change is required to be a minimum of 10 feet high.	Meet. Color of the building changes are coordinated with the vertical and horizontal offsets and score lines and reveals. Changes in height vary with the largest change of 7' minor vertical changes of 2' and 3'. The vertical changes are appropriate for the design of the building and a 10' vertical change would be drastically out of proportion for the building
	(ii) Require a shift in wall façade or provide a visual break in wall façade (through canopies or accent bonds/recesses) at a minimum of four locations.	Meet. There will be at least 4 shifts in the wall façade along the front façade.
	iii.Corner Articulation	
	1.The continuation of architectural elements that are required for horizontal and vertical material delineation shall also wrap the corners of the building extending at least 50 feet around the corner of the building.	Meet. Corner articulation extends 50’ around the corner. Facades have similar finish on all sides.
	1.Corner articulation may be provided in the form of glass or other types transparent materials.	Meet. Glass is provided on the corners.
Summary		
Our buildings are a high-quality architectural design. While the design does not meet the exact requirements for horizontal and vertical delineation, we meet the intent of the regulations. The details, patterns, colors, and horizontal and vertical articulation are appropriate for the scale and the use of the buildings. The vertical and horizontal offsets are accented by score lines, windows, and changes in color. The combination of the vertical and horizontal offsets and accents provide scale, balance, rhythm, and interest to the façade. The design is appropriate for the scale and use of the buildings and meets the intent of building appearance requirements of the Vining Road Subarea Overlay District and exceeds the Site Design requirements of Article 13 of the City of Romulus Zoning Ordinance.		

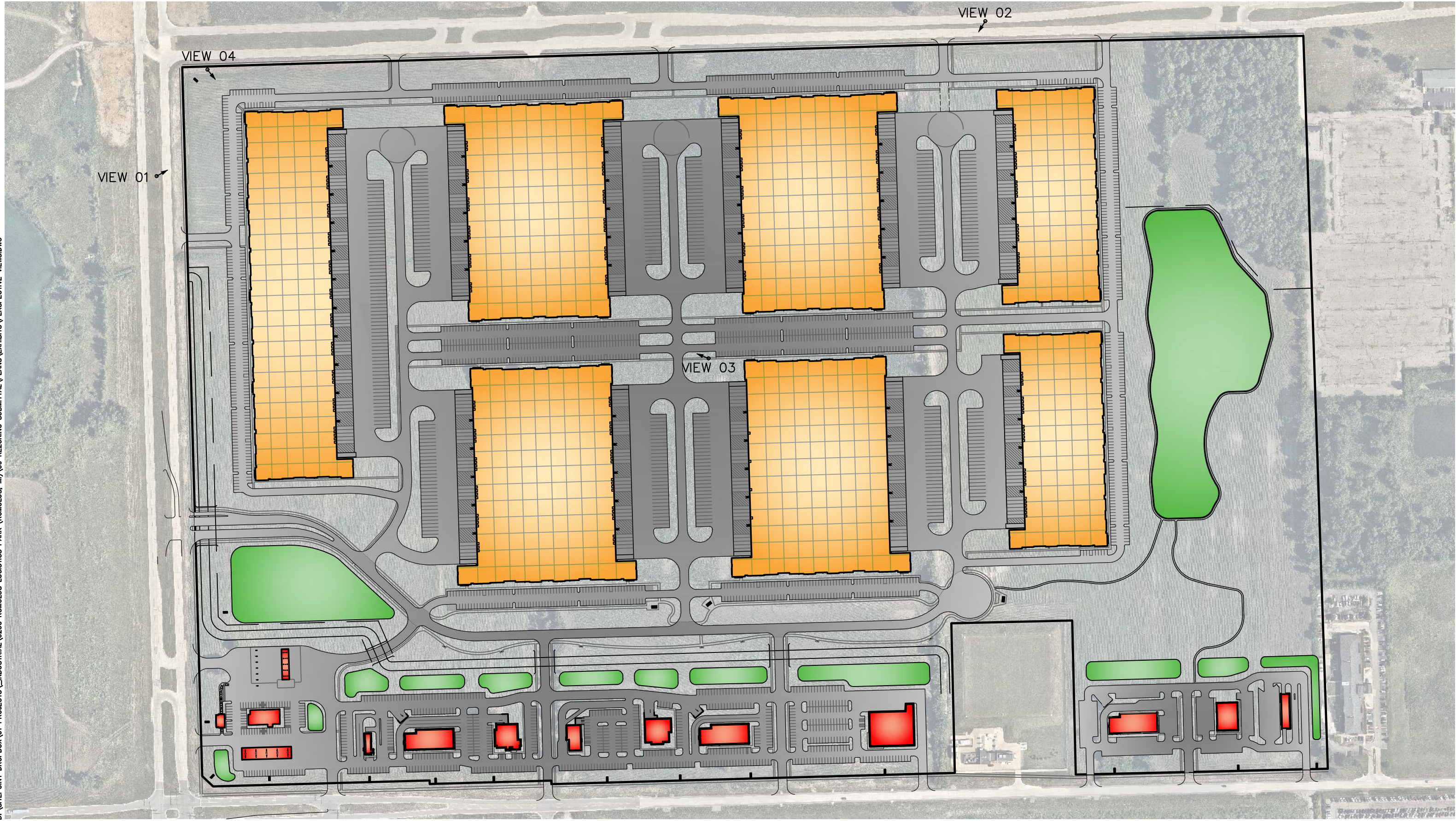
Landscaping

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Landscaping provided	
Greenbelt Requirements:	
Street Frontage - Light Industrial (Smith and Vining Roads)	
a. Providing 80' depth (buildings over 36' tall)	
b. 3' tall berm - except along the west side of building 1 where Rosenworth Drain will be relocated.	
c. Landscaping per 100 linear feet (Planting increased 50% per 13.01(f) in lieu of 50% brick)	
i) 6 deciduous trees	
ii) 6 evergreen trees	
iii) 2 ornamental tree	
iv) 45 shrubs	
Internal Streets (new public road)	
a. Providing 60' depth	
b. 3' tall berm	
c. Landscaping per 100 linear feet	
i) 3 deciduous trees	
ii) 3 evergreen trees	
iii) 1 ornamental tree	
iv) 20 shrubs	
Internal Streets (new public road along building 3, 6, & 7)	
a. Providing 60' depth	
b. 4' tall berm	
c. Landscaping per 100 linear feet	
i) 3 deciduous trees	
ii) 6 evergreen trees	
iii) 1 ornamental tree	
iv) 40 shrubs	
Per Table 13.02(c) Frontage Greenbelt Requirements Industrial:	
Outdoor storage of trucks and loading areas	
Per Section 14.03(c) Orientation of Overhead Doors:	
Meets the 200' setback and landscaping per Table 13.02(c).	
Table 7.05 (e)(5)b & c Buffer Zone Requirements:	
Commercial uses	
a. 50' minimum width	
b. 4' tall berm	
c. Required landscaping per 30 linear feet	
i) 1 canopy tree	
ii) 2 evergreen trees	
iii) 4 shrubs	
d. 6' tall wall or 4' tall berm	
e. Retaining existing vegetation on Lot 6 in-lieu of installing landscape as indicated on the plan.	



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ROMULUS TRADE CENTER
CENTER
CONDITIONAL REZONING AND DEVELOPMENT PLAN
IN ROMULUS, WAYNE COUNTY, MI



LOCATION MAP

PROJECT TEAM:

OWNER
OWNER INFORMATION

DEVELOPER
NP LORDSTOWN 173, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MISSOURI 64150

ENGINEER
PEA GROUP
2430 ROCHESTER CT, SUITE 100
TROY, MI 48063

SURVEYOR
PEA GROUP
2430 ROCHESTER CT, SUITE 100
TROY, MI 48063

ARCHITECT
FLEIS & VANDENBRINK
27725 STANSBURY BLVD, SUITE 195
FARMINGTON HILLS, MI 48334
PHONE: 816.888.7380

GENERAL CONTRACTOR
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.
3720 WILDER ROAD, UNIT B
BAY CITY, MI 48706
PHONE: 989.798.8662

GEOTECHNICAL ENGINEER
G2 CONSULTING GROUP, LLC
1866 WOODSLEE STREET
TROY, MI 48066

UTILITY CONTACT LIST:

PUBLIC WORKS
NAME
PHONE: 000.000.0000

TELECOM
NAME
PHONE: 000.000.0000

ELECTRIC
NAME
PHONE: 000.000.0000

DOMESTIC GAS
NAME
PHONE: 000.000.0000

WATER SERVICE
NAME
PHONE: 000.000.0000



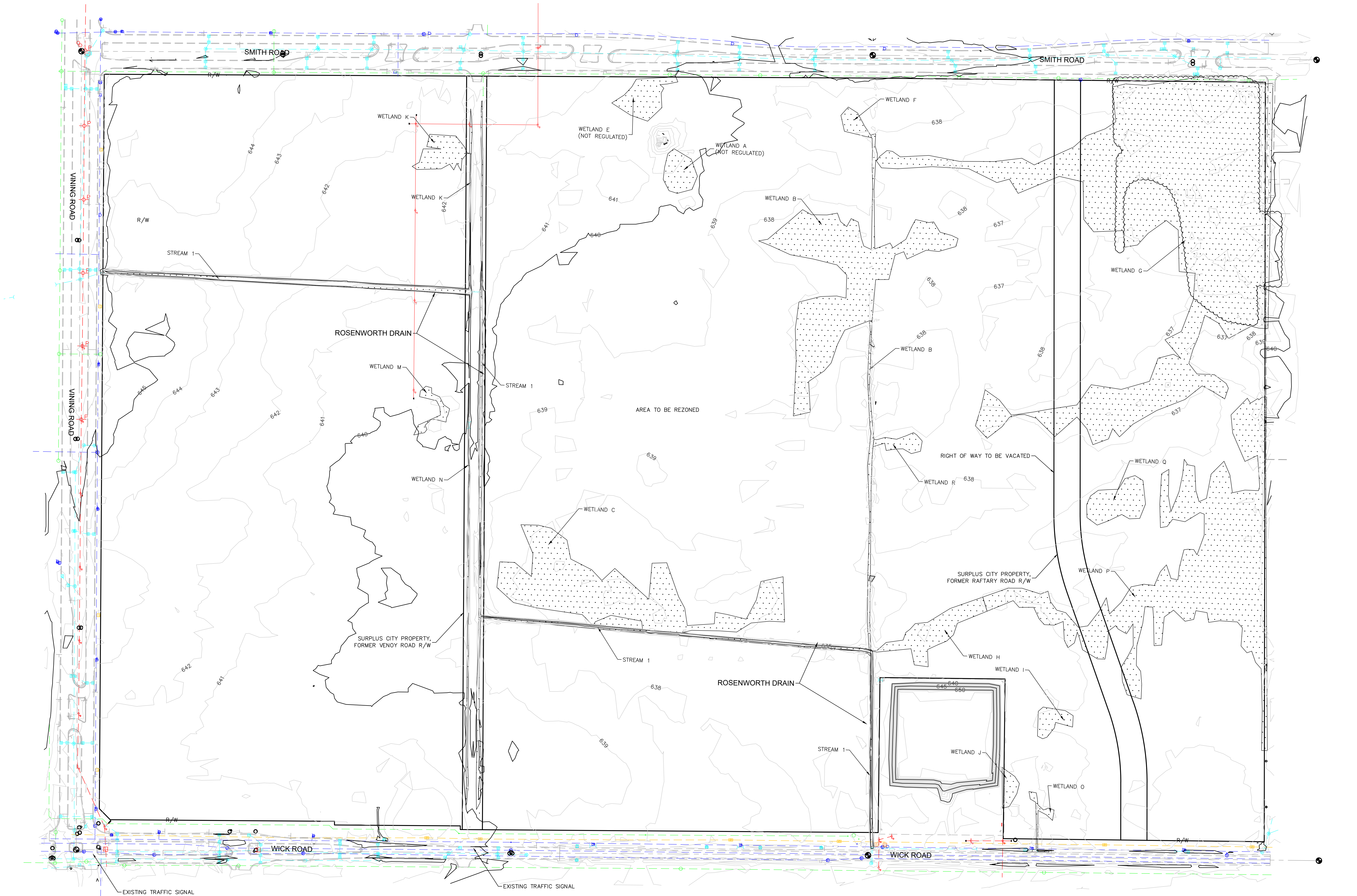
Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0200	SITE PLAN (OVERALL)
C-0201	SITE PLAN (EAST)
C-0202	SITE PLAN (WEST)
C-0203	PHASING PLAN
C-0500	STORM WATER PLAN
C-0900	UTILITY PLAN
C-3000	SIGNAGE PLAN
C-3001	TENATIVE CONDOMINIUM PLAN
C-3002	ACCESS EXHIBIT
L-0100	OVERALL LANDSCAPE PLAN
L-0101	LANDSCAPE PLAN (EAST)
L-0102	LANDSCAPE PLAN (WEST)
L-0200	LANDSCAPE DETAILS
A4.01	ARCH. PLAN REARLOAD
A4.02	ARCH. PLAN WAREHOUSE
A4.03	ARCH. PLAN WAREHOUSE

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NAME / P.E. #
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NO. REVISIONS/APPROVALS:				
DATE:				

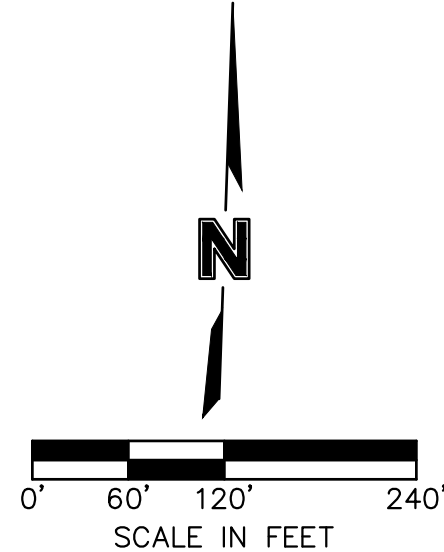
COVER SHEET	ROMULUS TRADE CENTER ROMULUS, WAYNE COUNTY, MI
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SHEET #:
C-0001

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Riverside, MO 64150
816.888.7380
sitepoint@northpointkc.com



- NOTES:
1. The site is existing farmland.
 2. Wetlands are indicated per field delineation by ECT July 2020 and subject to EGLE review and approval.

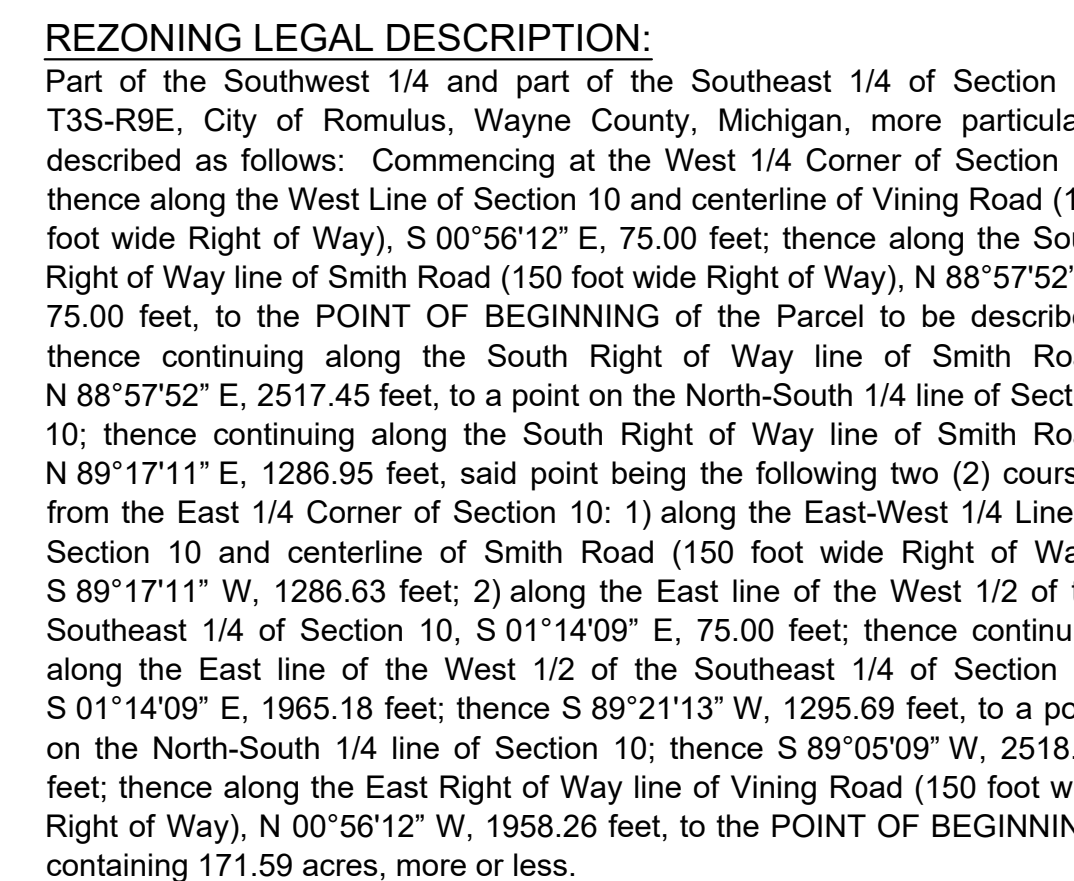
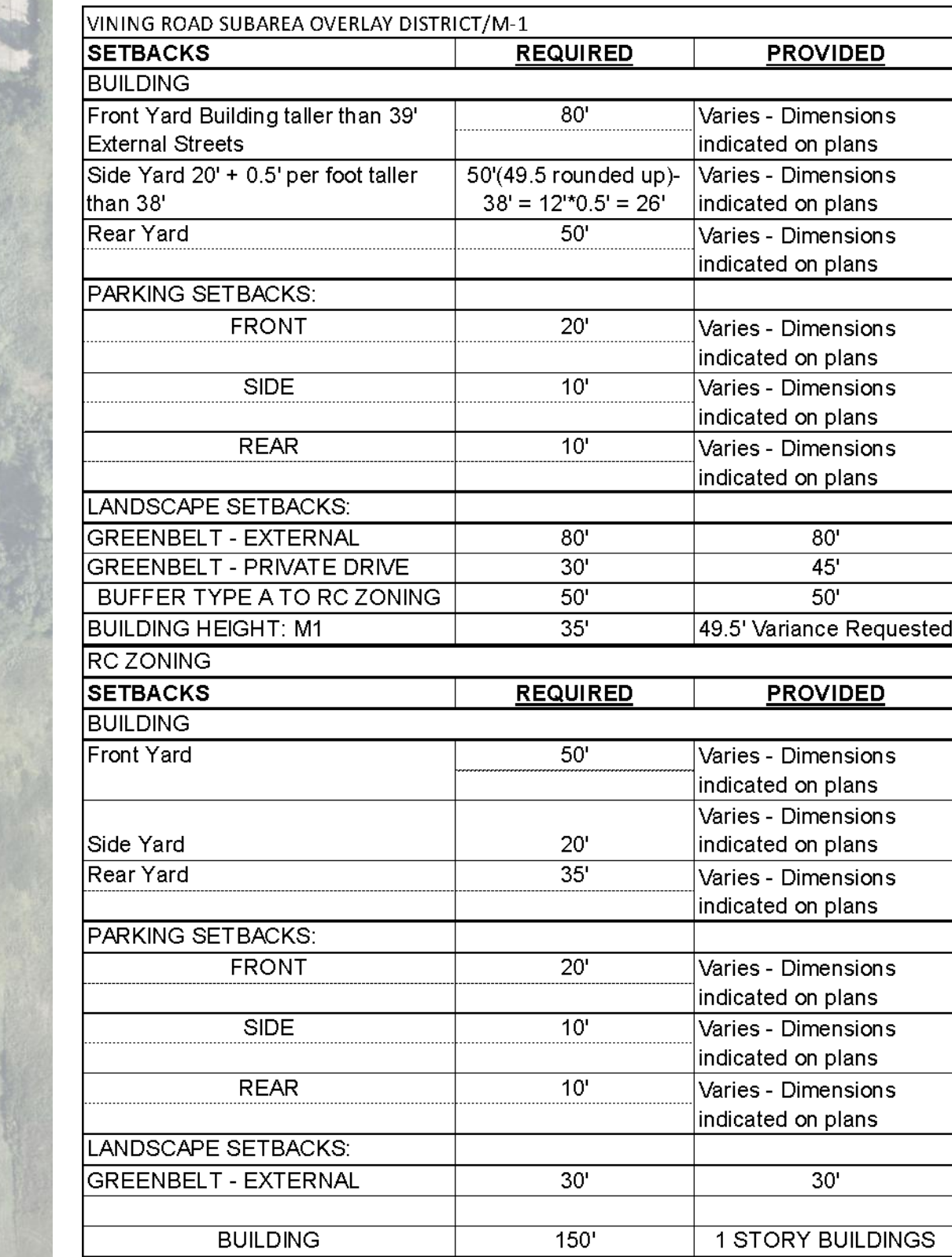


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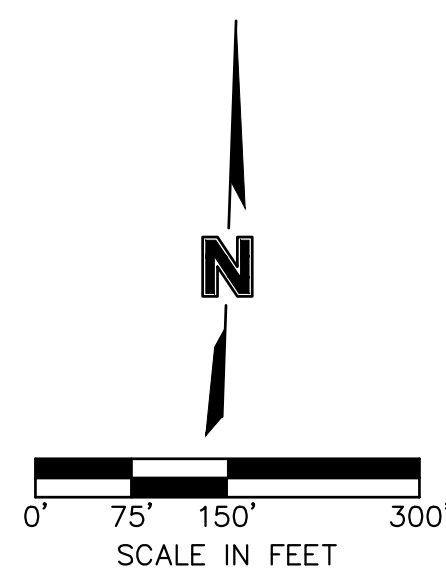
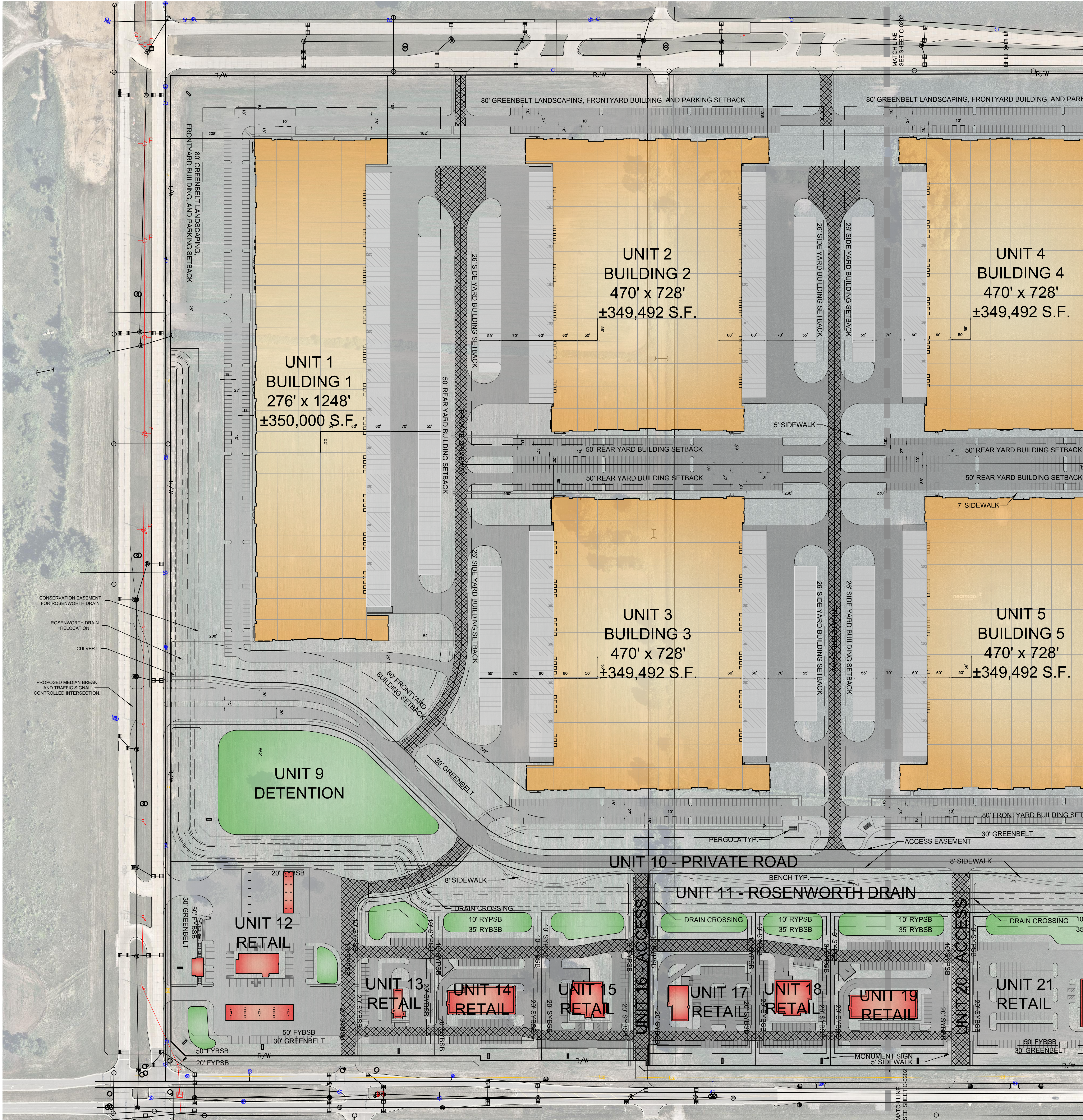
EXISTING CONDITIONS PLAN
ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

Certificate of Authority # 0000000000
SHEET #:

C-0100



UNIT 4 PROVIDED	UNIT 5 PROVIDED	UNIT 6 PROVIDED	UNIT 7 PROVIDED	UNIT 8 PROVIDED - DETENTION	UNIT 9 PROVIDED - DETENTION	UNIT 10 PROVIDED - PRIVATE ROAD	UNIT 11
349,492	349,492	207,000	207,000	0	0	0	0
903,533 SF 20.74 Ac	883,889 SF 20.29 Ac	564,397 SF 12.96 Ac	600,903 SF 13.79 Ac	1,225,014 SF 28.12 Ac	204,670 SF 4.70 Ac	208,204 SF 4.78 Ac	5.08 Ac
49'-6"	49'-6"	49'-6"	49'-6"	0	0	0	0
159' SMITH ROAD	159' SMITH ROAD	157' SMITH ROAD	N/A	N/A	N/A	N/A	N/A
N/A	30'	N/A	30'	N/A	N/A	N/A	N/A
N/A	125'	N/A	122'	N/A	N/A	N/A	N/A
162'	50'	50'	50'	N/A	N/A	N/A	N/A
65'	85'	85'	85'	N/A	N/A	N/A	N/A
147,009	83,389	56,440	60,090	N/A	N/A	N/A	N/A
134,450	134,450	97,446	33,561	N/A	N/A	N/A	N/A
80'	46'	101'	183'	0	0	0	0
233	233	138	138	0	0	0	0
23	23	14	14	0	0	0	0
256	256	256	14	0	0	0	0
44	44	26	26	0	0	0	0
44	44	26	26	0	0	0	0
62	63	31	26	0	0	0	0
245,000	245,000	245,000	245,000				
107,752	130,967	54,072	45,635				
22'	22'	22'	22'				

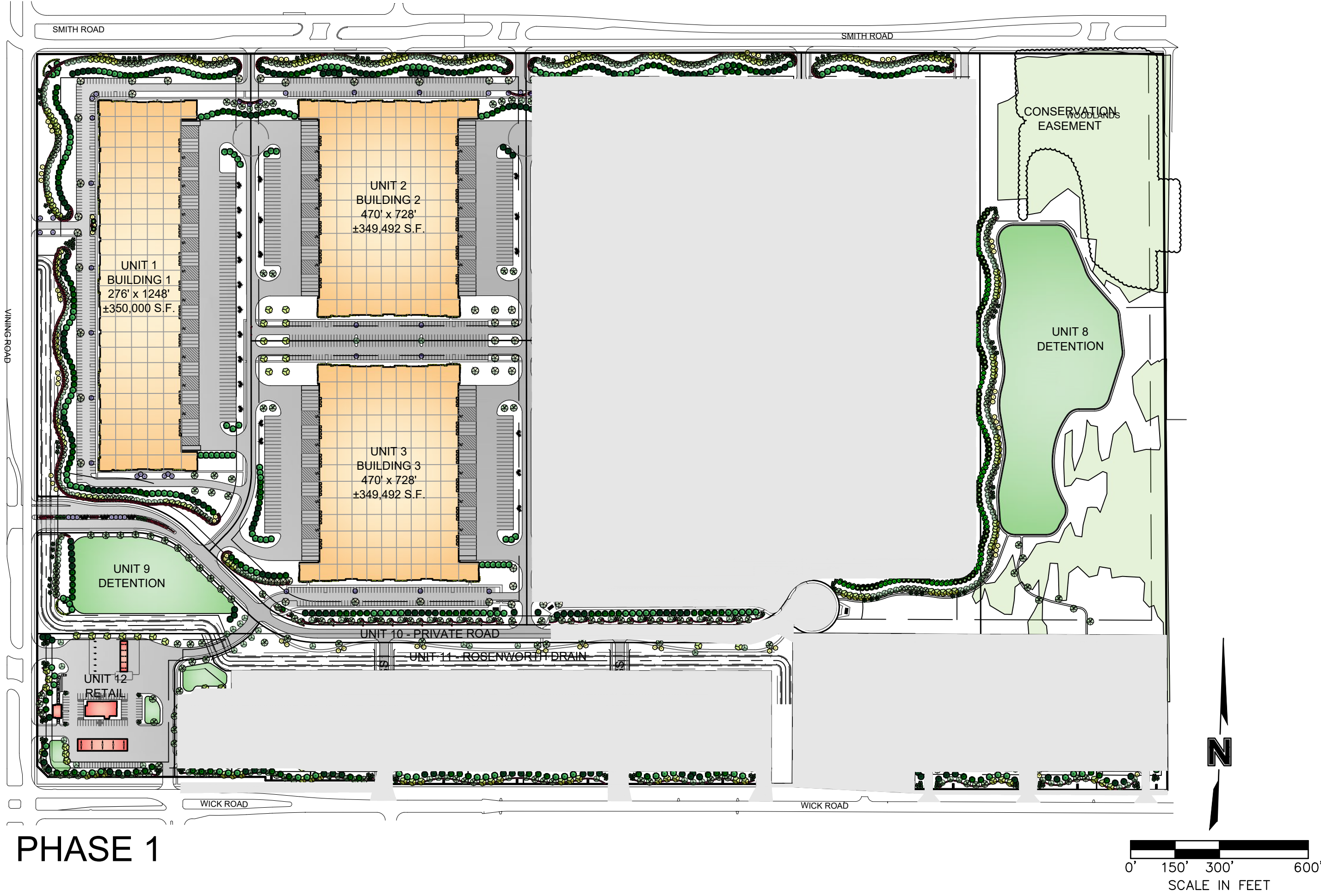


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DRAFTED BY:			
SP PROJECT #:			
NAME / P.E. #			

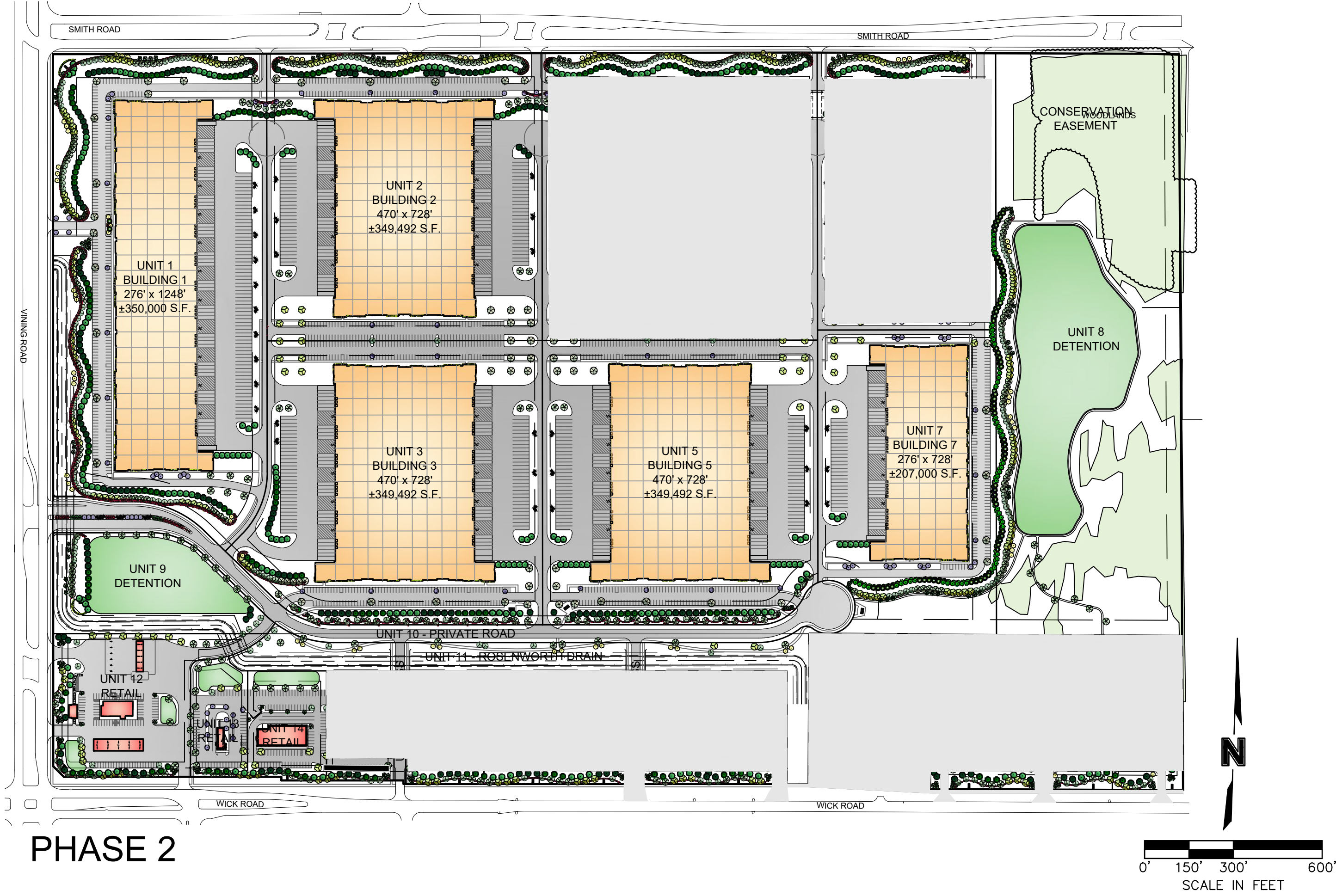
DEVELOPMENT PLAN - WEST

ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

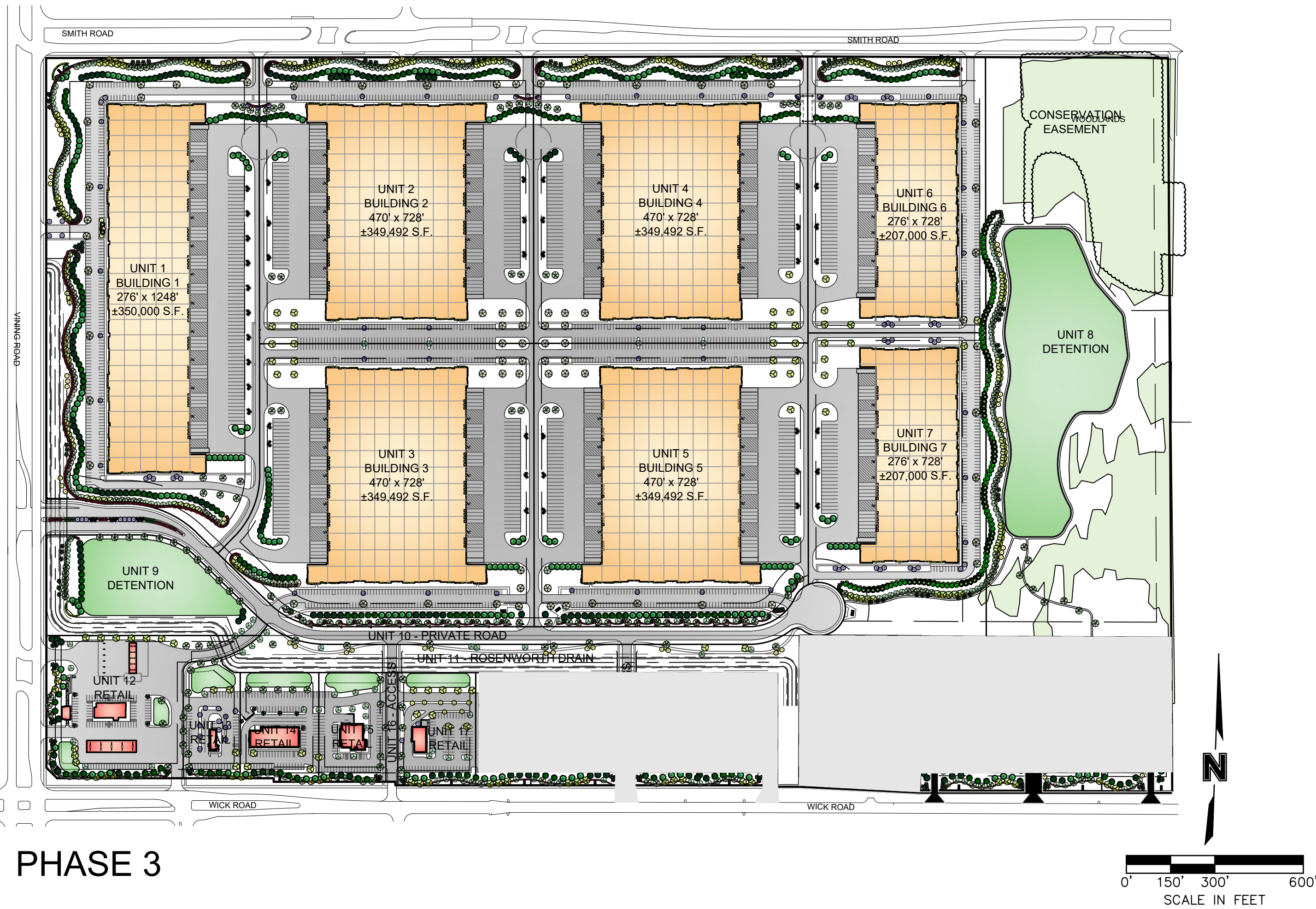
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PHASE 1



PHASE 2



PHASE 3

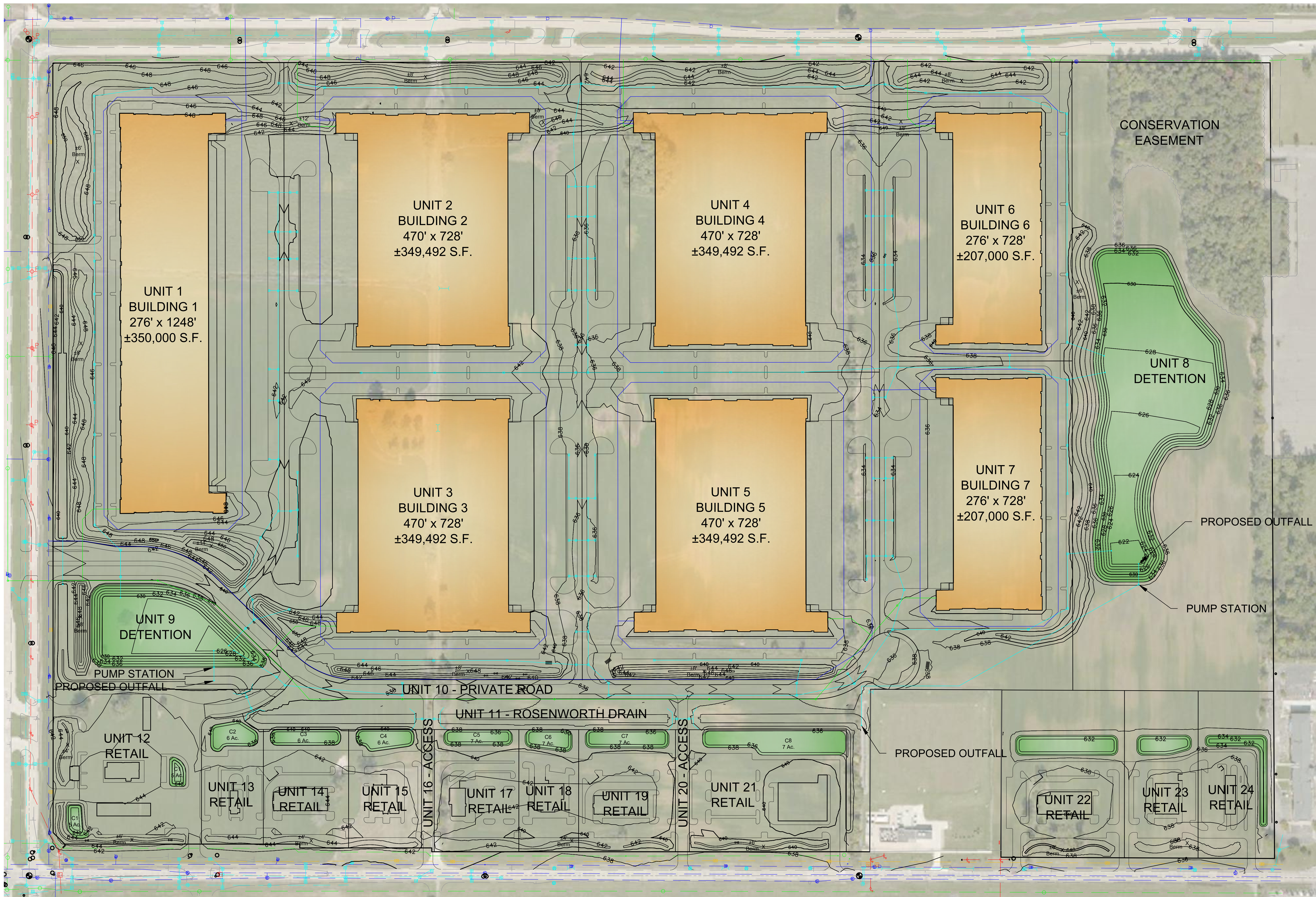
- GENERAL NOTES:
1. Commencement of Romulus Trade Center phases are subject to Development Agreement.
 2. Phase 2 & 3 of the RC zoned property are subject to tenant selection.
 3. Temporary sidewalks along Wick Road may be required to provide to ensure pedestrian connection between various buildings.
 4. Future development can occur anytime after the 3rd phase.
 5. Development of the RC zoned property may occur sooner than Romulus Trade Center.

REVIEWED BY:	NO.:	REVISIONS/APPROVALS:
DESIGNED BY:	DATE:	
DRAFTED BY:		
SP PROJECT #:		
NAME / P.E. #		

PHASING PLAN
ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

Certificate of Authority # 0000000000
SHEET #:

C-0203



BASIN NOTES:
Unit 9 Detention:
Total Drainage (to property lines) = 33 Acres
Average 'c' for tributary area = 0.85 (using 0.95 for pavement and roof, 1.00 for water and 0.35 for grass per WCDPS)
Required 100-year Volume = 370,000 CF
First Flush Volume (required in separate sedimentation basin) = 51,000 CF
Approximate Storage Available In Basin As Drawn = ±320,000 CF

Unit 8 Detention:
Total Drainage (to property line) = 119 Acres
Average 'c' for tributary area = 0.85 (using 0.95 for pavement and roof, 1.00 for water and 0.35 for grass per WCDPS)
Required 100-year Volume = 1,350,000 CF
First Flush Volume (required in separate sedimentation basin) = 184,000 CF
Approximate Storage Available In Basin As Drawn = ±1,200,000

1. Basins will be dry bottom.
2. Basins will discharge to relocated Rosenworth Drain.
3. Sediment basins will be located within each basin.

C1:
Total Drainage (to property lines) = 5 acres
Required 100-year Volume = 30,000 CF

C2:
Total Drainage (to property lines) = 6 acres
Required 100-year Volume = 66,000 CF

C3:
Total Drainage (to property lines) = 6 acres
Required 100-year Volume = 66,000 CF

C4:
Total Drainage (to property lines) = 6 acres
Required 100-year Volume = 66,000 CF

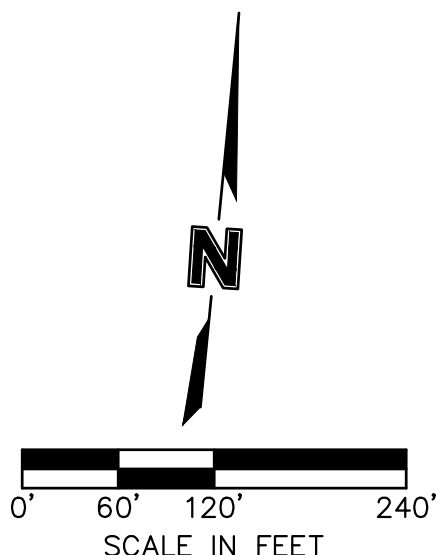
C5:
Total Drainage (to property lines) = 7 acres
Required 100-year Volume = 77,000 CF

C6:
Total Drainage (to property lines) = 7 acres
Required 100-year Volume = 77,000 CF

C7:
Total Drainage (to property lines) = 7 acres
Required 100-year Volume = 77,000 CF

C8:
Total Drainage (to property lines) = 5 acres
Required 100-year Volume = 30,000 CF

LEGEND	
—	EXISTING POWER/ELECTRIC LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING WATER LINE
—	PROPOSED WATER LINE



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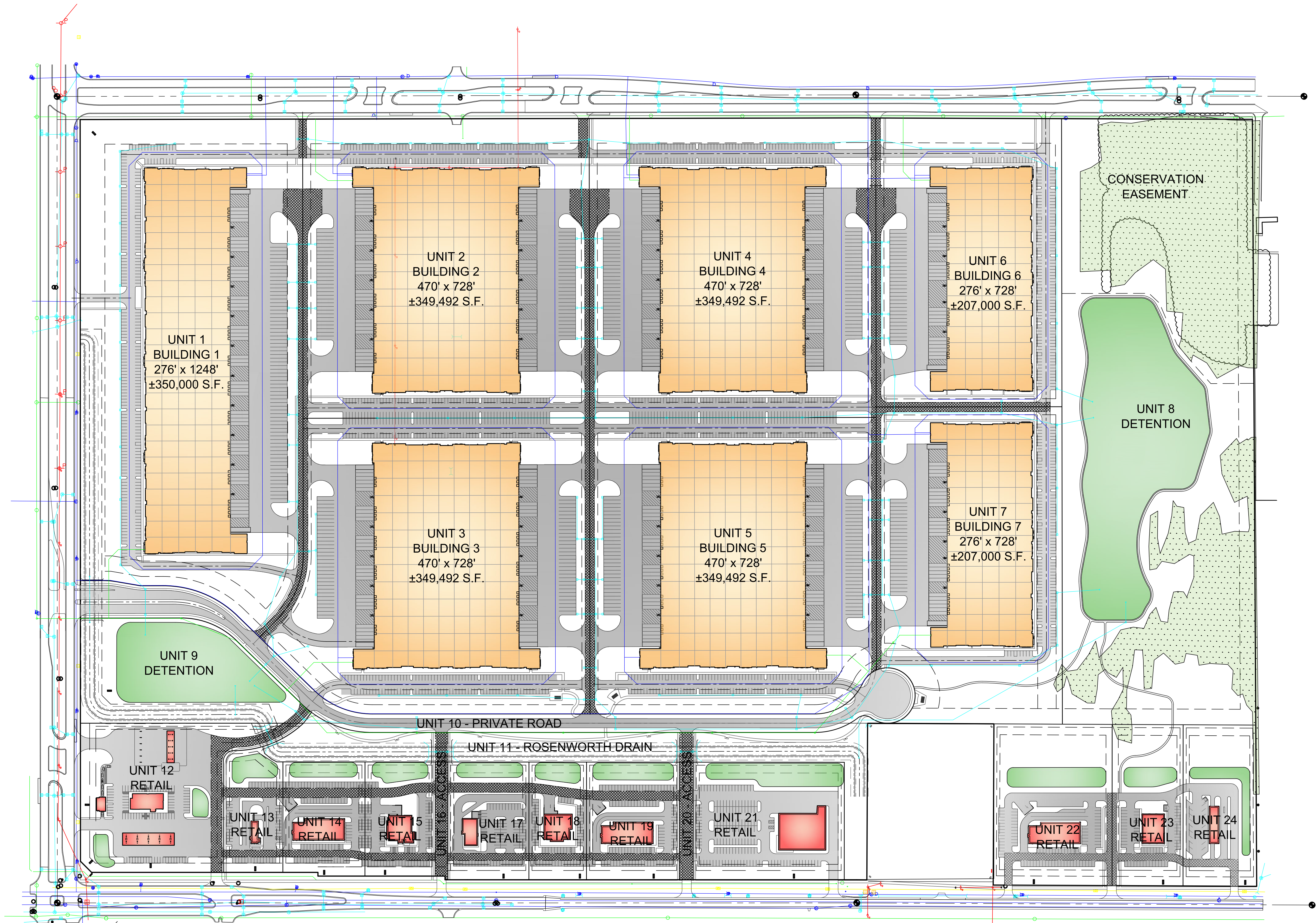
GRADING & PRELIMINARY STORM WATER
ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

SHEET #:

C-0500

Certificate of Authority #0000000000

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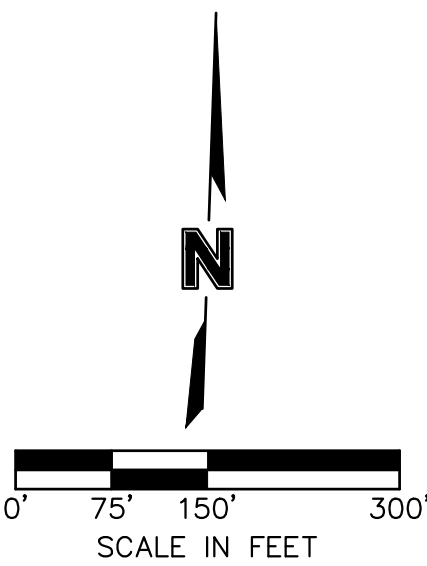
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UTILITY PLAN
ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

SHEET #:

C-0900

Certificate of Authority # 0000000000

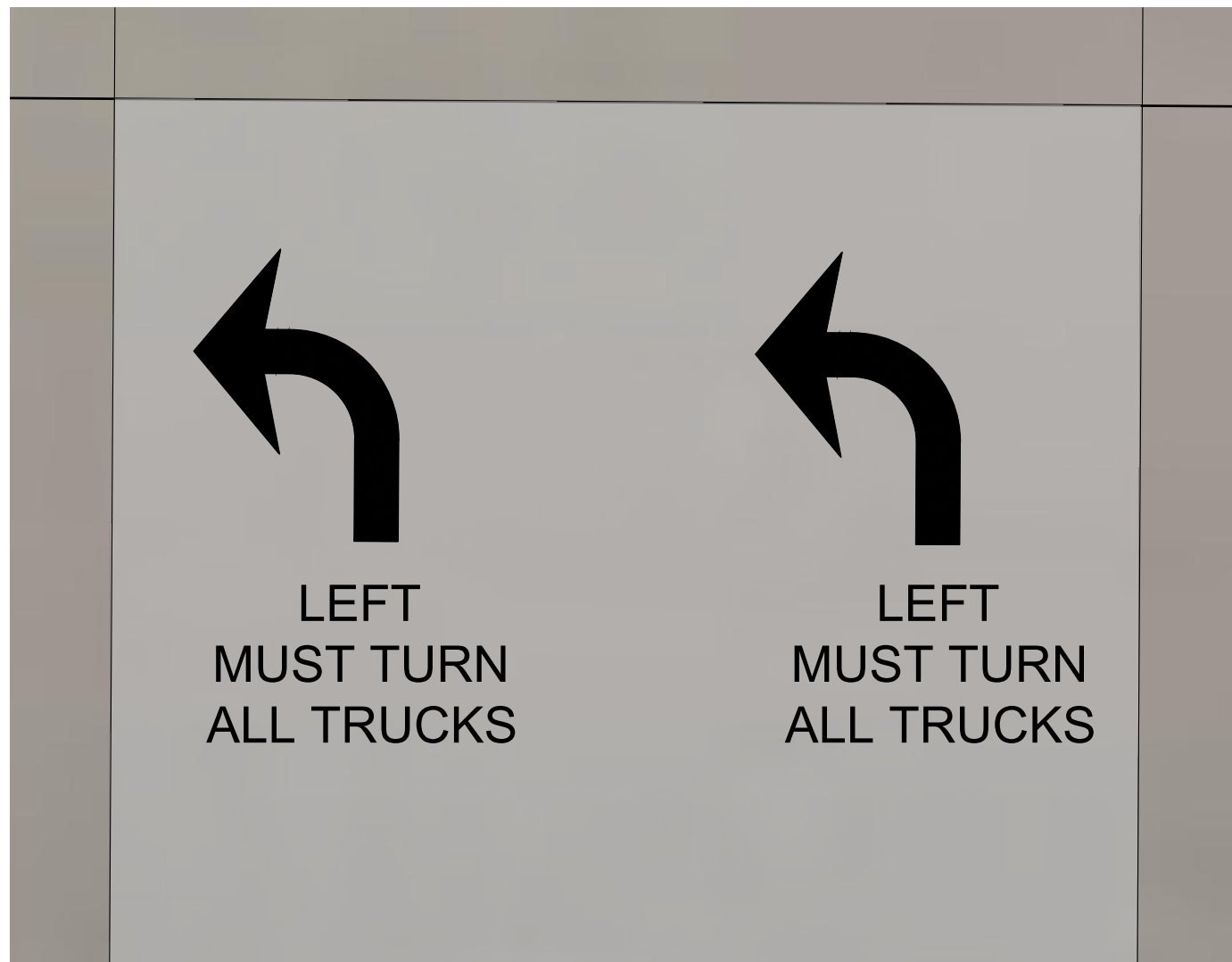
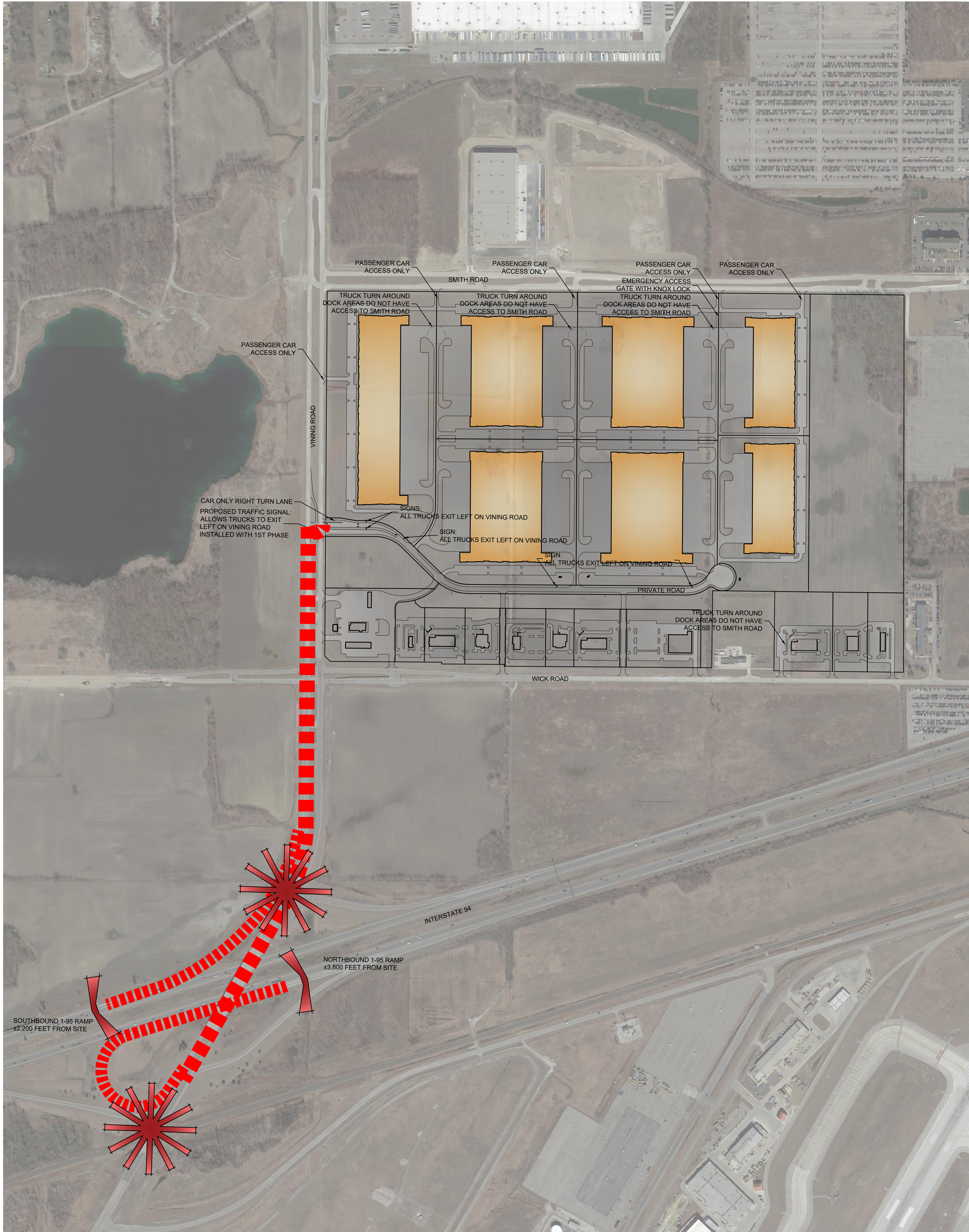


1. Parcel numbers:
039-99-0001-707; 039-99-0001-708;
040-99-0002-714; 039-99-0001-706;
040-99-0002-713

RC ZONING - RETAIL SITE DEVELOPMENT DATA TABLE		
UNIT	USE	AREA (AC.)
10	PRIVATE ROAD	1.10
11	DRAIN RELOCATION/OPEN SPACE	5.08
12	CONVENIENCE STORE	5.43
13	DRIVE-THRU	1.72
14	RETAIL/RESTAURANT	2.23
15	RESTAURANT	1.94
16	ACCESS	0.38
17	DRIVE-THRU	2.32
18	RESTAURANT	1.64
19	RETAIL/RESTAURANT	2.65
20	ACCESS	0.38
21	RETAIL	4.30
22	RETAIL/RESTAURANT	4.52
23	RETAIL	2.77
24	CAR WASH	2.75
TOTAL		39.07

PART OF THE SOUTHEAST 1/4 OF SECTION 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SECTION 10 AND CENTERLINE OF WICK ROAD (VARIABLE WIDTH RIGHT OF WAY), N 89°21'13" E (RECORDED AS S 89°40'16" E), 81.14 FEET, TO THE CENTERLINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY); THENCE ALONG THE CENTERLINE OF RAFTARY ROAD, N 01°16'03" W (RECORDED AS N 01°17'32" W), 60.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE NORTH LINE OF WICK ROAD, S 89°21'13" W, 43.00 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY), ALONG THE FOLLOWING FIVE (5) COURSES: 1) N 01°16'03" W, 189.55 FEET; 2) NORTHWESTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 237.01 FEET, A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 192°37'57", AND A LONG CHORD WHICH BEARS N 10°58'02" W, 235.87 FEET; 3) N 20°40'00" W, 408.36 FEET; 4) NORTHWESTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 266.12 FEET, A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 192°37'57", AND A LONG CHORD WHICH BEARS N 10°58'02" W, 264.85 FEET; 5) N 01°16'03" W, 1421.50 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD (150 FOOT WIDE RIGHT OF WAY), N 89°17'11" E, 43.00 FEET, TO THE CENTERLINE OF RAFTARY ROAD (86 FOOT WIDE RIGHT OF WAY); THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD, N 89°17'11" E, 43.00 FEET; SAID POINT BEING THE FOLLOWING THREE (3) COURSES FROM THE EAST 1/4 CORNER OF SECTION 10: 1) ALONG THE EAST-WEST 1/4 LINE OF SECTION 10 AND CENTERLINE OF SMITH ROAD (150 FOOT WIDE RIGHT OF WAY), S 89°17'11" W, 1286.63 FEET; 2) SOUTHEASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 237.01 FEET, A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 192°37'57", AND A LONG CHORD WHICH BEARS S 10°58'02" E, 235.87 FEET; 3) S 20°40'00" E, 408.36 FEET; 4) SOUTHEASTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 266.12 FEET, A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 192°37'57", AND A LONG CHORD WHICH BEARS S 10°58'02" E, 264.85 FEET; 5) S 01°16'03" E, 190.48 FEET; THENCE ALONG THE NORTH LINE OF WICK ROAD, S 89°21'13" W, 43.00 FEET, TO THE POINT OF BEGINNING 4.98 ACRES

© SITEPOINT. PROPOSED PROJECTS: INDUSTRIAL LOGISTICS PARK, ROMULUS. W/08 REZONING SUBMITTAL P/LANS BEGINNING PLAND C-3002. ACCESS EXHIBIT 0406



TYPICAL PAVEMENT MARKING

- GENERAL NOTES:
1. Traffic signal allows trucks to easily turn left out of site
 2. Site designed with private drive with truck access to Vining Road only
 3. Truck courts do not connect to Smith Road
 4. Intersection has separate narrow right turn lane for cars only
 5. Leases will contain a clause informing tenants that trucks have to turn left to exit the site
 6. NorthPoint will own the buildings and there will be a property manager for this site. If there is an issue we are a phone call away. We will rectify the situation.

REVIEWED BY:	NO.:	REVISIONS/APPROVALS:
DESIGNED BY:	DATE:	
DRAFTED BY:		
SP PROJECT #:		
NAME / P.E. #		

ACCESS EXHIBIT	ROMULUS TRADE CENTER ROMULUS, WAYNE COUNTY, MI
----------------	---

Certificate of Authority # 0000000000
SHEET #:

C-3002

D:\SITEPOINT\PROJECTS\INDUSTRIAL\2020 ROMULUS LOCUSTS PARK ROMULUS, MO\03.00 LANDSCAPE PLANNING

VINING ROAD

SMITH ROAD

SMITH ROAD

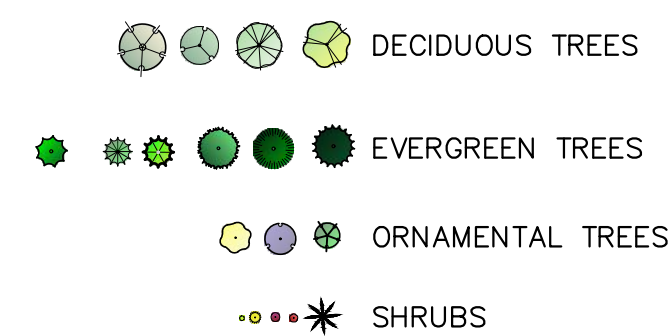
WICK ROAD

WICK ROAD

GENERAL NOTES:

- Plant sizes shall be:
Greenbelt and Buffer: per 7.05 (e) (5) (d) Vining Road Subarea Overlay District
Deciduous trees: 3.5" caliper, 9-16' tall
Ornamental trees: 3" caliper, 12' tall
Evergreen trees: 12" tall
Shrubs: 30" tall
All other plants: per 13.02 (k) Zoning Ordinance
Deciduous trees: 2.5 - 3" caliper
Ornamental trees: 2 - 2.5" caliper
Evergreen trees: 8-10" tall
Shrubs: 30-36" tall
- Plantings on berms shall be on the lower 50% of the berm.
- Site plans will indicate additional landscape information; species, quantities, sod, seed, etc..
- Existing woodlands will remain in a conservation easement. The preserved trees serve as buffer to adjacent RC zoning to the east in lieu of required plantings per Vining Road Subarea Overlay District - Table 7.05 (e) (5) b & c.
- Buffer to RC is located adjacent to the parking. Wetlands along property line prohibit planting landscaping along the property line

LEGEND:



Landscaping Requirements:				Landscaping Requirements:			
Required		Provided		Required		Provided	
Table 7.05 (e) (5) a Greenbelt requirements				Table 7.05 (e) (5) b & c Buffer Zone requirements			
Street Frontage - Light Industrial (Smith & Vining Roads)		Buffer 1		From Commercial Uses (RC)		Buffer 3	
a.	Required Depth	80' (buildings over 36' tall)		a.	Required (50')	50'	
b.	Berm height	3'	4'-8'	b.	Berm height 4'	6'-8' on North side of Private Road	
c.	Landscaping per 100 linear feet			c.	Landscaping per 30 linear feet		
		4 deciduous trees	6 deciduous trees			1 canopy tree	1.5 canopy trees
		4 evergreen trees	6 evergreen trees			2 evergreen trees	3 evergreen trees
		1 ornamental tree	3 ornamental tree			4 shrubs	6 shrubs
		30 shrubs	45 shrubs			50% increase in Landscaping for M-1 along RC zoning	
				Retaining existing vegetation at NE of Tract A in lieu of landscaping indicated on plans			
Table 7.05 (e) (5) a Greenbelt requirements				Table 7.05 (e) (5) a Greenbelt requirements			
Internal Street (Private Drive)		Buffer 2		Street Frontage - Commercial uses		Buffer 4	
a.	Required Depth	30'	45'	a.	Required (30')	50'	
b.	Berm height	3'	6'-8'	b.	Berm height 3'	6'-8' on North side of Private Road	
c.	Landscaping per 100 linear feet			c.	Landscaping per 100 linear feet		
		3 deciduous trees	4 deciduous trees			3 canopy tree	3 canopy trees
		3 evergreen trees	4 evergreen trees			3 evergreen trees	3 evergreen trees
		1 ornamental tree	1.5 ornamental tree			1 ornamental tree	1 ornamental tree
		20 shrubs	30 shrubs			20 shrubs	20 shrubs
				Planting increased 50% per 13.01 (f) in lieu of 50% brick			

CONSERVATION
EASEMENT

UNIT 8
DETENTION

UNIT 1
BUILDING 1
276' x 1248'
±350,000 S.F.

UNIT 2
BUILDING 2
470' x 728'
±349,492 S.F.

UNIT 4
BUILDING 4
470' x 728'
±349,492 S.F.

UNIT 6
BUILDING 6
276' x 728'
±207,000 S.F.

UNIT 3
BUILDING 3
470' x 728'
±349,492 S.F.

UNIT 5
BUILDING 5
470' x 728'
±349,492 S.F.

UNIT 7
BUILDING 7
276' x 728'
±207,000 S.F.

UNIT 9
DETENTION

UNIT 10 - PRIVATE ROAD

UNIT 11 - ROSENWORTH DRAIN

UNIT 16 - ACCESS

UNIT 20 - ACCESS

UNIT 12
RETAIL

UNIT 13
RETAIL

UNIT 14
RETAIL

UNIT 15
RETAIL

UNIT 17
RETAIL

UNIT 18
RETAIL

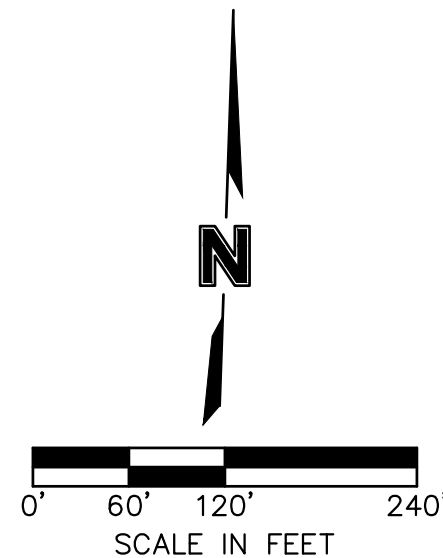
UNIT 19
RETAIL

UNIT 21
RETAIL

UNIT 22
RETAIL

UNIT 23
RETAIL

UNIT 24
RETAIL



REVIEWED BY: 777
DESIGNED BY: 777
DRAFTED BY: 777
SP PROJECT #: 0220
NAME / P.E. #

NO.: REVISIONS/APPROVALS:
DATE:

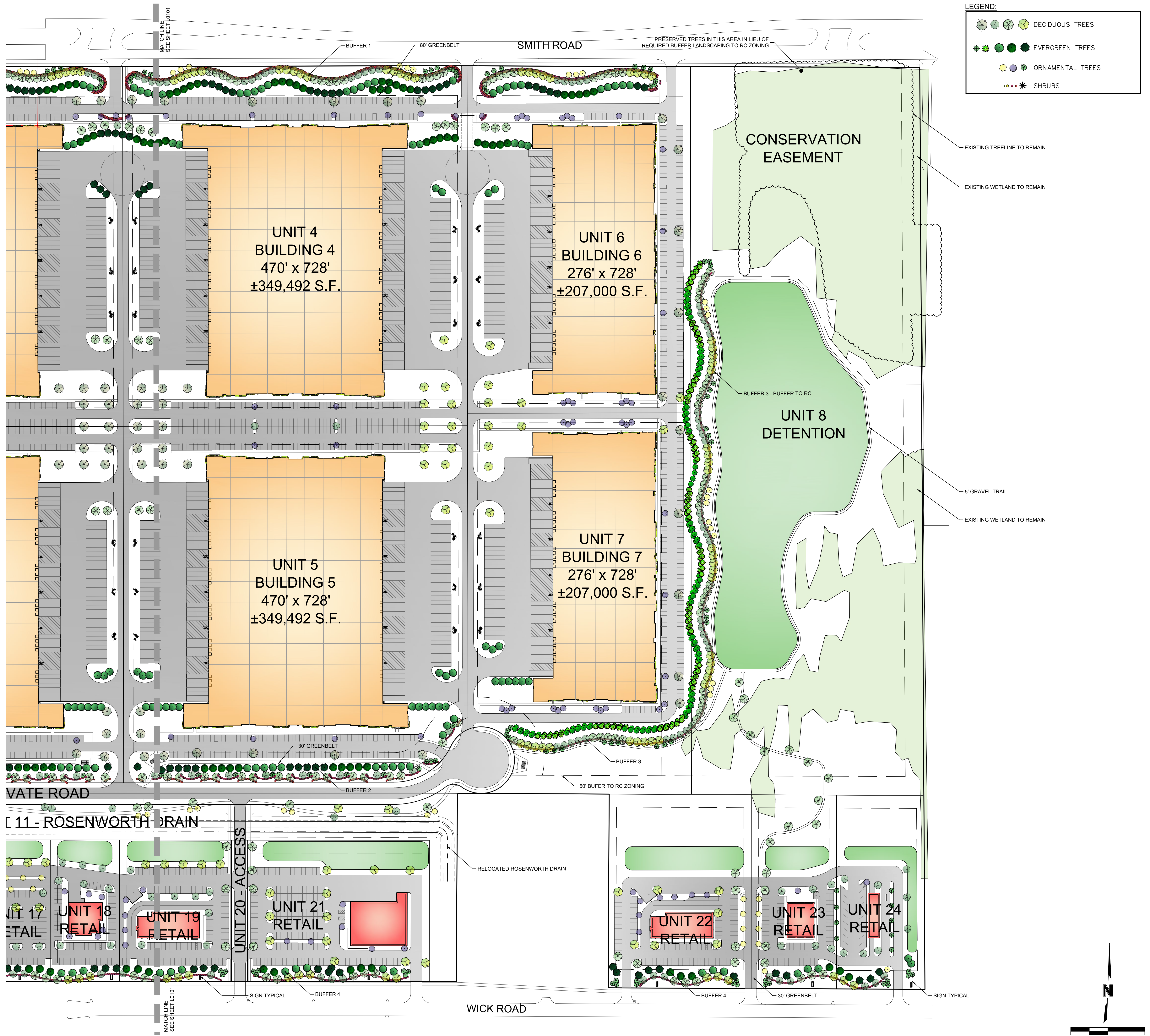
LANDSCAPING PLAN - OVERALL

ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

Certificate of Authority #0000000000
SHEET #:

L-0100

© SITEPOINT ARCHITECTS, INC. PROJECT: INDUSTRIAL CORP. ROMULUS, MI. FOR SEIZING SUBMITTAL (AS BEING) PLANS, 2023. UNLESS OTHERWISE NOTED.



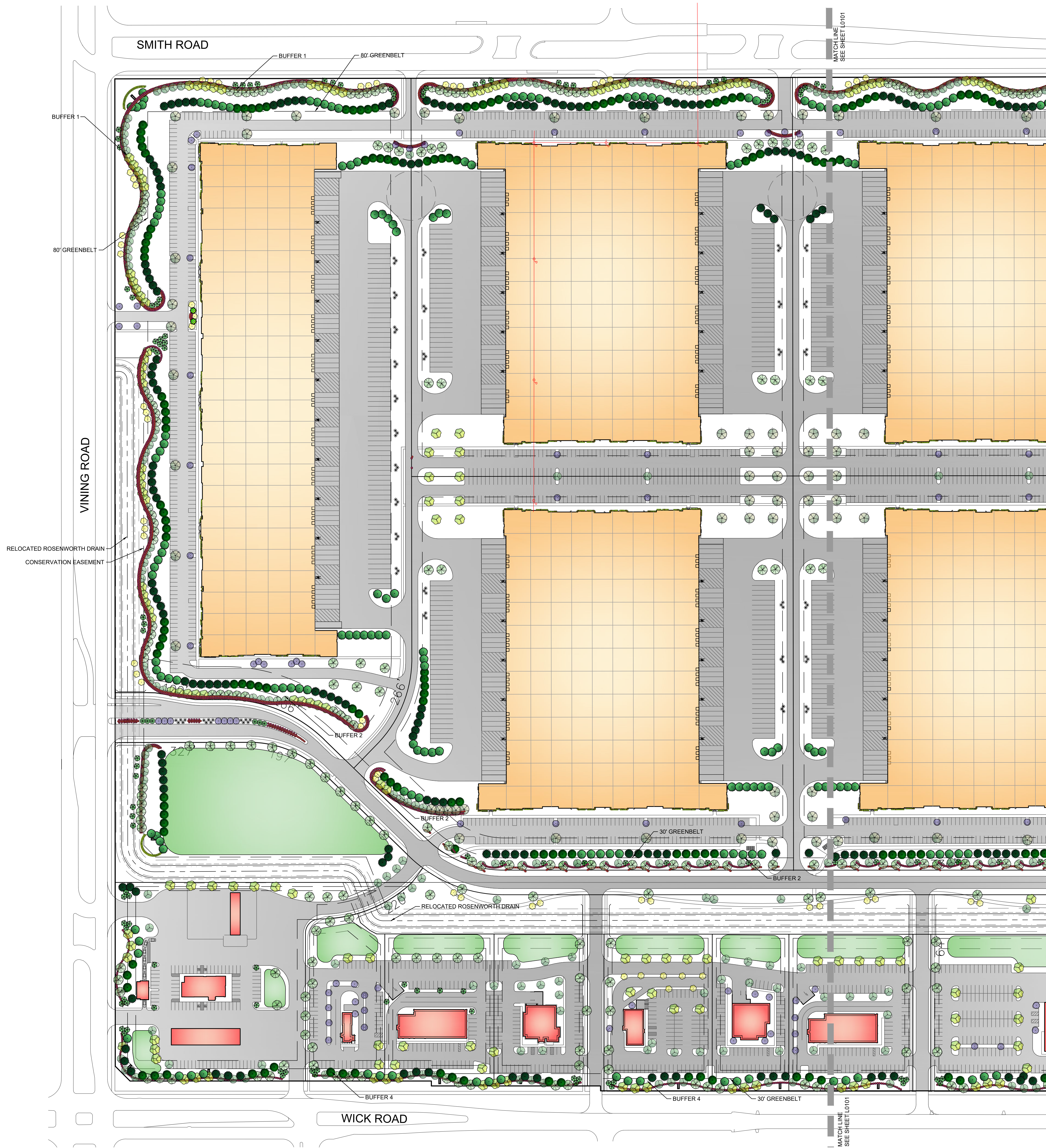
REVIEWED BY:	NO.:	REVISIONS/APPROVALS:
DESIGNED BY:	DATE:	
DRAFTED BY:		
SP PROJECT #:		
NAME / P.E. #		

LANDSCAPING PLAN - EAST
ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI

Certificate of Authority #0000000000
SHEET #:

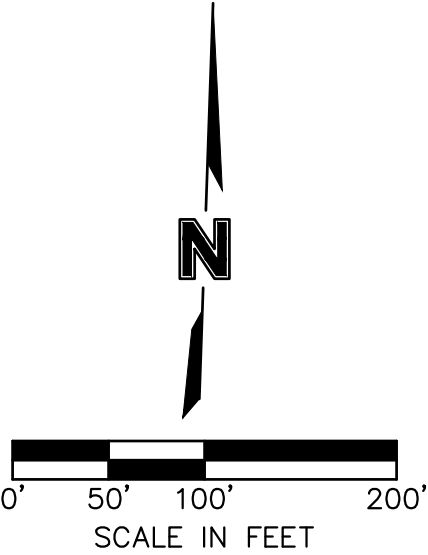
L-0101

D:\SITEPOINT\PROJECTS\INDUSTRIAL\LODGE ROMULUS\LANDSCAPE\LANDSCAPE PLANS\LODGE ROMULUS LANDSCAPE PLANS.dwg



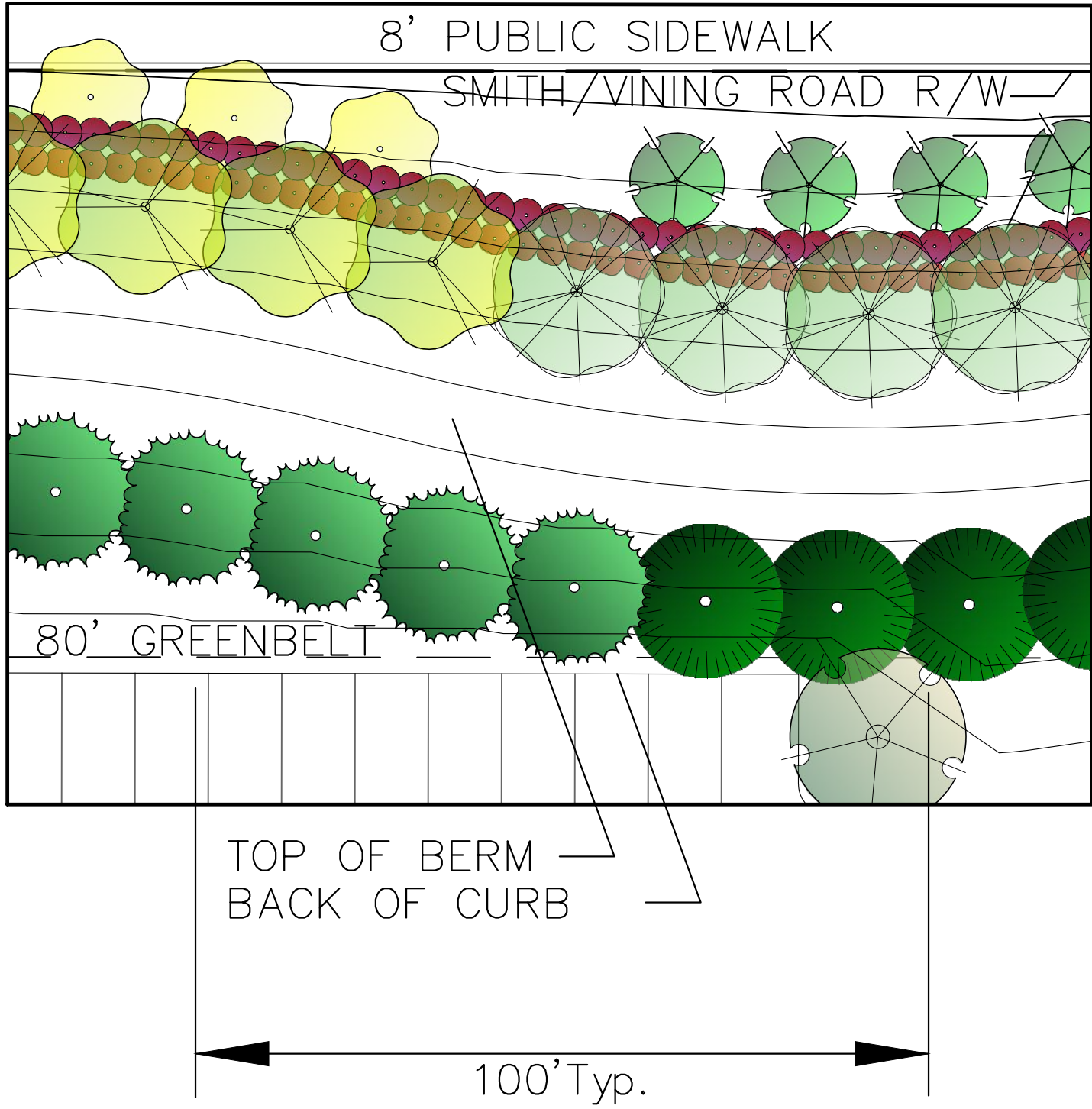
LEGEND:

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS



REVIEWED BY:	NO.:	REVISIONS/APPROVALS:
DESIGNED BY:	DATE:	
DRAFTED BY:		
SP PROJECT #:		
NAME / P.E. #		

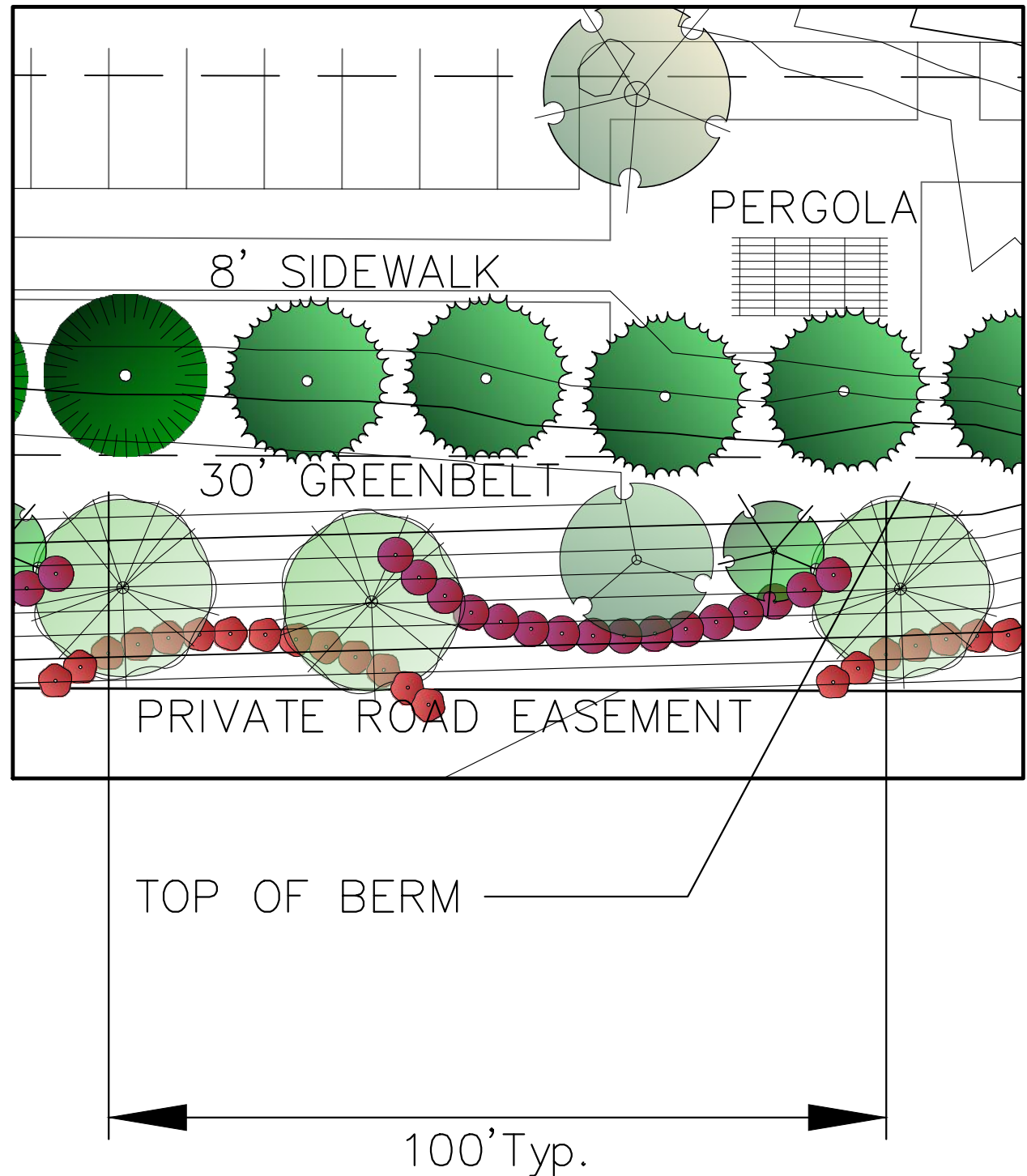
LANDSCAPING PLAN - WEST
ROMULUS TRADE CENTER
ROMULUS, WAYNE COUNTY, MI



TYPICAL LANDSCAPING ALONG SMITH AND VINING ROAD BUFFER 1
1" = 20'

Landscaping per 100 linear feet
Planting increased 50% per 13.01(f) in lieu of 50% brick.

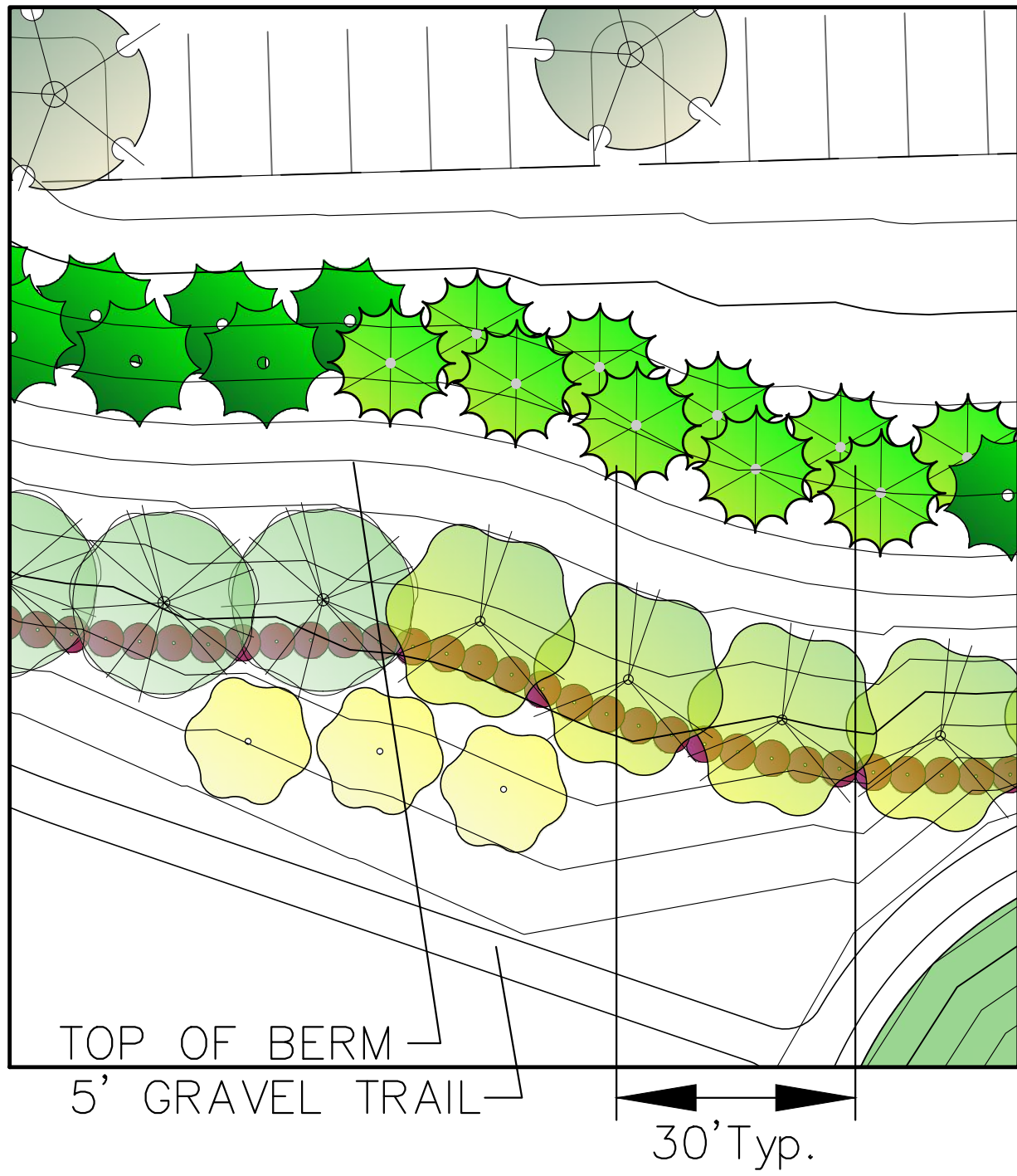
- i) 6 deciduous trees
- ii) 6 evergreen trees
- iii) 3 ornamental trees
- iv) 45 shrubs
- v) berm heights vary from 4 to 8' tall
- vi) landscape planted on the lower 50% of berm



TYPICAL LANDSCAPING ALONG PRIVATE ROAD BUFFER 2
1" = 20'

Landscaping per 100 linear feet

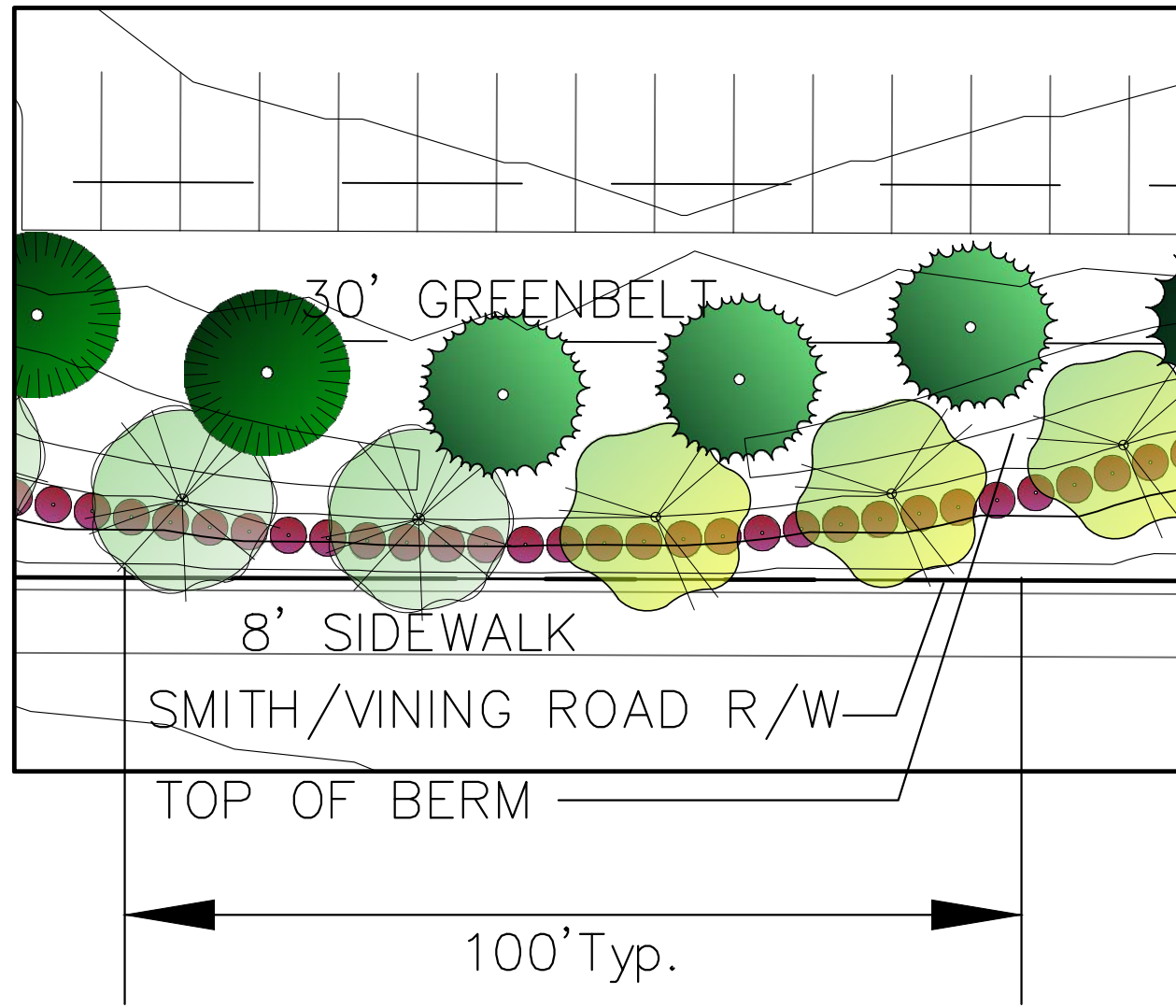
- i) 4 deciduous trees
- ii) 4 evergreen trees
- iii) 1.5 ornamental tree
- iv) 30 shrubs
- v) berm heights vary from 6 to 8' tall
- vi) landscape planted on the lower 50% of berm



TYPICAL BUFFER LANDSCAPING ALONG RC ZONING DISTRICT BUFFER 3
1" = 20'

Required landscaping per 30 linear feet

- i) 1.5 canopy tree (5 per 100')
- ii) 3 evergreen trees (10 per 100')
- iii) 6 shrubs (20 per 100')
- iv) 6-8' tall berms
- v) landscape planted on the lower 50% of berm
- vi) landscape located away from property line due to presence of wetlands



TYPICAL BUFFER LANDSCAPING FOR RC ZONING DISTRICT ALONG WICK ROAD BUFFER 4
1" = 20'

Required landscaping per 100 linear feet

- i) 3 canopy tree
- ii) 3 evergreen trees
- iii) 1 ornamental trees
- iii) 20 shrubs
- iv) 6-8' tall berms,
- v) landscape planted on the lower 50% of berm

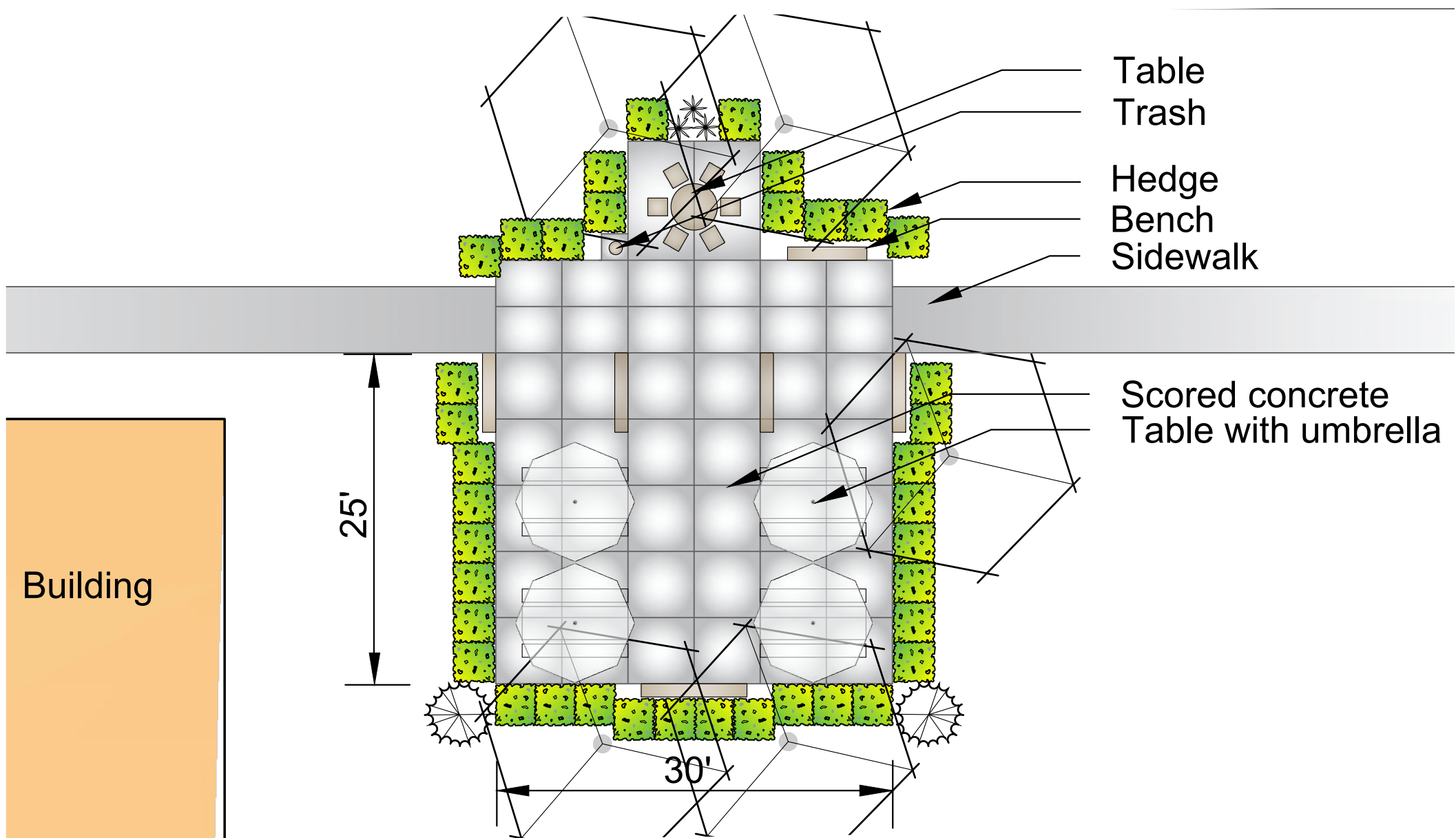
LEGEND:

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

SHRUBS



TYPICAL EMPLOYEE AMENITY AREA: 1" = 10'

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NAME / P.E. #
777	777	777	0200	
NO.:	DATE:	NO.:	DATE:	NO.:

LANDSCAPING DETAILS	ROMULUS TRADE CENTER ROMULUS, WAYNE COUNTY, MI
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studioNorth
ARCHITECTURE

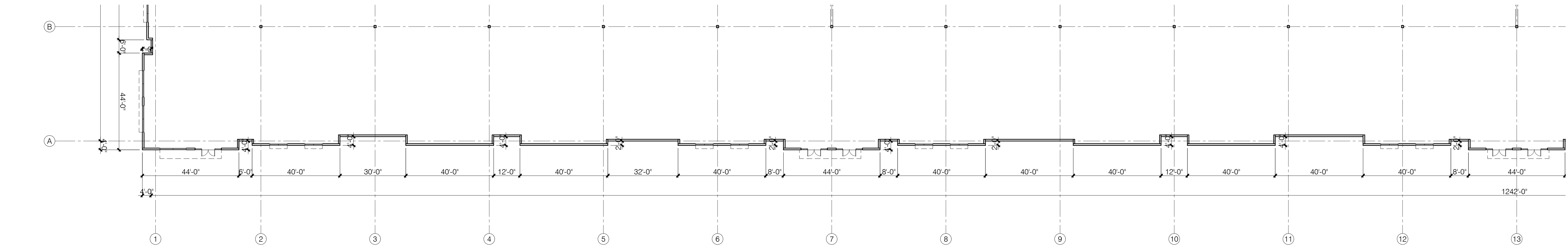
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NP Studio North, LLC

- CIVIL
- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR

1 REAR LOAD (TYPICAL OVERALL FRONT ELEVATION)

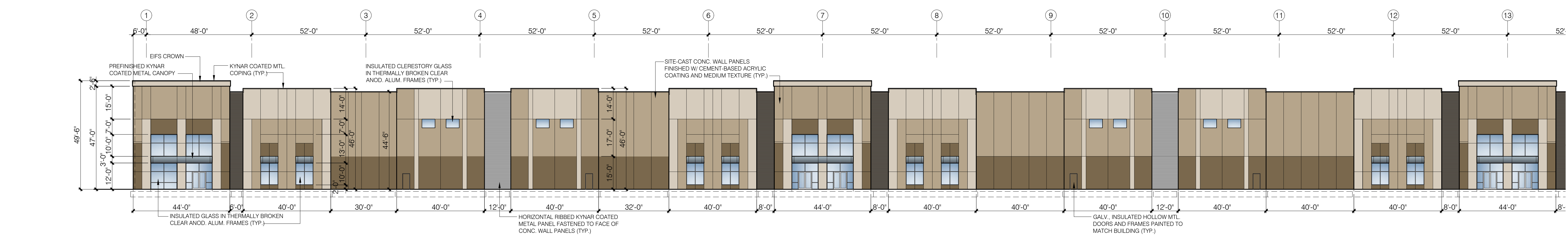
Scale: 1"=30'

ALL ROOFTOP MECHANICAL UNITS SHALL BE FULLY SCREENED. FINAL REQUIREMENTS WILL BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED



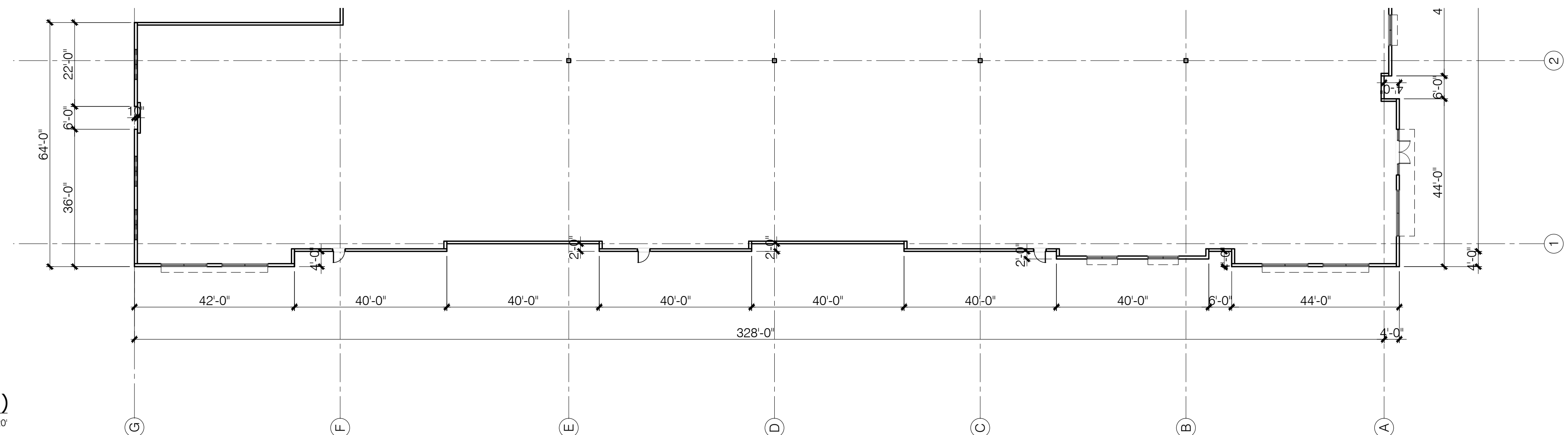
2 REAR LOAD (PARTIAL FRONT WALL FLOOR PLAN)

Scale: 1"=20'



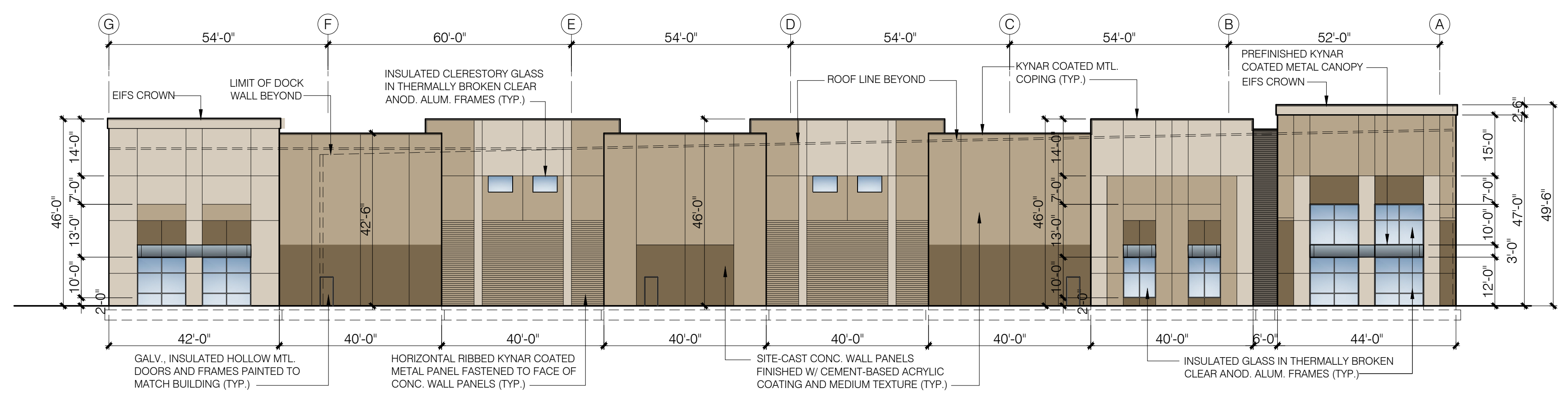
3 REAR LOAD (PARTIAL ENLARGED FRONT ELEVATION)

Scale: 1"=20'



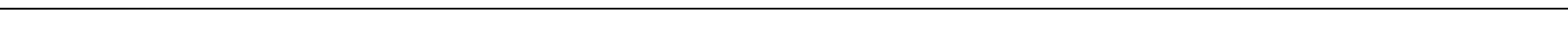
4 REAR LOAD (SIDE WALL FLOOR PLAN)

Scale: 1"=20'



5 REAR LOAD (TYPICAL SIDE ELEVATION)

Scale: 1"=20'



Romulus Trade Center
32870 Was Road
Romulus, MI

Project No.			08.13.2021
Date:			08.13.2021
Issued For:			Development Plan Submittal
Revisions:			
No.	Date	Description	

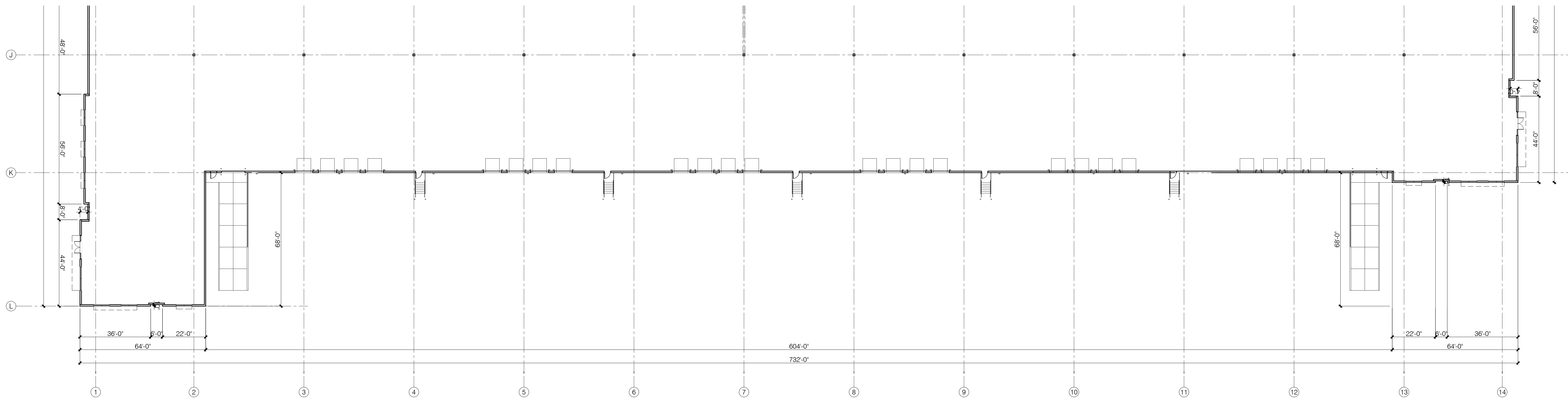
Preliminary
Not For Construction

Robert H. Waters III - Architect
Michigan License No. 1301066150

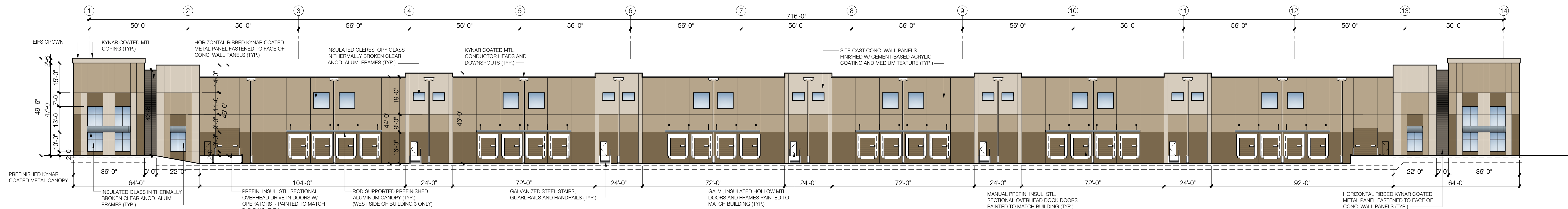
A4.01
BUILDING ELEVATIONS

N:\01 PROJECTS\ROMULUS LOGISTICS PARK\ROAD ROMULUS\2021-08-03 ROMULUS LOGISTICS PARK PLANNING ELEVATIONS.DWG 8/12/2021 4:53:02 PM ischawacker

N:\01 PROJECTS\ROMULUS LOGISTICS PARK\ROAD_ROMULUS\2021-08-09_ROMULUS LOGISTICS PARK_PLANNING ELEVATIONS.DWG: 8/12/2021 4:53:02 PM: tschawwacker



1 WAREHOUSE (PARTIAL FRONT FLOOR PLAN)
Scale: NTS



2 WAREHOUSE - TYPICAL SIDE WALL ELEVATION
Scale: NTS



studioNorth
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380
NP Studio North, LLC

CIVIL
LANDSCAPE
FOUNDATIONS
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Romulus Trade Center

32870 Wick Road
Romulus, MI

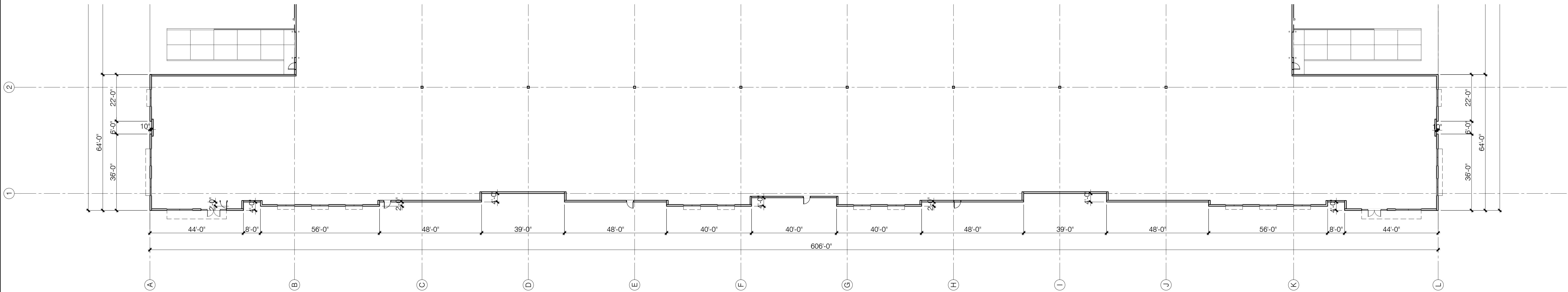
Project No.	
Date: 08.13.2021	
Issued For: Development Plan Submittal	
Revisions:	
No.	Date Description

Preliminary
Not For Construction

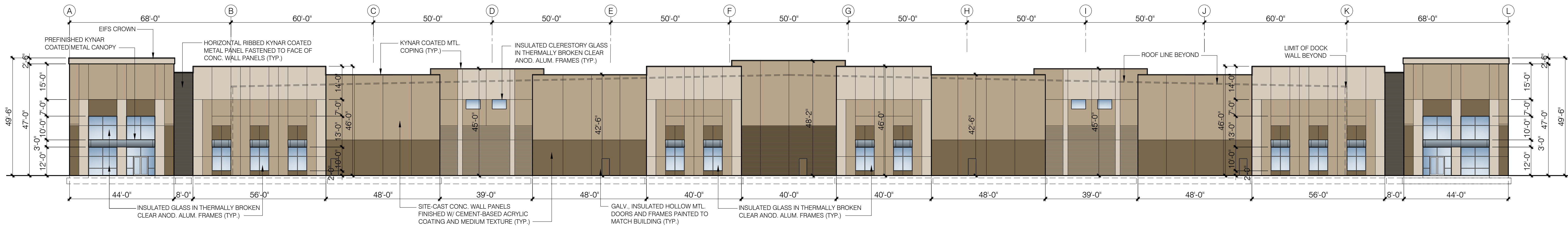
Robert H. Waters III - Architect
Michigan License No. 1301066150

A4.02
BUILDING ELEVATIONS

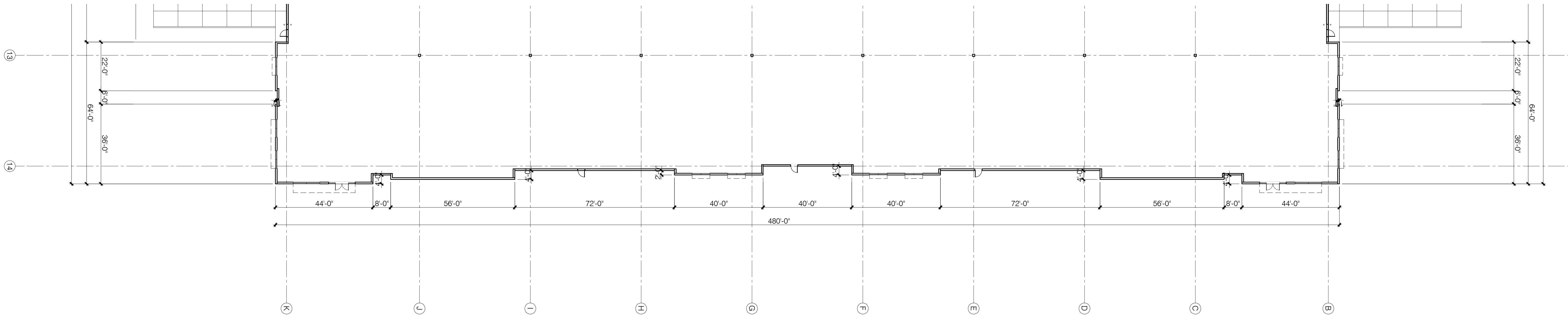
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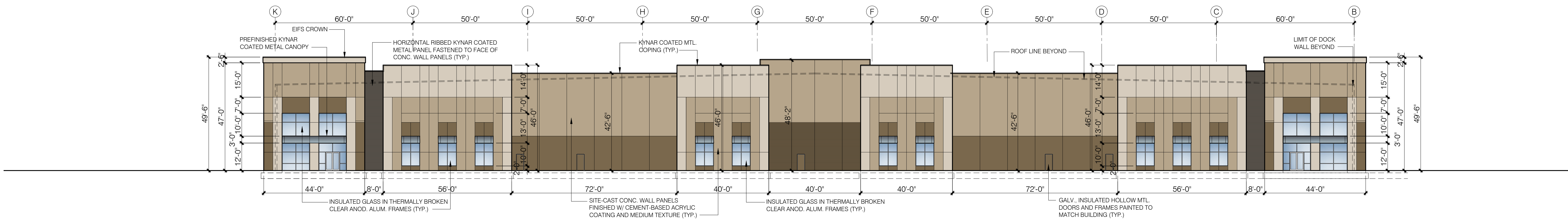
1 WAREHOUSE (END WALL FLOOR PLAN)
Scale: 1"=20'



2 WAREHOUSE (TYPICAL END WALL ELEVATION)
Scale: 1"=20'



3 WAREHOUSE (END WALL FLOOR PLAN)
Scale: 1"=20'



4 WAREHOUSE (TYPICAL END WALL ELEVATION)
Scale: 1"=20'



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816 | 888 | 7380
NP Studio North, LLC

CIVIL
LANDSCAPE
FOUNDATIONS
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PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



Romulus Trade Center
32870 Washt Road
Romulus, MI

Project No.	
Date:	08.13.2021
Issued For:	Development Plan Submittal
Revisions:	
No.	Date
Description	

Preliminary
Not For Construction

Robert H. Waters III - Architect
Michigan License No. 1301066150

A4.03
BUILDING ELEVATIONS



City of Romulus

Chairperson's Report, John Barden, Mayor Pro-Tem

Council Meeting Held: **September 13, 2021**

Item No. A.

General Description: Approval of the Chairperson's Report

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Mayor's Report

LeRoy D. Burcroff, Mayor

Council Meeting Held:

September 13, 2021

Item No. 5

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Clerk's Report – Ellen L. Craig-Bragg, Clerk

Council Meeting Held: **September 13, 2021**

Item No. **A.**

General Description: Public Hearing request for October 4, 2021, at 6:00 p.m.

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

MOTION FAILED



MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, Clerk

Date: September 13, 2021

Re: Public Hearing Request

The Building & Safety Department is requesting a 30 minute public hearing on October 4, 2021 at 6:00 p.m. to show cause as to why the properties at 5873 and 6031 Wayne Road should not be demolished as set forth in Chapter 6, Section 8-157 of the City Code of Ordinances.

The date and time are available for the request.

Please note: There is another study session scheduled for October 4, 2021 at 6:45 p.m.. to discuss the Quarterly Investment Report.

From: [Godell, Ginny](#)
To: [Craig-Bragg, Ellen](#); [Hockenhull, D'Sjonaun](#)
Cc: [McCraight, Robert](#)
Subject: Request for a public hearing for 2 properties on Demolition list 20-01
Date: Wednesday, September 08, 2021 12:00:05 PM

On 8/17/21, Quit Claim Deeds were submitted to the City of Romulus showing Realty Transition LLC, conveys and quit claims all right title and interest of 5873 Wayne & 6031 Wayne to Lowe Realty Group LLC. On 2/8/21 City Council unanimously carried a motion to approve the demolition and removal of debris of both properties.

Due to the new ownership of these properties, we are requesting a public hearing to proceed with the demolition of 5873 & 6031 Wayne Road.

At the City Council meeting of 9/13/21, please submit a request to schedule the public hearing for Monday October 4, 2021 at 6:00 p.m.

Should you have any questions or need additional information, please contact me. Thank you for your assistance!

Ginny Godell, DPS Adm. Asst.

City of Romulus
Department of Public Services
12600 Wayne Road
Romulus MI 48174
ggodell@romulusgov.com
734-942-7550



City of Romulus

Treasurer's Report

Council Meeting Held:

September 13, 2021

Item No. 7.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Public Comment

Council Meeting Held:

September 13, 2021

Item No. 8.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Unfinished Business

Council Meeting Held:

September 13, 2021

Item No. 9.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

New Business

Council Meeting Held:
Item No. 10.

September 13, 2021

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Warrant

Council Meeting Held: **September 13, 2021**

Item No. A.

General Description: Approval of Warrant #: 21-17 Checks presented in the amount of \$616,650.96

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

CITY OF ROMULUS

WARRANT REGISTER SUMMARY

Council Meeting Date: September 13, 2021
Warrant Number: 21-17

TOTAL WARRANT REGISTER

616,650.96

P.O.#	CHECK #	PAYEE	AMOUNT

TOTAL DELETIONS

TOTAL ADJUSTED WARRANT (IF ANY DELETIONS)

REWARRANTED ITEMS: (not included in above totals)

P.O.#	CHECK #	PAYEE	AMOUNT

COUNCIL AUTHORIZATION

DATE

The obligations of transfer of funds described on the attached warrant register including the required interfund advances have been authorized by the Council. We hereby authorize the Treasurer of the City of Romulus to disburse funds as listed in payment thereof with the exception of deleted items listed above.

MAYOR

CLERK

09/09/2021

CHECK DISBURSEMENT REPORT FOR CITY OF ROMULUS

CHECK DATE FROM 08/19/2021 - 09/09/2021

Fund		Amount
Total for fund 101	General Fund	80,658.64
Total for fund 202	Major Street Fund	102,755.89
Total for fund 203	Local Street Fund	199.04
Total for fund 205	Public Safety Fund	31,898.16
Total for fund 211	Cable TV	728.76
Total for fund 218	Merriman Rd. Spec. Assess	17,327.93
Total for fund 219	Street Lighting Fund	0.00
Total for fund 220	Oakwood SAD	0.00
Total for fund 225	Community Employee Activity Fund	1,465.72
Total for fund 226	Garbage & Rubbish Collection Fund	5,210.96
Total for Fund 260	Michigan Indigent Defense Fund	24,447.33
Total for fund 261	911 Service Fund	691.56
Total for fund 267	Law Enforcement	124.53
Total for fund 268	Narc Forfeiture - State	1,389.81
Total for fund 271	Library Fund	18,967.40
Total for fund 295	DDA	3,918.57
Total for fund 297	T.I.F.A. District #2	989.12
Total for fund 592	Water & Sewer Fund	143,545.33
Total for fund 661	Motor Vehicle	36,717.20
Total for fund 664	Technology Services	1,707.38
Total for fund 676	Retiree's Ins. Benefits	8,689.93
Total for fund 677	Prop & Liability Ins Fund	0.00
Total for fund 701	Revolving Fund	4,646.91
Total for fund 703	Current Tax	15,341.08
Total for fund 705	Delq. Pers. Prop. Fund	0.00
Total for fund 750	Payroll Fund	115,229.71
TOTAL - ALL FUNDS		616,650.96

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank POOL POOLED CASH						
08/26/2021	POOL	76106	2947	NATIONAL VISION ADMINISTRATORS, LLC	VISION FOR JULY 2021 INVOICE #4372001/43	1,656.21
09/09/2021	POOL	713(E)	1468	CITY OF ROMULUS	11111 WAYNE WATER BILL, 7/1-7/31/2021	479.32
09/09/2021	POOL	714(E)	1468	CITY OF ROMULUS	MERRIMAN SAD 1 WATER BILL, 7/1-7/31/21	1,029.04
09/09/2021	POOL	715(E)	1468	CITY OF ROMULUS	11165 OLIVE B WATER BILL, 7/1-7/31/21	43.55
09/09/2021	POOL	716(E)	1468	CITY OF ROMULUS	37200 GODDARD WATER BILL, 7/1-7/31/21	43.55
09/09/2021	POOL	717(E)	1468	CITY OF ROMULUS	12300 WAYNE WATER BILL, 7/1-7/31/21	125.05
09/09/2021	POOL	718(E)	1468	CITY OF ROMULUS	11165 OLIVE A WATER BILL, 7/1-7/31/21	55.78
09/09/2021	POOL	719(E)	1468	CITY OF ROMULUS	MERRIMAN SAD 2 WATER BILL, 7/01-7/31/21	1,780.32
09/09/2021	POOL	720(E)	1468	CITY OF ROMULUS	11147 HUNT WATER BILL, 7/1-7/31/21	18.21
09/09/2021	POOL	721(E)	1468	CITY OF ROMULUS	28777 EUREKA WATER BILL, 7/1-7/31/2021	186.13
09/09/2021	POOL	722(E)	1468	CITY OF ROMULUS	7221 MIDDLEBELT WATER BILL, 7/1-7/31/21	125.05
09/09/2021	POOL	723(E)	1468	CITY OF ROMULUS	11189 SHOOK WATER BILL, 7/1-7/31/21	18.21
09/09/2021	POOL	724(E)	1468	CITY OF ROMULUS	6900 WAYNE WATER BILL 7/1-7/31/21	106.73
09/09/2021	POOL	725(E)	1468	CITY OF ROMULUS	12600 WAYNE WATER BILL, 7/1-7/31/21	197.70
09/09/2021	POOL	726(E)	1468	CITY OF ROMULUS	11121 WAYNE WATER BILL, 7/1-7/31/21	76.49
09/09/2021	POOL	727(E)	1468	CITY OF ROMULUS	9755 OZGA WATER BILL, 7/1-7/31/2021	25.23
09/09/2021	POOL	728(E)	1468	CITY OF ROMULUS	36525 BIBBINS WATER BILL, 7/1-7/31/21	76.49
09/09/2021	POOL	729(E)	1468	CITY OF ROMULUS	11165 OLIVE A WATER BILL, 7/1-7/31/21	55.78
09/09/2021	POOL	730(E)	0581	COMERICA COMM. CARD SERV.	JULY 2021 ALL CITY COMERICA CREDIT CARDS	6,825.74
					OPPORTUNITY PARK BRIDGE REPAIR FROM KABO	3,839.62
					JUNE 2021 ALL CITY COMERICA CREDIT CARDS	<u>7,430.09</u>
						18,095.45
09/09/2021	POOL	731(E)	0012	DTE ENERGY	28777 EUREKA - FS #4 JUL 15, 2021 THR	1,053.07
					11165 OLIVE - POLICE STATION JUL 15, 202	2,985.15
					12600 WAYNE - DPW- - JUL 15 THRU AUG 10	2,331.88
					6061 COLUMBUS - FERNANDEZ PARK - JUL 10	14.95

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					36525 BIBBINS - SR CTR JUL 15 THRU AUG10	1,684.04
					7690 WAYNE WATER PUMP -JUL 17 THRU AUG 1	77.80
					10942 WAYNE - WELCOME TO ROMULUS SIGN -	16.57
					35257 GODDARD - AMBULANCE BUILDING - JU	42.11
					PUMP STATION - 16326 HARRISON - JUL 20 T	67.53
					PAVILION DOWNTOWN DDA - 36095 GODDARD JU	34.98
					37200 GODDARD-MARY ANN BANKS PARK - JUL	27.22
					MARY ANN BANKS (RESTROOM) - 37350 GODDARD	15.82
					7930 AMBER PUMP STATION - JUL 20 THRU AU	82.13
					6241 DEXTER - BOICE PARK AUG 5, 2021 T	34.43
					38205 BARTH - EMERGENCY SIREN- AUG 3 - A	24.30
						<u>8,491.98</u>
09/09/2021	POOL	732(E)	3034	MI. CONF. OF TEAMSTERS WELFARE FUND	INSURANCE - SEPTEMBER 2021	107,490.30
09/09/2021	POOL	76107	3209	AHMAD INVESTMENTS LLC	BD Bond Refund	200.00
09/09/2021	POOL	76108	2942	AIRGAS, INC.	21/22 BLANKET PO- AIRGAS INC -FOR OXYGE	171.36
09/09/2021	POOL	76109	3336	ALLIE BROTHERS, INC	POLICE NEW HIRE UNIFORM FOR COLIN DILLON	1,698.16
09/09/2021	POOL	76110	2804	AMAZON	OFFICE SUPPLIES & BACKBOARD STENCILS	12.78
					OFFICE SUPPLIES & BACKBOARD STENCILS	789.60
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	(57.99)
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	(23.70)
						<u>720.69</u>
09/09/2021	POOL	76111	4027	AMAZON CAPITAL SERVICES	ELECTION SUPPLIES FOR 11.2.2021 GENERAL	135.06
					OFFICE SUPPLIES	21.40
					OFFICE SUPPLY ORDER 8/11/21	44.93
					AMAZON OFFICE SUPPLY ORDER 8/18/2021	44.98
					STOCK MASKS	318.40
					Inventory Order	397.50
					COVID-19 SUPPLIES FOR SENIOR CENTER-FOGG	394.20

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					OPERATING SUPPLIES	117.08
					OFFICE ORDER 8/24/21	46.57
					OFFICE SUPPLIES	44.91
					OFFICE SUPPLY ORDER 8/6/21	29.38
					FIREARMS TRIANING SUPPLIES	160.98
					MIDBACK CHAIRS FOR CONFERENCE TABLE & CO	639.84
						2,395.23
09/09/2021	POOL	76112	2804	AMAZON.COM LLC	LIBRARY SUPPLIES ACCT# 60457 8781 027900	138.20
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	38.84
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	69.34
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	65.69
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	6.12
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	22.99
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	12.99
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	26.95
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	112.82
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	12.68
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	154.19
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	350.50
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	26.00
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	5.99
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	68.15
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	96.75
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	39.98
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	29.75
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	6.99
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	23.60
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	28.75
					LIBRARY SUPPLIES ACCT# 60457 8781 027900	59.99
						1,397.26

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
09/09/2021	POOL	76113	0178	AMERI-TIME LLC	TIMECARD ORDER	152.05
09/09/2021	POOL	76114	MISC	ANDRE JOHNSON	DEPOSIT REFUND PAVILION AT	25.00
09/09/2021	POOL	76115	MISC	ANN SZLINIS	MARYANN BANKS	336.41
					ANN SZLINIS- SEPTEMBER 2021	
09/09/2021	POOL	76116	1930	ASCAP	ANNUAL MUSIC LICENSING FEES FOR	369.67
09/09/2021	POOL	76117	MISC	ASHLEY HELKA	DOWNTOWN	369.67
					SPAY/NEUTER REFUND	25.00
09/09/2021	POOL	76118	0529	ASSOCIATED NEWSPAPERS OF MICHIGAN	ITB 20/21-10 21/22 INVERTED P.O 07- 01-2	89.93
					ITB 20/21-10 21/22 INVERTED P.O 07- 01-2	116.95
					ITB 20/21-10 21/22 INVERTED P.O 07- 01-2	51.95
					ITB 20/21-10 21/22 INVERTED P.O 07- 01-2	100.74
					ITB 20/21-10 21/22 INVERTED P.O 07- 01-2	72.97
					ITB 20/21-10 21/22 INVERTED P.O 07- 01-2	68.09
						500.63
09/09/2021	POOL	76119	0554	AT&T	8/22 - 9/21/21 INV. 734941066608	549.00
09/09/2021	POOL	76120	1081	ATCHINSON FORD SALES, INC.	21/22 BLANKET PO MISC VEHICLE REPAIRS -	22.49
					21/22 BLANKET PO MISC VEHICLE REPAIRS -	22.49
					21/22 BLANKET PO MISC VEHICLE REPAIRS -	100.00
						144.98
09/09/2021	POOL	76121	3649	AUTO VALUE OF ROMULUS	21/22 BLANKET PO FOR MISC MECHANIC PURCH	8.50
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	16.02
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	11.78
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	14.09
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	8.89
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	25.99
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	818.59
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	912.91
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	10.93
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	368.40

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	11.78
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	7.38
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	8.21
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	14.09
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	25.79
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	120.76
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	263.82
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	254.47
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	(807.91)
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	(380.39)
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	(48.00)
						<u>1,666.10</u>
09/09/2021	POOL	76122	1683	BAKER & TAYLOR	ACCOUNT # 251637 L154147 2 B00000	
					-	414.62
					ACCOUNT # 251637 L154147 2 B00000	
					-	344.61
					ACCOUNT # 251637 L154147 2 B00000	
					-	183.06
					ACCOUNT # 251637 L154147 2 B00000	
					-	<u>306.43</u>
						1,248.72
09/09/2021	POOL	76123	3429	BAYSCAN TECHNOLOGIES	ONE TIME DVD CASE 6 PACK BLACK	338.93
09/09/2021	POOL	76124	3894	BELCHER LAW, PLLC	25.5 SERVICE HOURS, MIDC PROGRAM	
				BLUE RIBBON	AUGUST	2,550.00
09/09/2021	POOL	76125	0417	CONTRACTING INC.	RESTORATION WORK GODDARD ROAD	
				@ GABRIEL		2,280.00
09/09/2021	POOL	76126	0064	BOUND TREE MEDICAL	PIGGYBACK RFP-FH-19-20-2164	
				LLC	FARMINGTON H	1,175.72
09/09/2021	POOL	76127	0885	BRIAN OAKLEY	2021 Sum Tax Refund 80 078 08 0004	
					001	17.63
09/09/2021	POOL	76128	2956	BSB COMMUNICATIONS, INC.	MITEL MIVOICE LICENSING CITYWIDE	
					PHONE S	2,541.00
					BSB COMMUNICATIONS DID WORK	
					FOR FIRE STA	<u>62.50</u>
						2,603.50
09/09/2021	POOL	76129	3092	CENTER POINT LARGE PRINT	THE CELLIST	23.24

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
09/09/2021	POOL	76130	3679	CHERYL MCGUIRE	20/21 FY - CHERYL MCGUIRE - RECORDING SE	173.00
09/09/2021	POOL	76131	0917	CITY OF WAYNE	11111 WAYNE SEWER CONS 7/1- 7/31/21	3,820.44
09/09/2021	POOL	76132	2965	CLEAR RATE COMMUNICATIONS, INC.	ACCOUNT # 4876633 8/21 - 9/20/21 BUSINESS CABLE AUG 25 - SEP 24,	7,661.32
09/09/2021	POOL	76133	1980	COMCAST	2021 AC	138.48
09/09/2021	POOL	76134	3857	COMMERCIAL GROUNDS SERVICES	RFP 19/20-14 MERRIMAN RD LANDSCAPING FY	7,591.00
					RFP 19/20-14 MERRIMAN RD LANDSCAPING FY	6,755.00
					RFP 19/20-14 GODDARD RD LANDSCAPING FY 2	1,250.00
						<u>15,596.00</u>
09/09/2021	POOL	76135	0572	CONTRACTORS CONNECTION	Inventory Order	66.00
					Inventory Order	536.50
						<u>602.50</u>
09/09/2021	POOL	76136	3546	CORE & MAIN	RATCHET WRENCH REED	91.50
					BACKFLOW FOR 4' PUMP AT PINE	636.00
					LOW STOCK - FUTURE TAPS	178.19
					21/22 BLANKET PO FOR MISC WATER SUPPLIES	87.12
						<u>992.81</u>
09/09/2021	POOL	76137	3191	COREY SADLER	THE ADULT LERNER SIENA HEIGHTS UNIV. MAY	810.00
09/09/2021	POOL	76138	2754	CRIME STOPPERS OF MI	FRIENDSHIP WITH CRIME STOPPERS OF MICHIG	1,000.00
09/09/2021	POOL	76139	1497	CSX TRANSPORTATION, INC.	ANNUAL FEE FOR CROSSING SIGNAL MAINTENAN	11,711.00
09/09/2021	POOL	76140	MISC	CYNTHIA CARSON	DEPOSIT REFUND ELMER JOHNSON PAVILION R	25.00
09/09/2021	POOL	76141	3209	DAKROUB, JEHAD	BD Bond Refund	100.00
09/09/2021	POOL	76142	3815	DAWN KARKOSKI	HEDGEHOG FOOD AND BEDDING SUPPLIES	216.41
09/09/2021	POOL	76143	0020	DELTA DENTAL PLAN OF MICHIGAN	SEPTEMBER 2021 DELTA DENTAL INSURANCE	14,242.00
09/09/2021	POOL	76144	0885	DETROIT METRO	2021 Sum Tax Refund 80 082 04 0013 300	110.00
09/09/2021	POOL	76145	4044	AIRPORT CENTER LLC	LEASE AGREEMENT W/CITY OF ROMULUS & DMAC	1,236.98
09/09/2021	POOL	76146	2979	DORSEY EMERGENCY MEDICAL ACADEMY	CPR AED INSTRUCTOR CLASS ALLGOOD 07/30/2	340.00
					POLICE CPR & AED TRAINING FOR OFFICERS 1	736.00

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						1,076.00
09/09/2021	POOL	76147	0012	DTE ENERGY	7506 MERRIMAN - LANDSCAPING AIG 4 - SEP	172.57
					6900 WAYNE - FIRE STATION #3 AUG 3 - AUG	<u>112.35</u>
						284.92
09/09/2021	POOL	76148	MISC	DURRICE GREEN	DEPOSIT REFUND ST. JOHN LODGE PAVILION R	25.00
09/09/2021	POOL	76149	3788	EDNA'S THREADS	EMBROIDERY FOR CHOIR TSHIRTS FOR LEONDO	90.00
09/09/2021	POOL	76150	0599	ETC	ASBESTOS TESTING FOR DEMOLITION LIST 20-	697.00
09/09/2021	POOL	76151	0603	FASTENAL COMPANY	21/22 BLANKET PO FOR MISC PARTS FOR - DP	3.50
09/09/2021	POOL	76152	1346	FERRELLGAS, LP	21/22 BLANKET PO FOR - MECHANICS - DPW	180.34
09/09/2021	POOL	76153	1573	FRAZA/FORKLIFTS OF	608 HI-LO LEAKING CYLINDER- MOTOR MOUNTS	5,481.97
09/09/2021	POOL	76154	3209	GAHLIB, SAAD	BD Bond Refund	625.00
09/09/2021	POOL	76155	2703	GALE/CENGAGE LEARNING	ACCT# 194418	19.46
09/09/2021	POOL	76156	0875	GENERAL FUND	AFLAC 3% ADMIN FEE FOR AUGUST 2021	192.15
					COLONIAL LIFE 2% ADMIN FEE FOR AUGUST 20	<u>2.57</u>
						194.72
09/09/2021	POOL	76157	0128	GIARMARCO, MULLINS, & HORTON, PC	7/15/21 - 8/2/21 ACCT# 70085-006B POLIC	40.50
					7/12/21 THRU 8/13/21 ACCT# 70085.004B GE	10,854.00
					07/29 & 8/6/21 ACCT# 70085.021B FINANCE	81.00
					7/26, 8/9 & 8/10/21 ACCT# 70085.005B HUM	<u>135.00</u>
						11,110.50
09/09/2021	POOL	76158	0315	GREAT LAKES AWARDS, LLC	TROPHIES FOR PUMPKIN FESTIVAL CAR SHOW 2	295.00
09/09/2021	POOL	76159	3264	GREAT LAKES WATER AUTHORITY	IWC CHARGES JUL 2021 ACCT # 300- 2451-S	922.17
09/09/2021	POOL	76160	3433	GROUP 31 SUPPLY	NEEDED SHOP SUPPLIES	399.68
09/09/2021	POOL	76161	2700	H.O.R. EMBROIDERY	S.S.SHIRTS STYLE #NKBV6042 FOR HOWARD ST	92.00
09/09/2021	POOL	76162	2995	HALLAHAN & ASSOCIATES, P.C.	PROFESSIONAL SERVICES THRU AUGUST 31ST 2	807.84
09/09/2021	POOL	76163	2995	HALLAHAN & ASSOCIATES, P.C.	ATTORNEY SERVICES FOR TAX ISSUES SEVICES	2,101.24

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
09/09/2021	POOL	76164	0758	HARRY'S ARMY SURPLUS	UNIFORMS FOR ACO HOWARD STOREY	316.84
09/09/2021	POOL	76165	0891	HOME DEPOT	HOME DEPOT SUPPLIES FOR CHAMBER BUILDING	47.72
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	43.96
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	145.12
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	42.54
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	29.97
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	152.03
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	561.90
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	817.74
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	48.94
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	24.24
					21/22 BLANKET PO FOR MISC SUPPLIES - DPW	106.59
						2,020.75
09/09/2021	POOL	76166	0885	HOTEL COMPLETE MANAGEMENT	2021 Sum Tax Refund 80 999 00 0096 500	13,944.68
09/09/2021	POOL	76167	1205	INTERNATIONAL CODE COUNCIL INC	2015 INTERNATIONAL EXISTING BUILDING COD	85.00
09/09/2021	POOL	76168	1216	IRON MOUNTAIN RECORDS MANAGEMENT	POLICE RECORDS STORAGE PERIOD 06/01/2021	987.80
09/09/2021	POOL	76169	2567	J & B MEDICAL SUPPLY CO. INC	21/22 BLANKET PO - J&B MEDICAL - FIRE D	153.22
					21/22 BLANKET PO - J&B MEDICAL - FIRE D	501.39
						654.61
09/09/2021	POOL	76170	MISC	JAKE RYNICKI	NOTARY BOND TO BECOME A NOTARY 30.5 SERVICE HOURS, MIDC PROGRAM	62.85
09/09/2021	POOL	76171	3785	JEFFREY E. BOWDICH	AUGUST	3,050.00
09/09/2021	POOL	76172	4015	JOHN DEMATTIA CONSTRUCTION, LLC	ROMULUS LIBRARY RENOVATION JOB NO. 2021-	1,421.50
09/09/2021	POOL	76173	MISC	JOHN THIEDE	ST OF MI EMS LICENSE RENEWAL FEE FOR 6/3	25.00
					NFPA FIRE INSPECTOR I CERTIFICATION CFI-	150.00
						175.00

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
09/09/2021	POOL	76174	3725	JOHNSTON ENTERPRISES LLC	500 BUSINESS CARDS (EACH) FOR ROBERT ROS	144.00
09/09/2021	POOL	76175	MISC	JOYCE FRAZIER	DEPOSIT REFUND ELMER JOHNSON PAVILION RE	25.00
09/09/2021	POOL	76176	3915	JUSTICE CLEARINGHOUSE, LLC	TRAINING / GRANT / R.LIPKOWSKI AND K. IN	1,688.00
09/09/2021	POOL	76177	MISC	KATO HART	DEPOSIT REFUND ELMER JOHNSON PAVILION RE	25.00
09/09/2021	POOL	76178	1709	KELLEY AND SONS TRAILERS	RFQ 21/22-01 LANDSCAPE TRAILER	7,620.00
09/09/2021	POOL	76179	0078	KENNEDY INDUSTRIES, INC.	CREEKSIDE, FIELD SERVICE, STORM WATER	640.50
09/09/2021	POOL	76180	3866	KERR, RUSSELL AND WEBER PLC	Invoice # 582545	5,044.44
09/09/2021	POOL	76181	MISC	KEYERA NORTH	DEPOSIT REFUND ELMER JOHNSON PAVILION RE	25.00
09/09/2021	POOL	76182	MISC	KIMBERLY GOODMAN	ANIMAL BOND REFUND CASE NO. 21-099	25.00
09/09/2021	POOL	76183	MISC	KONATA SENIOR	DEPOSIT REFUND ELMER JOHNSON PAVILION RE	25.00
09/09/2021	POOL	76184	3614	LASERCOM , LLC	21/22 INVERTED PO ITB 17/18-37 WATER BI	2,339.40
09/09/2021	POOL	76185	3775	LAW OFFICE OF DANIEL A. BITAR, PLLC	24.7 SERVICE HOURS, MIDC PROGRAM AUGUST	2,470.00
09/09/2021	POOL	76186	3777	LAW OFFICES OF	48 SERVICE HOURS, MIDC PROGRAM AUGUST 20	4,800.00
09/09/2021	POOL	76187	3210	LIBRARY IDEAS, LLC	6 CHILDREN'S BOOKS	294.36
09/09/2021	POOL	76188	0212	LOWER HURON CHEM & SUPPLY CO., INC.	INVENTORY ORDER-JANITORIAL SUPPLIES	1,294.86
09/09/2021	POOL	76189	1680	LUSTER CLEANERS, INC	20/21 BLANKET PO PRISONERS BLANKET CLEAN	80.00
					20/21 BLANKET PO PRISONERS BLANKET CLEAN	80.00
						160.00
09/09/2021	POOL	76190	1078	MAACO	EUTHANASIA CLASS FOR HOWARD STOREY, SEPT	175.00
					EUTHANASIA CLASS FOR KENNEDY INGRAM, SEP	175.00
						350.00
09/09/2021	POOL	76191	3209	Marcella Adams	BD Bond Refund	1,325.00
09/09/2021	POOL	76192	MISC	MARGIE RYAN	ANIMAL BOND REFUND CASE NO. 21-074	25.00
09/09/2021	POOL	76193	MISC	MARK TENNILLE	REFUND FOR DUMP PERMIT UNABLE TO USE	18.00
09/09/2021	POOL	76194	4022	MARY ELLEN BOHN	MDIC ADMINISTRATIVE ASSISTANT AUGUST 20	744.00
09/09/2021	POOL	76195	2666	MAURER'S TEXTILE RENTAL SERVICES	21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	111.83
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	28.25

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	24.12
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	2.23
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	111.83
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	28.25
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	2.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
					INVERTED PO FY 21-22 - BUILDING DEPT UNI	18.23
						<u>18.23</u>
						399.89
09/09/2021	POOL	76196	3355	MEI TOTAL ELEVATOR SOLUTIONS	21/22 INVERTED PO ANNUAL/QUARTERLY MAIN	429.00
09/09/2021	POOL	76197	3988	METRO ALARM SYSTEMS LLC	SYSTEM MONITORING - DPW, SENIOR CENTER	65.98
09/09/2021	POOL	76198	4039	MICHAEL KERR	NAASCO TRAINING FOR PACP/MACP/LACP LICEN	975.00
09/09/2021	POOL	76199	1327	MICHIGAN MUNICIPAL LEAGUE	MML CLASSIFIED AD	48.36
09/09/2021	POOL	76200	1171	MICHIGAN MUNICIPAL TREASURERS ASSOC	2021 MMTA FALL CONFERENCE SEPT.19-22ND	718.00
09/09/2021	POOL	76201	0427	MIDWEST TAPE	CUSTOMER # 2000005771 QTY:1	18.74
					CUSTOMER # 2000005771 QTY:3	186.72
					CUSTOMER # 2000005771 QTY:17	521.08
					CUSTOMER # 2000005771 QTY: 2	121.48
					CUSTOMER # 2000005771 QTY: 1	24.99
					CUSTOMER # 2000005771 QTY: 1	25.99
					CUSTOMER # 2000005771 QTY: 1	19.99
					CUSTOMER # 2000005771 QTY: 1	31.99
					CUSTOMER # 2000005771 QTY: 14	419.36
					CUSTOMER # 2000015943 QTY: 217	425.10
					CUSTOMER # 2000005771 QTY: 6	<u>168.19</u>
						1,963.63
09/09/2021	POOL	76202	0268	MINUTEMAN INTERNATIONAL INC.	VACUUM BAGS FOR CLEANING BUILDINGS	106.00
09/09/2021	POOL	76203	3282	MKSK, INC.	PROFESSIONAL SERVICES THRU JUNE 30, 2021	1,162.50
					PROFESSIONAL SERVICES THRU JULY 31, 2021	249.50
					Invoice # 2210941	2,692.52
					Invoice # 2210619	262.50

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					PROJECT D16122 ROMULUS: GENERAL CONSULTA	253.75
						4,620.77
09/09/2021	POOL	76204	3191	MONIQUE TALLEY	SURVEY OF CRIMINAL JUSTICE 5 WK COURSE,	525.00
09/09/2021	POOL	76205	0332	MUNICIPAL CODE CORPORATION	ACCOUNT 10-4136-MIN ANNUAL HOSTING FEE	350.00
09/09/2021	POOL	76206	3209	NONO, MERCY	BD Bond Refund	200.00
09/09/2021	POOL	76207	3041	MBLANDIP NORTHSTAR MAT SERVICES, INC.	ACCT #1862-11121 LIBRARY MAT SERVICE	70.30
09/09/2021	POOL	76208	3917	NYE UNIFORM CO	ITB 20/21-06 INVERTED FIREFIGHTER UNIFOR	412.45
					ITB 20/21-06 INVERTED FIREFIGHTER UNIFOR	87.98
					ITB 20/21-06 INVERTED FIREFIGHTER UNIFOR	131.97
						632.40
09/09/2021	POOL	76209	3917	NYE UNIFORM CO	ITB 20/21-06 INVERTED FIREFIGHTER UNIFOR	140.00
09/09/2021	POOL	76210	0744	OFFICE DEPOT, INC.	OFFICE SUPPLIES JULY/AUGUST 2021	275.97
09/09/2021	POOL	76211	0736	ORCHARD, HILTZ & MCCLIMENT	CONSTRUCTION ENGINEERING AND PROFESSIONA	3,296.50
					OZGA SANITARY SEWER PROJECT	2,107.00
					ITB 19/20-25 2020 SANITARY REPAIRS/ INSP	16,852.75
					2020 SIDEWALK PROGRAM VAN BORN ROAD, WAS	1,080.75
					BEVERLY ROAD PHASE III DESIGN	17,563.50
					PROJECT 0155-21-0041; HOMEFIELD WATER MA	3,507.50
					CONSTRUCTION ENGINEERING AND PROFESSIONA	9,988.50
					GLWA WICK ROAD 48" WATER MAIN 0155-19-01	9,840.75
					ITB 19/20-25 2020 SANITARY REPAIRS/ INSP	10,896.25
					BEVERLY ROAD PHASE III DESIGN	31,378.25
					AWIA RRA SERVICES RENDERED THROUGH 6/30	328.75
					PROJECT 0155-21-0041; HOMEFIELD WATER MA	1,087.50
					AWIA RRA 0155-21-0011 PRO SERVICES THR	1,616.50
					S & F GREASE TRAPS 0155-21-1102 PRO SER	2,565.00
					ROMULUS GENERAL PROJECT # 0155-20-0001	1,758.00
					Invoice # 333821	2,005.25
					WADE AND SUPERIOR PIGGING PROJECT 0155-2	2,267.25

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					PROJECT 0155-20-1171 PRE APP - US ECOLOG	150.00
						118,290.00
09/09/2021	POOL	76212	1131	OUTDOOR EXPERTS, INC	JULY W.C. PRIVATE & WAYNE CTY PROPERTY I	345.27
					JULY W.C. PRIVATE & WAYNE CTY PROPERTY I	5,257.34
						5,602.61
09/09/2021	POOL	76213	0984	PARKWAY SERVICES, INC.	PORTA POTTY SERVICES FOR ST. JOHN'S LODG	110.00
					PORTA POTTY SERVICES FOR ST. JOHN'S LODG	110.00
					PORTA POTTY SERVICES FOR ST. JOHN'S LODG	110.00
					21/22 INVERTED PO FOR PORTA JOHNS IN DOW	390.00
						720.00
09/09/2021	POOL	76214	0227	PARTRIDGE ENTERPRISES	21/22 BLANKET PO FOR ANIMAL DISPOSAL	238.00
09/09/2021	POOL	76215	4029	PLUNKETT COONEY, PC	FRANCIS ROMEO VS. CITY OF ROMULUS ET AL	1,783.00
09/09/2021	POOL	76216	MISC	PRISCILLA KNIGHT	DEPOSIT REFUND PAVILION AT HISTORICAL PA	25.00
09/09/2021	POOL	76217	3605	REDGUARD FIRE & SECURITY, INC.	QUARTERLY FIRE SYSTEM ALARM MONITORING	309.00
09/09/2021	POOL	76218	MISC	ROBERT CROSS	REFUND FOR TRUCK REPAIR DAMAGED IN EMPLO	834.30
09/09/2021	POOL	76219	2941	ROWE PROFESSIONAL SERVICES COMPANY	2020 BEVERLY ROAD RECONSTRUCTION - PHASE MEMBERSHIP FEE 8/17/2021-	3,832.66
09/09/2021	POOL	76220	0706	SAM'S CLUB DIRECT	8/16/2022	45.00
09/09/2021	POOL	76221	0968	SCHOOLCRAFT COLLEGE	CRIME SCENE EVIDENCE TECHNICIAN COURSE A	1,600.00
09/09/2021	POOL	76222	0276	SELL'S EQUIPMENT	21/22 BLANKET PO FOR MOWERS AND LAWN EQU	164.64
09/09/2021	POOL	76223	3779	SHARON GRIER	23.9 SERVICE HOURS, MIDC PROGRAM AUGUST	2,390.00
09/09/2021	POOL	76224	0169	SIRCHIE FINGERPRINT LABORATORIES	NEW F-TECH SUPPLIES FOR OFFICERS BOX	248.72
					NEW F-TECH SUPPLIES FOR OFFICERS BOX	624.73
						873.45
09/09/2021	POOL	76225	MISC	STACEY CARTER	DEPOSIT REFUND ELMER JOHNSON PAVILION RE	25.00
09/09/2021	POOL	76226	4040	STAPLES	FINANCE OFFICE SUPPLIES	169.16

09/09/2021

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 08/19/2021 - 09/09/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					OFFICE SUPPLIES DPW	13.29
						182.45
09/09/2021	POOL	76227	1801	STATE OF MICHIGAN-MDOT	BEVERLY ROAD PHASE II CONSTRUCTION	36,727.56
09/09/2021	POOL	76228	3617	SUBURBAN OCCUPATIONAL HEALTH	21/22 BLANKET PO EMPLOYEE PROCESSING FOR PHYSICALS/DRUG SCREEN	95.00
					DRUG SCREEN/PHYSICAL	95.00
					NEW HIRE DRUG SCREEN	60.00
					NEW HIRE PHYSICALS/DRUG SCREENS	235.00
						580.00
09/09/2021	POOL	76229	3209	SUSANKA, ANGELA	BD Bond Refund	200.00
09/09/2021	POOL	76230	MISC	TAMICA WHITE	DEPOSIT REFUND ST. JOHN LODGE PAVILION R	25.00
09/09/2021	POOL	76231	3645	TELEFLEX LLC	SOLE SOURCE EZ-IO NEEDLES AND STABILIZER	6,000.00
09/09/2021	POOL	76232	3768	TERESA PATTON	21/22 INVERTED PO FOR MIDC 34TH DISTRICT	5,833.33
09/09/2021	POOL	76233	1739	THE LIBRARY NETWORK	ANCESTRY LIBRARY 7/1/21 - 6/30/22 OVERDRIVE PURCHASES FOR 8/1/21 - 7/31/22	1,514.24
						10,604.25
						12,118.49
09/09/2021	POOL	76234	3780	THE NUNLEY LAW GROUP, PLLC	26.1 SERVICE HOURS, MIDC PROGRAM - ROYC	2,610.00
09/09/2021	POOL	76235	MISC	TISHA PRUSAK	ANIMAL BOND REFUND CASE NO. 21-060	25.00
09/09/2021	POOL	76236	MISC	TITTLE BROTHERS CONSTRUCTION	REFUND FOR PAID PERMIT NOT NEEDED FOR GU	95.00
09/09/2021	POOL	76237	3494	TRUCK PRO LLC	21/22 BLANKET PO FOR MECHANICS - DPW	62.72
					21/22 BLANKET PO FOR MECHANICS - DPW	312.78
						375.50
09/09/2021	POOL	76238	4006	VERDETERRE CONTRACTING INC.	ITB 20/21-11 BARTH ROAD PAVING AND WATER	35,735.25
					ITB 20/21-11 BARTH ROAD PAVING AND WATER	40,367.13
						76,102.38
09/09/2021	POOL	76239	3368	VERIZON CONNECT NWF INC.	21/22 INVERTED PO- NETWORKFLEET GSA HARD	259.04
09/09/2021	POOL	76240	0670	VERIZON WIRELESS	ACCT # 242053368-00001 M2M POLICE CAR MO	691.56

09/09/2021

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Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
09/09/2021	POOL	76241	1482	WAL-MART COMMUNITY	HEDGEHOG SUPPLIES	173.40
09/09/2021	POOL	76242	0659	WASTE MANAGEMENT	21/22 INVERTED PO-RESIDENTIAL TRASH PICK	3,896.00
					21/22 INVERTED PO FOR DUMPSTER CHARGES	<u>1,224.96</u>
						5,120.96
09/09/2021	POOL	76243	MISC	WAYNE COUNTY LAND BANK	DISBURSE 2021 C.T. FOR AUG. 1-15, 2021	538.49
09/09/2021	POOL	76244	0065	WAYNE LAWN & GARDEN CENTER, INC.	21/22 BLANKET PO FOR MECH & GROUNDS - DP	231.55
					21/22 BLANKET PO FOR MECH & GROUNDS - DP	<u>441.12</u>
						672.67
09/09/2021	POOL	76245	0295	WCAAO	LAND TABLES, ECF & SALES STUDY CLASS	100.00
09/09/2021	POOL	76246	0158	WESTLAND FIRE EXTINGUISHER, INC.	21/22 INVERTED PO FIRE EXTINGUISHER INSP	29.00
09/09/2021	POOL	76247	0601	WEX BANK	INVERTED PO FY 21/22 ACCT 0462-00-398910	20,296.03
09/09/2021	POOL	76248	0885	WFG LENDER SERVICES, LLC	2021 Sum Tax Refund 80 010 03 0132 000	730.28
09/09/2021	POOL	76249	MISC	WILLIAM MARONEY	REFUND FOR PAID DUMPING PERMIT	72.00
09/09/2021	POOL	76250	1871	WITMER ASSOCIATES, INC.	MISC FIREFIGHTER PPE ITEMS	460.14
09/09/2021	POOL	76251	3209	WJH LLC	BD Bond Refund	375.00
					BD Bond Refund	200.00
					BD Bond Refund	<u>1,250.00</u>
						1,825.00
09/09/2021	POOL	76252	2945	ZONES, LLC	CORELDRAW GRAPHICS SUITE 2021	990.00
09/09/2021	POOL	76253	2945	ZONES, LLC	REPLACEMENT HARD DRIVE FOR NETWORK ATTAC	<u>155.00</u>
POOL TOTALS:						
Total of 168 Checks:						616,650.96
Less 0 Void Checks:						<u>0.00</u>
Total of 168 Disbursements:						616,650.96



City of Romulus

Communication

Council Meeting Held:
Item No. 12

September 13, 2021

Councilperson Abdo: _____

Councilperson Barden: _____

Councilperson Roscoe: _____

Councilperson Talley: _____

Councilperson Wadsworth: _____

Councilperson Webb: _____

Councilperson Williams: _____



City of Romulus

Adjournment

Council Meeting Held:

September 13, 2021

Item No. 13

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED